



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)

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| | | Viability and AH reqrd | A3 schemes | On | Commercial AH cont | On | AH percentage | 50% |
|--------------|---|------------------------|--------------|--------------------|--------------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | On | AH percentage | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | Com PIL |
| 1 | Office MU | Prime | £43,964,472 | £36,094,248 | £7,870,225 | Viability | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £32,160,180 | £21,459,506 | £10,700,675 | Viability | AH required | 0 |
| 3 | Residential only on existing office | Core | £100,560 | £1,535,666 | -£1,435,105 | Non-viability | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £1,736,136 | £5,976,526 | -£4,240,390 | Non-viability | No AH required | 0 |
| 5 | Hotel with resi | Prime | £8,574,664 | £3,963,133 | £4,611,531 | Viability | No AH required | 0 |
| 6 | Retail MU | Prime | £120,018,416 | £27,987,321 | £92,031,095 | Viability | No AH required | 0 |
| 7 | Residential only on existing office | Core | £1,729,715 | £7,561,217 | -£5,831,503 | Non-viability | AH required | 0 |
| 8 | Residential only on existing office | Prime | £1,393,017 | £4,995,281 | -£3,602,263 | Non-viability | No AH required | 0 |
| 9 | D1 | Core | -£462,685 | £761,410 | -£1,224,095 | Non-viability | No resi | 0 |
| 10 | Residential only on existing office | Prime | £2,205,734 | £10,064,022 | -£7,858,288 | Non-viability | AH required | 0 |
| 11 | Office - MU | Prime | £100,015,188 | £96,875,390 | £3,139,798 | Viability | AH required | 0 |
| 12 | Residential MU | Core | £17,824,896 | £4,416,346 | £13,408,550 | Viability | AH required | 0 |
| 13 | Retail only | Prime | £36,246,346 | £8,980,477 | £27,265,869 | Viability | No resi | 0 |
| 14 | Residential only on existing resi | Core | £287,203 | £1,451,647 | -£1,164,444 | Non-viability | No AH required | 0 |
| 15 | Office - MU | Prime | £196,369,507 | £162,430,981 | £33,938,525 | Viability | No resi | 0 |
| 16 | Residential only on existing resi | Prime | £2,086,633 | £8,912,901 | -£6,826,269 | Non-viability | AH required | 0 |
| 17 | Residential only on existing office | Core | £175,074 | £554,044 | -£378,970 | Non-viability | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £45,191 | £1,012,869 | -£967,679 | Non-viability | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £181,198 | £150,920 | £30,278 | Viability | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £1,410,652 | £1,396,651 | £14,001 | Viability | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £194,476 | £211,503 | -£17,027 | Non-viability | No AH required | 0 |
| 22 | Office - MU | Fringe | £4,849,216 | £3,370,390 | £1,478,836 | Viability | No AH required | 0 |
| 23 | Residential MU | Core | £4,661,832 | £2,305,548 | £2,356,284 | Viability | AH required | 0 |
| 24 | Residential only on existing office | Core | £773,150 | £5,504,307 | -£4,731,158 | Non-viability | AH required | 0 |
| 25 | Residential only on existing resi | Core | £1,603,828 | £1,805,183 | -£201,355 | Non-viability | No resi | 0 |
| 26 | Residential only on existing resi | Core | £299,905 | £728,860 | -£428,955 | Non-viability | No AH required | 0 |
| 27 | Residential only on existing office | Core | £973,122 | £5,112,863 | -£4,139,741 | Non-viability | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £270,485 | £1,232,468 | -£961,983 | Non-viability | No AH required | 0 |
| 29 | Residential only on existing office | Core | £930,281 | £4,858,502 | -£3,928,221 | Non-viability | AH required | 0 |
| 30 | Residential only on existing resi | Core | £58,994 | £732,549 | -£673,555 | Non-viability | No AH required | 0 |
| 31 | Hotel | Core | £2,730,842 | £2,830,527 | -£99,685 | Non-viability | No resi | 0 |
| 32 | Residential only on existing office | Core | £912,350 | £4,571,890 | -£3,660,540 | Non-viability | No AH required | 0 |
| 33 | Residential MU | Core | £44,045,473 | £23,700,153 | £20,345,320 | Viability | AH required | 0 |
| 34 | Office - MU | Core | £67,854,555 | £56,741,251 | £11,113,304 | Viability | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £289,345 | £855,497 | -£566,152 | Non-viability | No AH required | 0 |
| 36 | Residential only on existing office | Core | £1,079,642 | £3,406,913 | -£2,327,271 | Non-viability | AH required | 0 |
| 37 | Residential only on existing other | Core | £800,901 | £8,378,517 | -£7,577,616 | Non-viability | No AH required | 0 |
| 38 | Residential only on existing other | Core | £540,967 | £2,562,115 | -£2,021,148 | Non-viability | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £581,173 | £2,801,187 | -£2,220,014 | Non-viability | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £1,097,674 | £4,805,181 | -£3,707,507 | Non-viability | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £805,060 | £2,273,820 | -£1,468,760 | Non-viability | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £10,754,410 | £35,554,646 | -£24,800,235 | Non-viability | AH required | 0 |
| 43 | Residential MU | Prime | £563,797,235 | £13,559,176 | £550,238,059 | Viability | AH required | 0 |
| 44 | Residential only on existing other | Prime | £13,254,762 | £87,019,530 | -£73,764,768 | Non-viability | AH required | 0 |
| 45 | Residential MU | Prime | £2,009,643 | £1,201,233 | £808,410 | Viability | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £366,897 | £14,049,227 | -£13,682,330 | Non-viability | AH required | 0 |
| 47 | Hotel - convy of car park | Core | £2,490,383 | £203,774 | £2,286,608 | Viability | No resi | 0 |
| 48 | Office | Core | £1,333,661 | £1,115,010 | £218,650 | Viability | No resi | 6,225 |
| 49 | Residential only on existing resi | Prime | £164,826 | £3,863,488 | -£3,698,662 | Non-viability | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £113,926 | £1,801,246 | -£1,687,321 | Non-viability | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £1,199,408 | £4,569,171 | -£3,369,763 | Non-viability | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £745,749 | £3,546,388 | -£2,800,639 | Non-viability | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £1,450,151 | £8,844,274 | -£7,394,124 | Non-viability | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £496,401 | £1,783,985 | -£1,287,584 | Non-viability | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £75,516,391 | £64,263,076 | £11,253,315 | Viability | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £19,075,502 | £97,064,778 | -£77,989,276 | Non-viability | AH required | 0 |
| 57 | Residential MU | Core | £5,871,071 | £8,495,344 | -£2,624,272 | Non-viability | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £110,714 | £10,804,332 | -£10,693,618 | Non-viability | AH required | 0 |
| 59 | Residential MU | Core | £1,767,790 | £25,644,772 | -£23,876,982 | Non-viability | AH required | 0 |
| 60 | Residential MU | Core | £1,287,214 | £8,237,341 | -£6,950,126 | Non-viability | AH required | 0 |
| 61 | Residential MU | Core | £2,799,444 | £696,707 | £2,102,737 | Viability | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £595,557,676 | £406,054,545 | £189,503,131 | Viability | AH required | 0 |
| 63 | Office and hotel | Prime | £80,174,177 | £76,957,293 | £3,216,884 | Viability | No resi | 0 |
| 64 | Retail only | Prime | £48,733,838 | £13,788,890 | £34,944,948 | Viability | No resi | 0 |
| 65 | Residential only | Core | £386,601 | £648,050 | -£261,449 | Non-viability | No AH required | 0 |
| 66 | Hotel extension | Core | £102,488 | £0 | £102,488 | Viability | No resi | 0 |
| 67 | Hotel extension | Core | £276,185 | £0 | £276,185 | Viability | No resi | 0 |
| 68 | Hotel extension | Core | £81,378 | £0 | £81,378 | Viability | No resi | 0 |
| 69 | Office | Fringe | £308,455 | £0 | £308,455 | Viability | No resi | 0 |
| 70 | Hotel extension | Core | £70,619 | £0 | £70,619 | Viability | No resi | 0 |
| 71 | Hotel extension | Core | £380,952 | £0 | £380,952 | Viability | No resi | 0 |
| 72 | Residential only on existing office | Prime | £26,162,426 | £45,912,507 | -£19,750,081 | Non-viability | AH required | 0 |
| 73 | Residential only on existing office | Prime | £49,259,076 | £91,825,014 | -£42,565,938 | Non-viability | AH required | 0 |
| 74 | Residential only on existing office | Core | £10,325,463 | £30,111,090 | -£19,785,627 | Non-viability | AH required | 0 |
| 75 | Residential only on existing office | Core | £20,665,118 | £60,222,180 | -£39,557,063 | Non-viability | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £1,228,810 | £10,170,126 | -£8,941,316 | Non-viability | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £2,472,201 | £20,340,252 | -£17,868,050 | Non-viability | AH required | 0 |
| 78 | Office on existing office | Prime | £63,506,378 | £45,912,507 | £17,593,871 | Viability | No resi | 0 |
| 79 | Office on existing office | Prime | £33,862,683 | £22,956,254 | £10,906,429 | Viability | No resi | 0 |
| 80 | Office on existing office | Core | £47,212,715 | £30,111,090 | £17,101,625 | Viability | AH required | 0 |
| 81 | Office on existing office | Core | £25,302,348 | £15,055,545 | £10,246,803 | Viability | AH required | 0 |
| 82 | Office on existing office | Fringe | £26,588,407 | £10,170,126 | £16,418,281 | Viability | No resi | 0 |
| 83 | Office on existing office | Fringe | £14,172,728 | £5,085,063 | £9,087,665 | Viability | No resi | 0 |
| 84 | Retail on existing retail | Prime | £117,236,180 | £23,265,485 | £93,970,694 | Viability | No resi | 0 |
| 85 | Retail on existing retail | Prime | £208,432,581 | £46,530,970 | £161,901,610 | Viability | No resi | 0 |
| 86 | Retail on existing retail | Prime | £117,235,785 | £23,265,485 | £93,970,300 | Viability | No resi | 0 |
| 87 | Retail on existing retail | Prime | £208,432,186 | £46,530,970 | £161,901,216 | Viability | No resi | 0 |
| 88 | Retail on existing retail | Core | £27,704,015 | £11,861,642 | £15,842,373 | Viability | AH required | 0 |
| 89 | Retail on existing retail | Core | £48,832,398 | £23,723,283 | £25,109,115 | Viability | AH required | 0 |
| 90 | Retail on existing retail | Fringe | £7,856,283 | £7,112,811 | £743,472 | Viability | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £13,980,353 | £14,225,623 | -£245,270 | Non-viability | No resi | 0 |
| 92 | Hotel | Core | £4,592,525 | £2,830,527 | £1,761,998 | Viability | No resi | 0 |
| 93 | Resi on existing other | Prime | £108,082,640 | £39,030,941 | £69,051,699 | Viability | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £477,041,482 | £79,565,718 | £397,475,764 | Viability | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £188,420,858 | £44,867,576 | £143,553,283 | Viability | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £173,367,857 | £96,551,115 | £76,816,742 | Viability | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £121,481,380 | £56,058,737 | £65,422,643 | Viability | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £97,816,239 | £107,910,141 | -£10,093,902 | Non-viability | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £414,145,267 | £61,821,282 | £352,323,985 | Viability | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £126,218,957 | £162,373,283 | -£36,154,326 | Non-viability | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £67,267,764 | £102,447,659 | -£35,179,894 | Non-viability | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £15,846,765 | £9,623,923 | £6,222,842 | Viability | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £77,907,520 | £42,706,604 | £35,200,916 | Viability | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £8,001,774 | £8,103,869 | -£102,095 | Non-viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,374,776 | £3,324,731 | £2,049,985 | Viability | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £30,300,104 | £15,150,034 | £15,150,070 | Viability | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £51,591,022 | £0 | £51,591,022 | Viability | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £24,187,161 | £577,713 | £23,609,448 | Viability | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £18,711,387 | £463,008 | £18,248,379 | Viability | No resi | 0 |
| 110 | Hotel on existing office | Prime | £2,704,935 | £6,602,219 | -£3,897,283 | Non-viability | No resi | 0 |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,035,012 | £0 | £1,035,012 | Viability | No resi | 0 |
| 112 | Hotel on existing office | Core | £5,403,222 | £15,019,412 | -£9,616,190 | Non-viability | No resi | 0 |
| 113 | Office with resi on existing C2 | Prime | £414,142,623 | £61,821,282 | £352,321,341 | Viability | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £469,987,830 | £79,565,718 | £390,422,112 | Viability | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £384,076,114 | £248,517,253 | £135,558,861 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £35,512,969 | £22,463,653 | £13,049,315 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £189,087,869 | £167,038,984 | £22,048,884 | Viability | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,904,558 | £42,706,604 | £35,197,954 | Viability | No resi | 0 |
| 119 | Office on existing office | Prime | £35,548,697 | £29,292,180 | £6,256,517 | Viability | No resi | 0 |
| 120 | Office on existing office | Prime | £18,888,853 | £12,429,534 | £6,459,319 | Viability | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £173,362,920 | £96,551,115 | £76,811,805 | Viability | No resi | 0 |
| 122 | Office on existing office | Prime | £13,703,832 | £12,185,179 | £1,518,653 | Viability | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £248,625,258 | £53,363,808 | £195,261,450 | Viability | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £12,839,549 | £37,851,433 | -£25,011,884 | Non-viability | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £601,402,697 | £505,208,870 | £96,193,827 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £34,195,362 | £130,749 | £34,064,613 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Prime | £3,190,659 | £16,541,101 | -£13,350,442 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£223,830 | £228,331 | -£452,161 | Non-viability | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,661,238 | £106,805,519 | £221,855,719 | Viability | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £2,385,023 | £21,677,213 | -£19,292,190 | Non-viability | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,716,293 | | | | | |

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| | | Viable and AH reqrd | | 43 schemes | | 11% | | AH percentage | | 45% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---|-------------------|--|
| | | Sustainability: | | Off | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | 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 | £810,571 | £150,920 | £659,651 | 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 | -£98,058 | Non-viable | | No resi | 0 | | |
| 32 | Residential only on existing office | Core | £1,345,691 | £4,577,890 | -£3,232,199 | 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 | | 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 | £1,116,010 | £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 | | No 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 | Prime | £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 | -£243,473 | 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 | £134,946,902 | £95,030,841 | £39,916,061 | 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 govt building | Prime | £52,658,256 | £0 | £52,658,256 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt 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 retail | Prime | £384,078,385 | £248,517,253 | £135,561,132 | Viable | | No resi | 0 | | |
| 116 | Office with retail on existing | | | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | 44 schemes | 10% | | | AH percentage | 40% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | Off | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | Com PIL |
| 1 | Office MU | Prime | £45,394,289 | £36,094,248 | £9,300,041 | Viability | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £33,590,249 | £21,459,506 | £12,130,743 | Viability | AH required | 0 |
| 3 | Residential only on existing office | Core | £366,187 | £1,535,666 | £1,169,478 | Non-viability | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £2,643,027 | £5,976,526 | £3,333,500 | Non-viability | No AH required | 0 |
| 5 | Hotel with resi | Prime | £9,315,480 | £3,963,133 | £5,352,347 | Viability | No AH required | 0 |
| 6 | Retail MU | Prime | £120,804,452 | £27,987,321 | £92,817,131 | Viability | No AH required | 0 |
| 7 | Residential only on existing office | Core | £3,022,362 | £7,561,217 | £4,538,855 | Non-viability | AH required | 0 |
| 8 | Residential only on existing office | Prime | £2,117,244 | £4,995,281 | £2,878,037 | Non-viability | No AH required | 0 |
| 9 | D1 | Core | £462,319 | £761,410 | £1,223,729 | Non-viability | No resi | 0 |
| 10 | Residential only on existing office | Prime | £3,807,142 | £10,064,022 | £6,256,879 | Non-viability | AH required | 0 |
| 11 | Office - MU | Prime | £101,379,575 | £96,875,390 | £4,504,185 | Viability | AH required | 0 |
| 12 | Residential MU | Core | £25,955,611 | £4,416,346 | £21,539,265 | 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 | £459,236 | £1,451,647 | £992,411 | Non-viability | 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 | £3,630,060 | £8,912,901 | £5,282,841 | Non-viability | AH required | 0 |
| 17 | Residential only on existing office | Core | £386,776 | £554,044 | £167,268 | Non-viability | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £154,314 | £1,012,869 | £858,555 | Non-viability | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £914,568 | £150,920 | £763,647 | Viability | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £8,479,757 | £1,396,651 | £7,083,107 | Viability | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £396,708 | £211,503 | £185,205 | Viability | No AH required | 0 |
| 22 | Office - MU | Fringe | £5,224,861 | £3,370,390 | £1,854,481 | Viability | No AH required | 0 |
| 23 | Residential MU | Core | £16,081,354 | £2,305,548 | £13,775,806 | Viability | AH required | 0 |
| 24 | Residential only on existing office | Core | £1,690,824 | £5,504,307 | £3,813,483 | Non-viability | AH required | 0 |
| 25 | Residential only on existing resi | Core | £1,604,838 | £1,805,183 | £200,345 | Non-viability | No resi | 0 |
| 26 | Residential only on existing resi | Core | £474,318 | £728,860 | £254,541 | Non-viability | No AH required | 0 |
| 27 | Residential only on existing office | Core | £1,821,500 | £5,112,863 | £3,291,363 | Non-viability | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £428,326 | £1,232,468 | £804,142 | Non-viability | No AH required | 0 |
| 29 | Residential only on existing office | Core | £1,840,748 | £4,858,502 | £3,017,754 | Non-viability | AH required | 0 |
| 30 | Residential only on existing resi | Core | £150,722 | £732,549 | £581,827 | Non-viability | No AH required | 0 |
| 31 | Hotel | Core | £2,732,096 | £2,830,527 | £98,432 | Non-viability | No resi | 0 |
| 32 | Residential only on existing office | Core | £1,801,827 | £4,577,890 | £2,776,063 | Non-viability | No AH required | 0 |
| 33 | Residential MU | Core | £47,176,642 | £23,700,153 | £23,476,489 | Viability | AH required | 0 |
| 34 | Office - MU | Core | £68,400,692 | £56,741,251 | £11,659,441 | Viability | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £508,755 | £855,497 | £346,742 | Non-viability | No AH required | 0 |
| 36 | Residential only on existing office | Core | £2,081,131 | £3,406,913 | £1,325,782 | Non-viability | AH required | 0 |
| 37 | Residential only on existing other | Core | £1,545,085 | £8,378,517 | £6,833,432 | Non-viability | No AH required | 0 |
| 38 | Residential only on existing other | Core | £1,026,221 | £2,562,115 | £1,535,893 | Non-viability | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £851,051 | £2,801,187 | £1,950,136 | Non-viability | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £1,604,169 | £4,805,181 | £3,201,012 | Non-viability | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £1,115,348 | £2,273,820 | £1,158,472 | Non-viability | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £14,903,996 | £35,554,646 | £20,650,650 | Non-viability | AH required | 0 |
| 43 | Residential MU | Prime | £748,765,159 | £13,559,176 | £735,205,983 | Viability | AH required | 0 |
| 44 | Residential only on existing other | Prime | £21,531,465 | £97,019,530 | £75,488,065 | Non-viability | AH required | 0 |
| 45 | Residential MU | Prime | £2,100,422 | £1,201,233 | £899,189 | Viability | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £1,224,831 | £14,049,227 | £12,824,396 | Non-viability | 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 | £565,910 | £3,863,488 | £3,297,578 | Non-viability | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £394,949 | £1,801,246 | £1,406,297 | Non-viability | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £1,785,481 | £4,569,171 | £2,783,690 | Non-viability | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £1,112,852 | £3,546,388 | £2,433,536 | Non-viability | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £2,504,860 | £8,844,274 | £6,339,414 | Non-viability | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £826,084 | £1,783,985 | £957,901 | Non-viability | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £124,971,666 | £64,263,076 | £60,708,590 | Viability | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £28,782,896 | £97,064,778 | £68,281,882 | Non-viability | AH required | 0 |
| 57 | Residential MU | Core | £8,293,949 | £8,495,344 | £201,394 | Non-viability | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £2,341,629 | £10,804,332 | £8,462,703 | Non-viability | AH required | 0 |
| 59 | Residential MU | Core | £3,867,786 | £25,644,772 | £21,776,986 | Non-viability | AH required | 0 |
| 60 | Residential MU | Core | £2,061,475 | £8,237,341 | £6,175,865 | Non-viability | AH required | 0 |
| 61 | Residential MU | Core | £5,044,045 | £696,707 | £4,347,338 | Viability | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £624,952,468 | £406,054,545 | £218,897,923 | 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 | £593,750 | £648,050 | £54,300 | Non-viability | 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 | £36,866,923 | £45,912,507 | £9,045,584 | Non-viability | AH required | 0 |
| 73 | Residential only on existing office | Prime | £69,406,150 | £91,825,014 | £22,418,864 | Non-viability | AH required | 0 |
| 74 | Residential only on existing office | Core | £16,739,396 | £30,111,090 | £13,371,694 | Non-viability | AH required | 0 |
| 75 | Residential only on existing office | Core | £33,490,145 | £60,222,180 | £26,732,035 | Non-viability | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £5,533,218 | £10,170,126 | £4,636,908 | Non-viability | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £11,078,099 | £20,340,252 | £9,262,153 | Non-viability | 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 | £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 | £13,963,948 | £14,225,623 | £241,675 | Non-viability | 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 | £153,891,486 | £39,030,841 | £114,860,646 | Viability | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £504,463,696 | £79,565,718 | £424,897,979 | Viability | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £190,339,051 | £44,867,576 | £145,471,475 | 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 | £125,020,198 | £56,058,737 | £68,961,461 | Viability | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £107,472,866 | £107,910,141 | £437,275 | Non-viability | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £457,583,988 | £61,821,282 | £395,762,706 | Viability | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £143,415,740 | £162,373,283 | £18,957,544 | Non-viability | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £80,389,208 | £102,447,659 | £22,058,450 | Non-viability | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £16,513,524 | £9,623,923 | £6,889,601 | 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 | £9,046,757 | £8,103,869 | £942,888 | Viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,558,648 | £3,324,731 | £2,233,917 | Viability | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £31,223,578 | £15,150,034 | £16,073,544 | Viability | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £53,389,406 | £0 | £53,389,406 | Viability | AH required | 0 |
| 108 | Hotel on existing govt 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-viability | 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-viability | No resi | 0 |
| 113 | Office with resi on existing C2 | Prime | £457,581,872 | £61,821,282 | £395,760,591 | Viability | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £497,005,545 | £79,565,718 | £417,439,827 | Viability | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £384,080,656 | £248,517,253 | £135,563,403 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £39,778,200 | £22,463,653 | £17,314,547 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £192,891,677 | £167,038,984 | £25,852,694 | Viability | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,909,219 | £42,706,604 | £35,202,615 | Viability | No resi | 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 | £14,172,602 | £12,185,179 | £1,987,422 | Viability | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £267,706,015 | £53,363,808 | £214,342,207 | Viability | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £20,485,098 | £37,851,433 | £17,366,334 | Non-viability | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £621,751,868 | £505,208,870 | £116,542,998 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £50,059,382 | £130,749 | £49,928,633 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £6,843,002 | £16,541,101 | £9,698,098 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £218,541 | £229,331 | £10,790 | Non-viability | 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 | £3,546,849 | £21,677,213 | £18,130,364 | Non-viability | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | AH schemes | | AH | | AH percentage | | 35% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---|-------------------|--|
| | | Sustainability: | | Off | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | Com PIL | |
| 1 | Office MU | Prime | £45,961,198 | £36,094,248 | £9,866,950 | Viable | | AH required | 0 | | |
| 2 | Office - MU with resi and retail | Prime | £34,109,987 | £21,459,506 | £12,650,481 | Viable | | AH required | 0 | | |
| 3 | Residential only on existing office | Core | £458,775 | £1,535,666 | £-1,076,891 | Non-viable | | No AH required | 0 | | |
| 4 | Residential only on existing resi | Prime | £3,003,933 | £5,976,526 | £-2,972,593 | Non-viable | | No AH required | 0 | | |
| 5 | Hotel with resi | Prime | £9,604,587 | £3,963,133 | £5,641,454 | Viable | | No AH required | 0 | | |
| 6 | Retail MU | Prime | £121,095,462 | £27,987,321 | £93,108,140 | Viable | | No AH required | 0 | | |
| 7 | Residential only on existing office | Core | £3,513,636 | £7,561,217 | £4,047,581 | Non-viable | | AH required | 0 | | |
| 8 | Residential only on existing office | Prime | £2,405,636 | £4,995,281 | £2,589,645 | Non-viable | | No AH required | 0 | | |
| 9 | D1 | Core | £-462,136 | £761,410 | £-1,223,546 | Non-viable | | No resi | 0 | | |
| 10 | Residential only on existing office | Prime | £4,425,426 | £10,064,022 | £-5,638,596 | Non-viable | | AH required | 0 | | |
| 11 | Office - MU | Prime | £101,914,881 | £96,875,390 | £5,039,491 | Viable | | AH required | 0 | | |
| 12 | Residential MU | Core | £29,050,336 | £4,416,346 | £24,633,991 | Viable | | AH required | 0 | | |
| 13 | Retail only | Prime | £36,247,129 | £8,980,477 | £27,266,651 | Viable | | No resi | 0 | | |
| 14 | Residential only on existing resi | Core | £525,328 | £1,451,647 | £-926,319 | Non-viable | | No AH required | 0 | | |
| 15 | Office - MU | Prime | £196,370,395 | £162,430,981 | £33,939,414 | Viable | | No resi | 0 | | |
| 16 | Residential only on existing resi | Prime | £4,225,338 | £8,912,901 | £-4,687,564 | Non-viable | | AH required | 0 | | |
| 17 | Residential only on existing office | Core | £462,075 | £554,044 | £-91,969 | Non-viable | | No AH required | 0 | | |
| 18 | Residential only on existing resi | Fringe | £169,837 | £1,012,869 | £-843,033 | Non-viable | | No AH required | 0 | | |
| 19 | Residential only on existing other | Fringe | £1,018,565 | £150,920 | £867,644 | Viable | | AH required | 0 | | |
| 20 | Residential only on existing other | Fringe | £10,755,234 | £1,396,651 | £9,358,584 | Viable | | AH required | 0 | | |
| 21 | Residential only on existing resi | Fringe | £467,384 | £211,503 | £255,882 | Viable | | No AH required | 0 | | |
| 22 | Office - MU | Fringe | £5,336,731 | £3,370,390 | £1,966,351 | Viable | | No AH required | 0 | | |
| 23 | Residential MU | Core | £20,096,680 | £2,305,548 | £17,791,132 | Viable | | AH required | 0 | | |
| 24 | Residential only on existing office | Core | £2,016,942 | £5,504,307 | £-3,487,365 | Non-viable | | AH required | 0 | | |
| 25 | Residential only on existing resi | Core | £1,605,343 | £1,805,183 | £-199,840 | Non-viable | | No resi | 0 | | |
| 26 | Residential only on existing resi | Core | £541,932 | £728,860 | £-186,928 | Non-viable | | No AH required | 0 | | |
| 27 | Residential only on existing office | Core | £2,138,451 | £5,112,863 | £-2,974,412 | Non-viable | | No AH required | 0 | | |
| 28 | Residential only on existing resi | Core | £489,537 | £1,232,468 | £-742,931 | Non-viable | | No AH required | 0 | | |
| 29 | Residential only on existing office | Core | £2,176,045 | £4,858,502 | £-2,682,457 | Non-viable | | AH required | 0 | | |
| 30 | Residential only on existing resi | Core | £183,856 | £732,549 | £-548,693 | Non-viable | | No AH required | 0 | | |
| 31 | Hotel | Core | £2,732,722 | £2,830,527 | £-97,805 | Non-viable | | No resi | 0 | | |
| 32 | Residential only on existing office | Core | £1,857,962 | £4,577,890 | £-2,719,928 | Non-viable | | No AH required | 0 | | |
| 33 | Residential MU | Core | £48,333,508 | £23,700,153 | £24,633,355 | Viable | | AH required | 0 | | |
| 34 | Office - MU | Core | £68,602,617 | £56,741,251 | £11,861,366 | Viable | | No AH required | 0 | | |
| 35 | Residential only on existing resi | Core | £590,789 | £855,497 | £-264,709 | Non-viable | | No AH required | 0 | | |
| 36 | Residential only on existing office | Core | £2,441,742 | £3,406,913 | £-965,171 | Non-viable | | AH required | 0 | | |
| 37 | Residential only on existing other | Core | £1,815,279 | £8,378,517 | £-6,563,239 | Non-viable | | No AH required | 0 | | |
| 38 | Residential only on existing other | Core | £1,202,949 | £2,562,115 | £-1,359,165 | Non-viable | | No AH required | 0 | | |
| 39 | Residential only on existing resi | Prime | £962,312 | £2,801,187 | £-1,838,875 | Non-viable | | No AH required | 0 | | |
| 40 | Residential only on existing resi | Prime | £1,812,862 | £4,805,181 | £-2,992,319 | Non-viable | | No AH required | 0 | | |
| 41 | Residential only on existing resi | Prime | £1,246,251 | £2,273,820 | £-1,027,570 | Non-viable | | No AH required | 0 | | |
| 42 | Residential only on existing office | Prime | £16,648,354 | £35,554,646 | £-18,906,292 | Non-viable | | AH required | 0 | | |
| 43 | Residential MU | Prime | £827,618,252 | £13,559,176 | £814,059,076 | Viable | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £24,721,342 | £87,019,530 | £-62,298,188 | Non-viable | | AH required | 0 | | |
| 45 | Residential MU | Prime | £2,137,178 | £1,201,233 | £935,945 | Viable | | No AH required | 0 | | |
| 46 | Residential only on existing office | Prime | £1,524,399 | £14,049,227 | £-12,524,828 | Non-viable | | AH required | 0 | | |
| 47 | Hotel - convy of car park | Core | £2,493,211 | £203,774 | £2,289,437 | Viable | | No resi | 0 | | |
| 48 | Office | Core | £1,342,270 | £1,115,010 | £227,259 | Viable | | No resi | 0 | | |
| 49 | Residential only on existing resi | Prime | £706,125 | £3,863,488 | £-3,157,363 | Non-viable | | No AH required | 0 | | |
| 50 | Residential only on existing resi | Prime | £493,287 | £1,801,246 | £-1,307,959 | Non-viable | | No AH required | 0 | | |
| 51 | Residential only on existing resi | Prime | £2,021,843 | £4,569,171 | £-2,547,327 | Non-viable | | No AH required | 0 | | |
| 52 | Residential only on existing resi | Prime | £1,260,983 | £3,546,388 | £-2,285,405 | Non-viable | | No AH required | 0 | | |
| 53 | Residential only on existing resi | Prime | £2,906,358 | £8,844,274 | £-5,937,916 | Non-viable | | AH required | 0 | | |
| 54 | Residential only on existing resi | Prime | £965,408 | £1,783,985 | £-828,576 | Non-viable | | No AH required | 0 | | |
| 55 | Residential only on existing other | Prime | £144,034,271 | £64,263,076 | £79,771,195 | Viable | | AH required | 0 | | |
| 56 | Residential only on existing resi | Prime | £32,640,249 | £97,064,778 | £-64,424,528 | Non-viable | | AH required | 0 | | |
| 57 | Residential MU | Core | £9,108,514 | £8,495,344 | £613,170 | Viable | | AH required | 0 | | |
| 58 | Residential only on former hotel/resi | Core | £3,096,627 | £10,804,332 | £-7,707,705 | Non-viable | | AH required | 0 | | |
| 59 | Residential MU | Core | £4,578,506 | £25,644,772 | £-21,066,266 | Non-viable | | AH required | 0 | | |
| 60 | Residential MU | Core | £2,335,263 | £8,237,341 | £-5,902,077 | Non-viable | | AH required | 0 | | |
| 61 | Residential MU | Core | £5,837,110 | £696,707 | £5,140,403 | Viable | | AH required | 0 | | |
| 62 | Office - Mu with resi | Prime | £636,393,444 | £406,054,545 | £230,338,898 | Viable | | AH required | 0 | | |
| 63 | Office and hotel | Prime | £80,177,910 | £76,957,293 | £3,220,616 | Viable | | No resi | 0 | | |
| 64 | Retail only | Prime | £48,737,749 | £13,788,890 | £34,948,859 | Viable | | No resi | 0 | | |
| 65 | Residential only | Core | £675,297 | £648,050 | £27,247 | Viable | | No AH required | 0 | | |
| 66 | Hotel extension | Core | £106,521 | £0 | £106,521 | Viable | | No resi | 0 | | |
| 67 | Hotel extension | Core | £280,280 | £0 | £280,280 | Viable | | No resi | 0 | | |
| 68 | Hotel extension | Core | £85,534 | £0 | £85,534 | Viable | | No resi | 0 | | |
| 69 | Office | Fringe | £310,673 | £0 | £310,673 | Viable | | No resi | 0 | | |
| 70 | Hotel extension | Core | £74,897 | £0 | £74,897 | Viable | | No resi | 0 | | |
| 71 | Hotel extension | Core | £385,292 | £0 | £385,292 | Viable | | No resi | 0 | | |
| 72 | Residential only on existing office | Prime | £41,318,211 | £45,912,507 | £-4,594,296 | Non-viable | | AH required | 0 | | |
| 73 | Residential only on existing office | Prime | £77,783,847 | £91,825,014 | £-14,041,167 | Non-viable | | AH required | 0 | | |
| 74 | Residential only on existing office | Core | £19,195,842 | £30,111,090 | £-10,915,248 | Non-viable | | AH required | 0 | | |
| 75 | Residential only on existing office | Core | £38,401,619 | £60,222,180 | £-21,820,561 | Non-viable | | AH required | 0 | | |
| 76 | Residential only on existing office | Fringe | £6,934,900 | £10,170,126 | £-3,235,225 | Non-viable | | AH required | 0 | | |
| 77 | Residential only on existing office | Fringe | £13,880,008 | £20,340,252 | £-6,460,244 | Non-viable | | AH required | 0 | | |
| 78 | Office on existing office | Prime | £63,510,999 | £45,912,507 | £17,598,492 | Viable | | No resi | 0 | | |
| 79 | Office on existing office | Prime | £33,367,362 | £22,956,254 | £10,911,108 | Viable | | No resi | 0 | | |
| 80 | Office on existing office | Core | £49,151,463 | £21,077,763 | £28,073,700 | Viable | | AH required | 0 | | |
| 81 | Office on existing office | Core | £39,318,855 | £15,055,545 | £24,263,310 | Viable | | AH required | 0 | | |
| 82 | Office on existing office | Fringe | £26,593,265 | £10,170,126 | £16,423,139 | Viable | | No resi | 0 | | |
| 83 | Office on existing office | Fringe | £14,177,646 | £5,085,063 | £9,092,583 | Viable | | No resi | 0 | | |
| 84 | Retail on existing retail | Prime | £117,241,157 | £23,265,485 | £93,975,672 | Viable | | No resi | 0 | | |
| 85 | Retail on existing retail | Prime | £208,437,617 | £46,530,970 | £161,906,647 | Viable | | No resi | 0 | | |
| 86 | Retail on existing retail | Prime | £117,240,880 | £23,265,485 | £93,975,395 | Viable | | No resi | 0 | | |
| 87 | Retail on existing retail | Prime | £208,437,340 | £46,530,970 | £161,906,370 | Viable | | No resi | 0 | | |
| 88 | Retail on existing retail | Core | £26,545,143 | £11,861,642 | £14,683,501 | Viable | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £47,200,688 | £23,723,283 | £23,477,405 | Viable | | No resi | 0 | | |
| 90 | Retail on existing retail | Fringe | £7,861,615 | £7,112,811 | £748,804 | Viable | | No resi | 0 | | |
| 91 | Retail on existing retail | Fringe | £13,965,744 | £14,225,623 | £-239,878 | Non-viable | | No resi | 0 | | |
| 92 | Hotel | Core | £4,598,061 | £2,830,527 | £1,767,533 | Viable | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £172,836,070 | £39,030,941 | £133,795,129 | Viable | | AH required | 0 | | |
| 94 | Retail with resi on existing office and B8 | Prime | £515,606,838 | £79,565,718 | £436,041,120 | Viable | | AH required | 0 | | |
| 95 | Retail with resi on existing retail and office | Prime | £191,121,379 | £44,867,576 | £146,253,803 | Viable | | AH required | 0 | | |
| 96 | Retail with office on existing retail and office | Prime | £173,373,546 | £96,551,115 | £76,822,431 | Viable | | No resi | 0 | | |
| 97 | Retail on existing office and retail | Prime | £126,463,203 | £56,058,737 | £70,404,466 | Viable | | AH required | 0 | | |
| 98 | Retail on existing office and retail | Prime | £111,397,118 | £107,910,141 | £3,486,977 | Viable | | AH required | 0 | | |
| 99 | Retail with office on existing C2 | Prime | £475,235,326 | £61,821,282 | £413,414,044 | Viable | | AH required | 0 | | |
| 100 | Retail with office/resi on existing office | Prime | £150,403,883 | £162,373,283 | £-11,969,400 | Non-viable | | AH required | 0 | | |
| 101 | Retail with office on existing retail | Prime | £85,721,374 | £102,447,659 | £-16,726,285 | Non-viable | | AH required | 0 | | |
| 102 | Retail with office on existing retail | Prime | £16,786,576 | £9,623,923 | £7,162,654 | Viable | | No AH required | 0 | | |
| 103 | Retail with office on existing retail and office | Prime | £77,913,623 | £42,706,604 | £35,207,019 | Viable | | No resi | 0 | | |
| 104 | Retail on existing office and retail | Prime | £9,474,497 | £8,103,869 | £1,370,628 | Viable | | No AH required | 0 | | |
| 105 | Retail with resi on existing office | Prime | £5,775,124 | £3,324,731 | £2,450,393 | Viable | | No AH required | 0 | | |
| 106 | Retail on existing retail and office | Prime | £31,601,632 | £15,150,034 | £16,451,598 | Viable | | No AH required | 0 | | |
| 107 | Hotel on existing govt building | Prime | £54,120,556 | £0 | £54,120,556 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt building | Prime | £24,193,559 | £577,713 | £23,615,847 | Viable | | No resi | 0 | | |
| 109 | Hotel with retail on existing members club | Prime | £18,717,845 | £463,008 | £18,254,837 | Viable | | No resi | 0 | | |
| 110 | Hotel on existing office | Prime | £2,711,555 | £6,602,219 | £-3,890,663 | Non-viable | | No resi | 0 | | |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,041,691 | £0 | £1,041,691 | Viable | | No resi | 0 | | |
| 112 | Hotel on existing office | Core | £5,409,857 | £15,019,412 | £-9,609,554 | Non-viable | | No resi | 0 | | |
| 113 | Office with resi on existing C2 | Prime | £475,233,475 | £61,821,282 | £413,412,193 | Viable | | AH required | 0 | | |
| 114 | Office with resi on existing office and B8 | Prime | £507,984,389 | £79,565,718 | £428,418,671 | Viable | | AH required | 0 | | |
| 115 | Office with retail on existing office and retail | Prime | £384,082,927 | £248,517,253 | £135,565,674 | V | | | | | |

WESTMINSTER LOCAL PLAN

| Officer/LOCAL PLAN | | | Viable and AH reqrd | | 48 schemes | | 30% 40% | |
|--------------------|--|--------|---------------------|--------------|-----------------|------------|--------------------|---------|
| | | | Sustainability: | | Off | | Commercial AH cont | |
| | | | Off | | Off | | AH percentage | |
| | | | Off | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non | | Com PIL |
| 1 | Office MU | Prime | £46,528,108 | £36,094,248 | £10,433,860 | Viable | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £34,629,724 | £21,459,506 | £13,170,218 | Viable | AH required | 0 |
| 3 | Residential only on existing office | Core | £551,362 | £1,535,666 | £984,304 | Non-viable | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £3,364,840 | £5,976,526 | £2,611,686 | Non-viable | No AH required | 0 |
| 5 | Hotel with resi | Prime | £9,893,694 | £3,963,133 | £5,930,561 | Viable | No AH required | 0 |
| 6 | Retail MU | Prime | £121,386,471 | £27,987,321 | £93,399,150 | Viable | No AH required | 0 |
| 7 | Residential only on existing office | Core | £4,004,909 | £7,561,217 | £3,556,309 | Non-viable | No AH required | 0 |
| 8 | Residential only on existing office | Prime | £2,694,029 | £4,995,281 | £2,301,251 | 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 | £5,043,712 | £10,064,022 | £5,020,310 | Non-viable | AH required | 0 |
| 11 | Office - MU | Prime | £102,450,187 | £96,875,390 | £5,574,797 | Viable | AH required | 0 |
| 12 | Residential MU | Core | £32,145,062 | £4,416,346 | £27,728,716 | Viable | AH required | 0 |
| 13 | Retail only | Prime | £36,247,388 | £8,980,477 | £27,266,911 | Viable | No resi | 0 |
| 14 | Residential only on existing resi | Core | £591,421 | £1,451,647 | £860,226 | Non-viable | No AH required | 0 |
| 15 | Office - MU | Prime | £196,370,692 | £162,430,981 | £33,939,710 | Viable | No resi | 0 |
| 16 | Residential only on existing resi | Prime | £4,820,615 | £8,912,901 | £4,092,286 | Non-viable | AH required | 0 |
| 17 | Residential only on existing office | Core | £537,375 | £554,044 | £16,669 | Non-viable | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £225,359 | £1,012,869 | £787,511 | Non-viable | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £1,222,562 | £150,920 | £1,071,641 | Viable | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £13,030,711 | £1,396,651 | £11,634,060 | Viable | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £538,060 | £211,503 | £326,557 | Viable | No AH required | 0 |
| 22 | Office - MU | Fringe | £5,448,602 | £3,370,380 | £2,078,222 | Viable | No AH required | 0 |
| 23 | Residential MU | Core | £24,112,007 | £2,305,548 | £21,806,458 | Viable | AH required | 0 |
| 24 | Residential only on existing office | Core | £2,343,059 | £5,504,307 | £3,161,248 | 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 | £609,546 | £728,860 | £119,314 | Non-viable | No AH required | 0 |
| 27 | Residential only on existing office | Core | £2,455,402 | £5,112,863 | £2,657,461 | Non-viable | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £550,747 | £1,232,468 | £681,721 | Non-viable | No AH required | 0 |
| 29 | Residential only on existing office | Core | £2,511,340 | £4,858,502 | £2,347,161 | Non-viable | AH required | 0 |
| 30 | Residential only on existing resi | Core | £216,991 | £732,549 | £515,559 | 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 | £2,114,098 | £4,577,890 | £2,463,792 | Non-viable | No AH required | 0 |
| 33 | Residential MU | Core | £49,490,376 | £23,700,153 | £25,790,223 | Viable | AH required | 0 |
| 34 | Office - MU | Core | £68,804,541 | £56,741,251 | £12,063,290 | Viable | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £672,821 | £855,497 | £182,676 | Non-viable | No AH required | 0 |
| 36 | Residential only on existing office | Core | £2,802,354 | £3,406,913 | £604,559 | Non-viable | AH required | 0 |
| 37 | Residential only on existing other | Core | £2,085,472 | £8,378,517 | £6,293,045 | Non-viable | No AH required | 0 |
| 38 | Residential only on existing other | Core | £1,379,677 | £2,562,115 | £1,182,437 | Non-viable | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £1,073,575 | £2,801,187 | £1,727,613 | Non-viable | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £2,021,556 | £4,805,181 | £2,783,625 | Non-viable | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £1,397,713 | £2,273,820 | £896,667 | Non-viable | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £18,392,712 | £35,554,646 | £17,161,934 | Non-viable | AH required | 0 |
| 43 | Residential MU | Prime | £906,471,345 | £13,559,176 | £892,912,168 | Viable | AH required | 0 |
| 44 | Residential only on existing other | Prime | £27,911,218 | £87,019,530 | £59,108,312 | Non-viable | AH required | 0 |
| 45 | Residential MU | Prime | £2,173,933 | £1,201,233 | £972,699 | Viable | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £1,823,967 | £14,049,227 | £12,225,260 | Non-viable | AH required | 0 |
| 47 | Hotel - convy of car park | Core | £2,494,154 | £203,774 | £2,290,379 | Viable | No resi | 0 |
| 48 | Office | Core | £1,343,248 | £1,115,010 | £228,237 | Viable | No resi | 0 |
| 49 | Residential only on existing resi | Prime | £846,340 | £3,863,488 | £3,017,148 | Non-viable | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £591,625 | £1,801,246 | £1,209,622 | Non-viable | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £2,258,206 | £4,569,171 | £2,310,965 | Non-viable | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £1,409,113 | £3,546,388 | £2,137,275 | Non-viable | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £3,307,857 | £8,844,274 | £5,536,417 | Non-viable | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £1,084,734 | £1,783,985 | £699,251 | Non-viable | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £163,096,877 | £64,263,076 | £98,833,801 | Viable | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £36,497,603 | £97,064,778 | £60,567,175 | Non-viable | AH required | 0 |
| 57 | Residential MU | Core | £9,923,078 | £8,495,344 | £1,427,734 | Viable | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £3,851,625 | £10,804,332 | £6,952,707 | Non-viable | AH required | 0 |
| 59 | Residential MU | Core | £5,289,225 | £25,644,772 | £20,355,547 | Non-viable | AH required | 0 |
| 60 | Residential MU | Core | £2,609,052 | £8,237,341 | £5,628,288 | Non-viable | AH required | 0 |
| 61 | Residential MU | Core | £6,630,174 | £696,707 | £5,933,467 | Viable | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £647,834,419 | £406,054,545 | £241,779,873 | Viable | AH required | 0 |
| 63 | Office and hotel | Prime | £80,179,153 | £76,957,293 | £3,221,860 | Viable | No resi | 0 |
| 64 | Retail only | Prime | £48,739,054 | £13,788,890 | £34,950,163 | Viable | No resi | 0 |
| 65 | Residential only | Core | £756,844 | £648,050 | £108,795 | Viable | No AH required | 0 |
| 66 | Hotel extension | Core | £107,867 | £0 | £107,867 | Viable | No resi | 0 |
| 67 | Hotel extension | Core | £281,645 | £0 | £281,645 | Viable | No resi | 0 |
| 68 | Hotel extension | Core | £88,919 | £0 | £88,919 | Viable | No resi | 0 |
| 69 | Office | Fringe | £312,078 | £0 | £312,078 | Viable | No resi | 0 |
| 70 | Hotel extension | Core | £76,324 | £0 | £76,324 | Viable | No resi | 0 |
| 71 | Hotel extension | Core | £386,738 | £0 | £386,738 | Viable | No resi | 0 |
| 72 | Residential only on existing office | Prime | £45,769,499 | £45,912,507 | £143,008 | Non-viable | AH required | 0 |
| 73 | Residential only on existing office | Prime | £86,161,545 | £91,825,014 | £5,663,470 | Non-viable | AH required | 0 |
| 74 | Residential only on existing office | Core | £21,652,289 | £30,111,090 | £8,458,801 | Non-viable | AH required | 0 |
| 75 | Residential only on existing office | Core | £43,313,093 | £60,222,180 | £16,909,087 | Non-viable | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £8,336,584 | £10,170,126 | £1,833,542 | Non-viable | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £16,681,918 | £20,340,252 | £3,658,334 | Non-viable | AH required | 0 |
| 78 | Office on existing office | Prime | £63,512,540 | £45,912,507 | £17,600,033 | Viable | No resi | 0 |
| 79 | Office on existing office | Prime | £33,868,923 | £22,956,254 | £10,912,669 | Viable | No resi | 0 |
| 80 | Office on existing office | Core | £50,392,677 | £21,077,763 | £29,314,914 | Viable | AH required | 0 |
| 81 | Office on existing office | Core | £40,312,157 | £15,055,545 | £25,256,612 | Viable | AH required | 0 |
| 82 | Office on existing office | Fringe | £26,594,884 | £10,170,126 | £16,424,758 | Viable | No resi | 0 |
| 83 | Office on existing office | Fringe | £14,179,285 | £5,085,063 | £9,094,222 | Viable | No resi | 0 |
| 84 | Retail on existing retail | Prime | £117,242,816 | £23,265,485 | £93,977,331 | Viable | No resi | 0 |
| 85 | Retail on existing retail | Prime | £208,439,296 | £46,530,970 | £161,908,326 | Viable | No resi | 0 |
| 86 | Retail on existing retail | Prime | £117,242,578 | £23,265,485 | £93,977,093 | Viable | No resi | 0 |
| 87 | Retail on existing retail | Prime | £208,439,059 | £46,530,970 | £161,908,089 | Viable | No resi | 0 |
| 88 | Retail on existing retail | Core | £26,546,881 | £11,861,642 | £14,685,239 | Viable | AH required | 0 |
| 89 | Retail on existing retail | Core | £47,202,445 | £23,723,283 | £23,479,162 | Viable | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £7,863,393 | £7,112,811 | £750,581 | Viable | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £13,967,541 | £14,225,623 | £238,082 | Non-viable | No resi | 0 |
| 92 | Hotel | Core | £4,599,907 | £2,830,527 | £1,769,379 | Viable | No resi | 0 |
| 93 | Resi on existing other | Prime | £191,780,654 | £39,030,941 | £152,749,713 | Viable | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £526,749,980 | £79,565,718 | £447,184,262 | Viable | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £191,903,705 | £44,867,576 | £147,036,130 | Viable | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £173,375,441 | £96,551,115 | £76,824,326 | Viable | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £127,906,209 | £56,058,737 | £71,847,473 | Viable | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £115,321,370 | £107,910,141 | £7,411,229 | Viable | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £492,886,664 | £61,821,282 | £431,065,382 | Viable | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £157,392,027 | £162,373,283 | £4,981,256 | Non-viable | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £91,053,539 | £102,447,659 | £11,394,120 | Non-viable | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £17,059,628 | £9,623,923 | £7,435,705 | Viable | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £77,915,657 | £42,706,604 | £35,209,053 | Viable | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 52 schemes | | 113 | | AH percentage | | 25% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---|-------------------|--|
| | | Sustainability: | | Off | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | Com PIL | |
| 1 | Office MU | Prime | £47,095,017 | £36,094,248 | £11,000,770 | Viable | | AH required | 0 | | |
| 2 | Office - MU with resi and retail | Prime | £35,149,462 | £21,459,506 | £13,689,956 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 6 | Retail MU | Prime | £121,677,482 | £27,987,321 | £93,690,161 | Viable | | 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 | Viable | | AH required | 0 | | |
| 12 | Residential MU | Core | £35,239,788 | £4,416,346 | £30,823,442 | Viable | | AH required | 0 | | |
| 13 | Retail only | Prime | £36,247,649 | £8,980,477 | £27,267,172 | Viable | | 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 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 18 | Residential only on existing resi | Fringe | £260,882 | £1,012,869 | £751,986 | Non-viable | | No AH required | 0 | | |
| 19 | Residential only on existing other | Fringe | £1,426,557 | £150,920 | £1,275,637 | Viable | | AH required | 0 | | |
| 20 | Residential only on existing other | Fringe | £15,306,189 | £1,396,651 | £13,909,538 | Viable | | AH required | 0 | | |
| 21 | Residential only on existing resi | Fringe | £608,735 | £211,503 | £397,233 | Viable | | No AH required | 0 | | |
| 22 | Office - MU | Fringe | £5,560,472 | £3,370,390 | £2,190,092 | Viable | | No AH required | 0 | | |
| 23 | Residential MU | Core | £28,123,289 | £2,305,548 | £25,817,741 | Viable | | 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 | £2,011,865 | 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 | Viable | | AH required | 0 | | |
| 34 | Office - MU | Core | £69,006,465 | £56,741,251 | £12,265,214 | Viable | | 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 | Viable | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £31,101,095 | £97,019,530 | £65,918,435 | Non-viable | | AH required | 0 | | |
| 45 | Residential MU | Prime | £2,210,688 | £1,201,233 | £1,009,455 | Viable | | 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 | Viable | | No resi | 0 | | |
| 48 | Office | Core | £1,344,226 | £1,115,010 | £229,215 | Viable | | 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 | Viable | | 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 | Core | £10,737,641 | £8,495,344 | £2,242,298 | Viable | | 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 | Viable | | AH required | 0 | | |
| 62 | Office - Mu with resi | Prime | £659,275,393 | £406,054,545 | £253,220,848 | Viable | | AH required | 0 | | |
| 63 | Office and hotel | Prime | £80,180,398 | £76,957,293 | £3,223,105 | Viable | | No resi | 0 | | |
| 64 | Retail only | Prime | £48,740,357 | £13,788,890 | £34,951,466 | Viable | | No resi | 0 | | |
| 65 | Residential only | Core | £838,391 | £648,050 | £190,342 | Viable | | No AH required | 0 | | |
| 66 | Hotel extension | Core | £109,211 | £0 | £109,211 | Viable | | No resi | 0 | | |
| 67 | Hotel extension | Core | £263,010 | £0 | £263,010 | Viable | | No resi | 0 | | |
| 68 | Hotel extension | Core | £88,305 | £0 | £88,305 | Viable | | No resi | 0 | | |
| 69 | Office | Fringe | £313,494 | £0 | £313,494 | Viable | | No resi | 0 | | |
| 70 | Hotel extension | Core | £77,750 | £0 | £77,750 | Viable | | No resi | 0 | | |
| 71 | Hotel extension | Core | £388,185 | £0 | £388,185 | Viable | | No resi | 0 | | |
| 72 | Residential only on existing office | Prime | £50,220,788 | £45,912,507 | £4,308,281 | Viable | | AH required | 0 | | |
| 73 | Residential only on existing office | Prime | £94,539,242 | £91,825,014 | £2,714,228 | Viable | | 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 | Viable | | No resi | 0 | | |
| 79 | Office on existing office | Core | £33,870,483 | £22,956,254 | £10,914,229 | Viable | | No resi | 0 | | |
| 80 | Office on existing office | Core | £51,633,891 | £21,077,763 | £30,556,128 | Viable | | AH required | 0 | | |
| 81 | Office on existing office | Core | £41,305,458 | £15,055,545 | £26,249,913 | Viable | | AH required | 0 | | |
| 82 | Office on existing office | Fringe | £26,596,503 | £10,170,126 | £16,426,376 | Viable | | No resi | 0 | | |
| 83 | Office on existing office | Fringe | £14,180,925 | £5,085,063 | £9,095,862 | Viable | | No resi | 0 | | |
| 84 | Retail on existing retail | Prime | £117,244,475 | £23,265,485 | £93,978,990 | Viable | | No resi | 0 | | |
| 85 | Retail on existing retail | Prime | £208,440,975 | £46,530,970 | £161,910,005 | Viable | | No resi | 0 | | |
| 86 | Retail on existing retail | Prime | £117,244,277 | £23,265,485 | £93,978,792 | Viable | | No resi | 0 | | |
| 87 | Retail on existing retail | Prime | £208,440,777 | £46,530,970 | £161,909,807 | Viable | | No resi | 0 | | |
| 88 | Retail on existing retail | Core | £26,548,618 | £11,861,642 | £14,686,977 | Viable | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £47,204,203 | £23,723,283 | £23,480,920 | Viable | | No resi | 0 | | |
| 90 | Retail on existing retail | Fringe | £7,865,171 | £7,112,811 | £752,359 | Viable | | No resi | 0 | | |
| 91 | Retail on existing retail | Fringe | £13,969,339 | £14,225,623 | £236,284 | Non-viable | | No resi | 0 | | |
| 92 | Hotel | Core | £4,601,752 | £2,830,527 | £1,771,224 | Viable | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £210,725,238 | £39,030,941 | £171,694,297 | Viable | | AH required | 0 | | |
| 94 | Retail with resi on existing office and B8 | Prime | £537,893,122 | £79,565,718 | £458,327,404 | Viable | | AH required | 0 | | |
| 95 | Retail with resi on existing retail and office | Prime | £192,686,032 | £44,867,576 | £147,818,456 | Viable | | AH required | 0 | | |
| 96 | Retail with office on existing retail and office | Prime | £173,377,337 | £96,551,115 | £76,826,222 | Viable | | No resi | 0 | | |
| 97 | Retail on existing office and retail | Prime | £129,349,215 | £56,058,737 | £73,290,478 | Viable | | AH required | 0 | | |
| 98 | Retail on existing office and retail | Prime | £119,245,623 | £107,910,141 | £11,335,482 | Viable | | AH required | 0 | | |
| 99 | Retail with office on existing C2 | Prime | £510,538,003 | £61,821,282 | £448,716,721 | Viable | | AH required | 0 | | |
| 100 | Retail with office/resi on existing office | Prime | £164,380,171 | £162,373,283 | £2,006,887 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 103 | Retail with office on existing retail and office | Prime | £77,917,691 | £42,706,604 | £35,211,087 | Viable | | No resi | 0 | | |
| 104 | Retail on existing office and retail | Prime | £10,329,975 | £8,103,869 | £2,226,107 | Viable | | No AH required | 0 | | |
| 105 | Retail with resi on existing office | Prime | £5,008,078 | £3,324,731 | £1,683,347 | Viable | | No AH required | 0 | | |
| 106 | Retail on existing retail and office | Prime | £32,357,741 | £15,150,034 | £17,207,706 | Viable | | No AH required | 0 | | |
| 107 | Hotel on existing govt building | Prime | £55,582,854 | £0 | £55,582,854 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt building | Prime | £24,197,826 | £577,713 | £23,620,113 | Viable | | No resi | 0 | | |
| 109 | Hotel with retail on existing members club | Prime | £18,722,150 | £463,008 | £18,259,142 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 | | |
| 114 | Office with resi on existing office and B8 | Prime | £529,942,073 | £79,565,718 | £450,376,356 | Viable | | AH required | 0 | | |
| 115 | Office with retail on existing office and retail | Prime | £384,087,469 | £248,517,253 | £135,570,216 | Viable | | No resi | 0 | | |
| 116 | Office with retail on existing hotel and | | | | | | | | | | |

| WESTMINSTER LOCAL PLAN | | | | Viable and AH reqrd | | 56 schemes | | AH | | Sustainability: | | Commercial AH cont | | Off | | AH percentage | | 20% | | 40% | |
|------------------------|---------------------------------------|--------|--------------|---------------------|-----------------|-------------------|--|----|--|-----------------|--|--------------------|--|-----|--|----------------|--|-----|--|-----|---------|
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | | | | | | | | | | | | Com PIL |
| 1 | Office MU | Prime | £47,661,927 | £36,094,248 | £11,567,680 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 2 | Office - MU with resi and retail | Prime | £35,669,199 | £21,459,506 | £14,209,693 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 3 | Residential only on existing office | Core | £736,536 | £1,535,666 | £-799,130 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 4 | Residential only on existing resi | Prime | £4,086,654 | £5,976,526 | £-1,889,872 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 5 | Hotel with resi | Prime | £10,471,908 | £3,963,133 | £6,508,776 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 6 | Retail MU | Prime | £121,968,492 | £27,987,321 | £93,981,171 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 7 | Residential only on existing office | Core | £4,987,456 | £7,561,217 | £-2,573,761 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 8 | Residential only on existing office | Prime | £3,270,814 | £4,995,281 | £-1,724,467 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 9 | D1 | Core | £-461,587 | £761,410 | £-1,222,997 | Non-viable | | | | | | | | | | No resi | | | | 0 | |
| 10 | Residential only on existing office | Prime | £6,280,281 | £10,064,022 | £-3,783,741 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 11 | Office - MU | Prime | £103,520,798 | £96,875,390 | £6,645,408 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 12 | Residential MU | Core | £38,334,513 | £4,416,346 | £33,918,168 | 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 | £723,605 | £1,451,647 | £-728,042 | 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 | £6,011,170 | £8,912,901 | £-2,901,731 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 17 | Residential only on existing office | Core | £687,976 | £554,044 | £133,932 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 18 | Residential only on existing resi | Fringe | £296,404 | £1,012,869 | £-716,465 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 19 | Residential only on existing other | Fringe | £1,630,554 | £150,920 | £1,479,634 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 20 | Residential only on existing other | Fringe | £17,581,665 | £1,396,651 | £16,185,015 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 21 | Residential only on existing resi | Fringe | £679,412 | £211,503 | £467,909 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 22 | Office - MU | Fringe | £5,672,342 | £3,370,380 | £2,301,962 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 23 | Residential MU | Core | £32,108,345 | £2,305,548 | £29,802,796 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 24 | Residential only on existing office | Core | £2,995,294 | £5,504,307 | £-2,509,013 | 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 | £744,772 | £728,860 | £15,913 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 27 | Residential only on existing office | Core | £3,089,304 | £5,112,863 | £-2,023,559 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 28 | Residential only on existing resi | Core | £673,166 | £1,232,468 | £-559,301 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 29 | Residential only on existing office | Core | £3,181,933 | £4,858,502 | £-1,676,569 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 30 | Residential only on existing resi | Core | £283,258 | £732,549 | £-449,291 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 31 | Hotel | Core | £2,734,602 | £2,830,527 | £-95,926 | Non-viable | | | | | | | | | | No resi | | | | 0 | |
| 32 | Residential only on existing office | Core | £2,628,370 | £4,577,890 | £-1,951,520 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 33 | Residential MU | Core | £51,804,110 | £23,700,153 | £28,103,957 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 34 | Office - MU | Core | £69,208,390 | £56,741,251 | £12,467,139 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 35 | Residential only on existing resi | Core | £836,885 | £855,497 | £-18,612 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 36 | Residential only on existing office | Core | £3,523,577 | £3,406,913 | £116,664 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 37 | Residential only on existing other | Core | £2,625,860 | £8,378,517 | £-5,752,657 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 38 | Residential only on existing other | Core | £1,733,132 | £2,562,115 | £-828,982 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 39 | Residential only on existing resi | Prime | £1,296,098 | £2,801,187 | £-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 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 41 | Residential only on existing resi | Prime | £1,638,958 | £2,273,820 | £-634,862 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 42 | Residential only on existing office | Prime | £21,881,428 | £35,554,646 | £-13,673,218 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 43 | Residential MU | Prime | £44,212,311 | £13,559,176 | £1,050,616,355 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 44 | Residential only on existing other | Prime | £34,290,970 | £87,019,530 | £-52,728,559 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 45 | Residential MU | Prime | £2,247,444 | £1,201,233 | £1,046,211 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 46 | Residential only on existing office | Prime | £2,423,104 | £14,049,227 | £-11,626,123 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 47 | Hotel - convy of car park | Core | £2,496,039 | £203,774 | £2,292,265 | Viable | | | | | | | | | | No resi | | | | 0 | |
| 48 | Office | Core | £1,345,203 | £1,116,010 | £230,193 | Viable | | | | | | | | | | No resi | | | | 0 | |
| 49 | Residential only on existing resi | Prime | £1,126,770 | £3,863,488 | £-2,736,718 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 50 | Residential only on existing resi | Prime | £788,300 | £1,801,246 | £-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 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 52 | Residential only on existing resi | Prime | £1,705,374 | £3,546,388 | £-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 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 54 | Residential only on existing resi | Prime | £1,343,384 | £1,783,985 | £-440,601 | Non-viable | | | | | | | | | | No AH required | | | | 0 | |
| 55 | Residential only on existing other | Prime | £201,124,921 | £64,263,076 | £136,861,845 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 56 | Residential only on existing resi | Prime | £44,212,311 | £37,064,778 | £7,147,533 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 57 | Residential MU | Core | £11,552,206 | £8,495,344 | £3,056,862 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 58 | Residential only on former hotel/resi | Core | £5,361,621 | £10,804,332 | £-5,442,711 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 59 | Residential MU | Core | £6,710,665 | £25,644,772 | £-18,934,106 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 60 | Residential MU | Core | £3,156,629 | £8,237,341 | £-5,080,711 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 61 | Residential MU | Core | £8,216,303 | £696,707 | £7,519,596 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 62 | Office - Mu with resi | Prime | £670,716,368 | £406,054,545 | £264,661,823 | 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 | £919,939 | £648,050 | £271,889 | Viable | | | | | | | | | | No AH required | | | | 0 | |
| 66 | Hotel extension | Core | £110,555 | £0 | £110,555 | Viable | | | | | | | | | | No resi | | | | 0 | |
| 67 | Hotel extension | Core | £264,375 | £0 | £264,375 | Viable | | | | | | | | | | No resi | | | | 0 | |
| 68 | Hotel extension | Core | £89,690 | £0 | £89,690 | 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 | £54,672,077 | £45,912,507 | £8,759,569 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 73 | Residential only on existing office | Prime | £102,916,938 | £91,825,014 | £11,091,924 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 74 | Residential only on existing office | Core | £26,545,259 | £30,111,090 | £-3,565,831 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 75 | Residential only on existing office | Core | £53,096,115 | £60,222,180 | £-7,126,065 | Non-viable | | | | | | | | | | AH required | | | | 0 | |
| 76 | Residential only on existing office | Fringe | £11,139,952 | £10,170,126 | £969,826 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 77 | Residential only on existing office | Fringe | £22,285,735 | £20,340,252 | £1,945,483 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 78 | Office on existing office | Prime | £63,515,621 | £45,912,507 | £17,603,114 | Viable | | | | | | | | | | No resi | | | | 0 | |
| 79 | Office on existing office | Prime | £33,872,043 | £22,956,254 | £10,915,790 | Viable | | | | | | | | | | No resi | | | | 0 | |
| 80 | Office on existing office | Core | £52,875,104 | £31,077,763 | £21,797,341 | Viable | | | | | | | | | | AH required | | | | 0 | |
| 81 | Office on existing office | Core | £42,288,761 | £15,055,545 | £27,233,216 | 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 | |
| | | | | | | | | | | | | | | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | A1 schemes | AH | | | AH percentage | 50% |
|--------------|---|------------------------|----------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | Com PIL |
| 1 | Office MU | Prime | £43,964,472 | £36,094,248 | £7,870,225 | Viability | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £32,160,180 | £21,459,506 | £10,700,675 | Viability | AH required | 0 |
| 3 | Residential only on existing office | Core | £100,560 | £1,535,666 | -£1,435,105 | Non-viability | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £1,736,136 | £5,976,526 | -£4,240,390 | Non-viability | No AH required | 0 |
| 5 | Hotel with resi | Prime | £8,574,664 | £3,963,133 | £4,611,531 | Viability | No AH required | 0 |
| 6 | Retail MU | Prime | £120,018,416 | £27,987,321 | £92,031,095 | Viability | No AH required | 0 |
| 7 | Residential only on existing office | Core | £1,729,715 | £7,561,217 | -£5,831,503 | Non-viability | AH required | 0 |
| 8 | Residential only on existing office | Prime | £1,393,017 | £4,995,281 | -£3,602,263 | Non-viability | No AH required | 0 |
| 9 | D1 | Core | -£462,685 | £761,410 | -£1,224,095 | Non-viability | No resi | 0 |
| 10 | Residential only on existing office | Prime | £2,205,734 | £10,064,022 | -£7,858,288 | Non-viability | AH required | 0 |
| 11 | Office - MU | Prime | £100,015,188 | £96,875,390 | £3,139,798 | Viability | AH required | 0 |
| 12 | Residential MU | Core | £17,824,896 | £4,416,346 | £13,408,550 | Viability | AH required | 0 |
| 13 | Retail only | Prime | £36,246,346 | £8,980,477 | £27,265,869 | Viability | No resi | 0 |
| 14 | Residential only on existing resi | Core | £287,203 | £1,451,647 | -£1,164,444 | Non-viability | No AH required | 0 |
| 15 | Office - MU | Prime | £196,369,507 | £162,430,981 | £33,938,525 | Viability | No resi | 0 |
| 16 | Residential only on existing resi | Prime | £2,086,633 | £8,912,901 | -£6,826,269 | Non-viability | AH required | 0 |
| 17 | Residential only on existing office | Core | £175,074 | £554,044 | -£378,970 | Non-viability | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £45,191 | £1,012,869 | -£967,679 | Non-viability | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £181,198 | £150,920 | £30,278 | Viability | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £1,410,652 | £1,396,651 | £14,001 | Viability | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £194,476 | £211,503 | -£17,027 | Non-viability | No AH required | 0 |
| 22 | Office - MU | Fringe | £4,849,216 | £3,370,390 | £1,478,836 | Viability | No AH required | 0 |
| 23 | Residential MU | Core | £4,661,832 | £2,305,548 | £2,356,284 | Viability | AH required | 0 |
| 24 | Residential only on existing office | Core | £773,150 | £5,504,307 | -£4,731,158 | Non-viability | AH required | 0 |
| 25 | Residential only on existing resi | Core | £1,603,828 | £1,805,183 | -£201,355 | Non-viability | No resi | 0 |
| 26 | Residential only on existing resi | Core | £299,905 | £728,860 | -£428,955 | Non-viability | No AH required | 0 |
| 27 | Residential only on existing office | Core | £973,122 | £5,112,863 | -£4,139,741 | Non-viability | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £270,485 | £1,232,468 | -£961,983 | Non-viability | No AH required | 0 |
| 29 | Residential only on existing office | Core | £930,281 | £4,858,502 | -£3,928,221 | Non-viability | AH required | 0 |
| 30 | Residential only on existing resi | Core | £58,994 | £732,549 | -£673,555 | Non-viability | No AH required | 0 |
| 31 | Hotel | Core | £2,730,842 | £2,830,527 | -£99,685 | Non-viability | No resi | 0 |
| 32 | Residential only on existing office | Core | £912,350 | £4,571,890 | -£3,660,540 | Non-viability | No AH required | 0 |
| 33 | Residential MU | Core | £44,045,473 | £23,700,153 | £20,345,320 | Viability | AH required | 0 |
| 34 | Office - MU | Core | £67,854,555 | £56,741,251 | £11,113,304 | Viability | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £289,345 | £855,497 | -£566,152 | Non-viability | No AH required | 0 |
| 36 | Residential only on existing office | Core | £1,079,642 | £3,406,913 | -£2,327,271 | Non-viability | AH required | 0 |
| 37 | Residential only on existing other | Core | £800,901 | £8,378,517 | -£7,577,616 | Non-viability | No AH required | 0 |
| 38 | Residential only on existing other | Core | £540,967 | £2,562,115 | -£2,021,148 | Non-viability | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £581,173 | £2,801,187 | -£2,220,014 | Non-viability | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £1,097,674 | £4,805,181 | -£3,707,507 | Non-viability | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £805,060 | £2,273,820 | -£1,468,760 | Non-viability | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £10,754,410 | £35,554,646 | -£24,800,235 | Non-viability | AH required | 0 |
| 43 | Residential MU | Prime | £563,797,235 | £13,559,176 | £550,238,059 | Viability | AH required | 0 |
| 44 | Residential only on existing other | Prime | £13,254,762 | £87,019,530 | -£73,764,768 | Non-viability | AH required | 0 |
| 45 | Residential MU | Prime | £2,009,643 | £1,201,233 | £808,410 | Viability | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £366,897 | £14,049,227 | -£13,682,330 | Non-viability | AH required | 0 |
| 47 | Hotel - convy of car park | Core | £2,490,383 | £203,774 | £2,286,608 | Viability | No resi | 0 |
| 48 | Office | Core | £1,333,661 | £1,115,010 | £218,650 | Viability | No resi | 0 |
| 49 | Residential only on existing resi | Prime | £164,826 | £3,863,488 | -£3,698,662 | Non-viability | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £113,926 | £1,801,246 | -£1,687,321 | Non-viability | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £1,199,408 | £4,569,171 | -£3,369,763 | Non-viability | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £745,749 | £3,546,388 | -£2,800,639 | Non-viability | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £1,450,151 | £8,844,274 | -£7,394,124 | Non-viability | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £496,401 | £1,783,985 | -£1,287,584 | Non-viability | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £75,516,391 | £64,263,076 | £11,253,315 | Viability | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £19,075,502 | £97,064,778 | -£77,989,276 | Non-viability | AH required | 0 |
| 57 | Residential MU | Core | £5,871,071 | £8,495,344 | -£2,624,272 | Non-viability | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £110,714 | £10,804,332 | -£10,693,618 | Non-viability | AH required | 0 |
| 59 | Residential MU | Core | £1,767,790 | £25,644,772 | -£23,876,982 | Non-viability | AH required | 0 |
| 60 | Residential MU | Core | £1,287,214 | £8,237,341 | -£6,950,126 | Non-viability | AH required | 0 |
| 61 | Residential MU | Core | £2,799,444 | £696,707 | £2,102,737 | Viability | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £595,557,676 | £406,054,545 | £189,503,131 | Viability | AH required | 0 |
| 63 | Office and hotel | Prime | £80,174,177 | £76,957,293 | £3,216,884 | Viability | No resi | 0 |
| 64 | Retail only | Prime | £48,733,838 | £13,788,890 | £34,944,948 | Viability | No resi | 0 |
| 65 | Residential only | Core | £386,601 | £648,050 | -£261,449 | Non-viability | No AH required | 0 |
| 66 | Hotel extension | Core | £102,488 | £0 | £102,488 | Viability | No resi | 0 |
| 67 | Hotel extension | Core | £276,185 | £0 | £276,185 | Viability | No resi | 0 |
| 68 | Hotel extension | Core | £81,378 | £0 | £81,378 | Viability | No resi | 0 |
| 69 | Office | Fringe | £308,455 | £0 | £308,455 | Viability | No resi | 0 |
| 70 | Hotel extension | Core | £70,619 | £0 | £70,619 | Viability | No resi | 0 |
| 71 | Hotel extension | Core | £380,952 | £0 | £380,952 | Viability | No resi | 0 |
| 72 | Residential only on existing office | Prime | £26,162,426 | £45,912,507 | -£19,750,081 | Non-viability | AH required | 0 |
| 73 | Residential only on existing office | Prime | £49,259,076 | £91,825,014 | -£42,565,938 | Non-viability | AH required | 0 |
| 74 | Residential only on existing office | Core | £10,325,463 | £30,111,090 | -£19,785,627 | Non-viability | AH required | 0 |
| 75 | Residential only on existing office | Core | £20,665,118 | £60,222,180 | -£39,557,063 | Non-viability | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £1,228,810 | £10,170,126 | -£8,941,316 | Non-viability | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £2,472,201 | £20,340,252 | -£17,868,050 | Non-viability | AH required | 0 |
| 78 | Office on existing office | Prime | £63,506,378 | £45,912,507 | £17,593,871 | Viability | No resi | 0 |
| 79 | Office on existing office | Prime | £33,862,683 | £22,956,254 | £10,906,429 | Viability | No resi | 0 |
| 80 | Office on existing office | Core | £47,212,715 | £30,111,090 | £17,101,625 | Viability | No resi | 0 |
| 81 | Office on existing office | Core | £25,302,348 | £15,055,545 | £10,246,803 | Viability | AH required | 0 |
| 82 | Office on existing office | Fringe | £26,588,407 | £10,170,126 | £16,418,281 | Viability | No resi | 0 |
| 83 | Office on existing office | Fringe | £14,172,728 | £5,085,063 | £9,087,665 | Viability | No resi | 0 |
| 84 | Retail on existing retail | Prime | £117,236,180 | £23,265,485 | £93,970,694 | Viability | No resi | 0 |
| 85 | Retail on existing retail | Prime | £208,432,581 | £46,530,970 | £161,901,610 | Viability | No resi | 0 |
| 86 | Retail on existing retail | Prime | £117,235,785 | £23,265,485 | £93,970,300 | Viability | No resi | 0 |
| 87 | Retail on existing retail | Prime | £208,432,186 | £46,530,970 | £161,901,216 | Viability | No resi | 0 |
| 88 | Retail on existing retail | Core | £27,704,015 | £11,861,642 | £15,842,373 | Viability | AH required | 0 |
| 89 | Retail on existing retail | Core | £48,832,398 | £23,723,283 | £25,109,115 | Viability | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £7,856,283 | £7,112,811 | £743,472 | Viability | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £13,980,353 | £14,225,623 | -£245,270 | Non-viability | No resi | 0 |
| 92 | Hotel | Core | £4,592,525 | £2,830,527 | £1,761,998 | Viability | No resi | 0 |
| 93 | Resi on existing other | Prime | £108,082,640 | £39,030,941 | £69,051,700 | Viability | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £477,041,482 | £79,565,718 | £397,475,764 | Viability | No AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £188,420,858 | £44,867,576 | £143,553,283 | Viability | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £173,367,857 | £96,551,115 | £76,816,742 | Viability | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £121,481,380 | £56,058,737 | £65,422,643 | Viability | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £97,816,239 | £107,910,141 | -£10,093,902 | Non-viability | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £414,145,267 | £61,821,282 | £352,323,985 | Viability | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £126,218,957 | £162,373,283 | -£36,154,326 | Non-viability | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £67,267,764 | £102,447,659 | -£35,179,894 | Non-viability | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £15,846,765 | £9,623,923 | £6,222,842 | Viability | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £77,907,520 | £42,706,604 | £35,200,916 | Viability | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £8,001,774 | £8,103,869 | -£102,095 | Non-viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,374,776 | £3,324,731 | £2,049,985 | Viability | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £30,300,104 | £15,150,034 | £15,150,070 | Viability | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £51,591,022 | £0 | £51,591,022 | Viability | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £24,187,161 | £577,713 | £23,609,448 | Viability | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £18,711,387 | £463,008 | £18,248,379 | Viability | No resi | 0 |
| 110 | Hotel on existing office | Prime | £2,704,935 | £6,602,219 | -£3,897,283 | Non-viability | No resi | 0 |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,035,012 | £0 | £1,035,012 | Viability | No resi | 0 |
| 112 | Hotel on existing office | Core | £5,403,222 | £15,019,412 | -£9,616,190 | Non-viability | No resi | 0 |
| 113 | Office with resi on existing C2 | Prime | £414,142,623 | £61,821,282 | £352,321,341 | Viability | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £469,987,830 | £79,565,718 | £390,422,112 | Viability | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £384,076,114 | £248,517,253 | £135,558,861 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £35,512,969 | £22,463,653 | £13,049,315 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £189,087,869 | £167,038,984 | £22,048,884 | Viability | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,904,558 | £42,706,604 | £35,197,954 | Viability | No resi | 0 |
| 119 | Office on existing office | Prime | £35,548,697 | £29,292,180 | £6,256,517 | Viability | No resi | 0 |
| 120 | Office on existing office | Prime | £18,888,853 | £12,429,534 | £6,459,319 | Viability | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £173,362,920 | £96,551,115 | £76,811,805 | Viability | No resi | 0 |
| 122 | Office on existing office | Prime | £13,703,832 | £12,185,179 | £1,518,653 | Viability | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £248,625,258 | £53,363,808 | £195,261,450 | Viability | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £12,839,549 | £37,851,433 | -£25,011,884 | Non-viability | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £601,402,697 | £505,208,870 | £96,193,827 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £34,195,362 | £130,749 | £34,064,613 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £3,190,659 | £16,541,101 | -£13,350,442 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£223,830 | £228,331 | -£452,161 | Non-viability | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,661,238 | £106,805,519 | £221,855,719 | Viability | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £2,385,023 | £21,677,213 | -£19,292,190 | Non-viability | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,716,293</ | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | A1 schemes | AH | | | AH percentage | 45% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | 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 | £385,196 | £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 | £3,370,380 | £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 | £1,168,485 | £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 | £16,444,638 | £87,019,530 | -£70,574,892 | Non-viable | 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 | £1,116,010 | £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 | -£1,158,259 | 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 | -£6,676,338 | 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 | Prime | £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 | -£243,473 | 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 | £9,030,841 | £87,986,383 | Viable | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £488,184,623 | £79,565,718 | £408,618,906 | Viable | No AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £189,203,195 | £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 | £42,706,604 | £35,202,950 | 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 | £2,166,461 | Viable | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £30,678,156 | £15,150,034 | £15,528,124 | Viable | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £52,322,171 | £0 | £52,322,171 | Viable | AH required | 0 |
| 108 | Hotel on existing govt 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 retail | 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 | £13,506,025 | Viable | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £190,633,944 | £167,038,984 | £23,594,961 | Viable | No AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,906,888 | £42,706,604 | £35,200,284 | 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 | £6,461,688 | 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 | £13,894,757 | £12,185,179 | £1,709,578 | Viable | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £255,635,622 | £53,363,808 | £202,271,814 | Viable | 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 | £608,879,051 | £505,208,870 | £103,670,182 | Viable | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £40,628,233 | £130,749 | £40,497,485 | Viable | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £4,323,778 | £16,541,101 | -£12,217,322 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£221,186 | £228,331 | -£449,517 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,663,826 | £106,805,519 | £221,858,306 | Viable | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £2,859,133 | £21,677,213 | -£18,818,080 | Non-viable | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,718,921 | £126,600,078 | £18,118,842 | Viable | No resi | 0 |
| 132</ | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | A3 schemes | 11% | | | AH percentage | 40% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | 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-viability | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £2,457,950 | £5,976,526 | £3,518,576 | Non-viability | 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-viability | AH required | 0 |
| 8 | Residential only on existing office | Prime | £1,969,803 | £4,995,281 | £3,025,478 | Non-viability | No AH required | 0 |
| 9 | D1 | Core | £462,319 | £761,410 | £1,223,729 | Non-viability | No resi | 0 |
| 10 | Residential only on existing office | Prime | £3,442,303 | £10,064,022 | £6,621,718 | Non-viability | 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-viability | 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-viability | AH required | 0 |
| 17 | Residential only on existing office | Core | £325,674 | £554,044 | £228,370 | Non-viability | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £116,236 | £1,012,869 | £896,634 | Non-viability | 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-viability | AH required | 0 |
| 25 | Residential only on existing resi | Core | £1,604,838 | £1,805,183 | £200,345 | Non-viability | No resi | 0 |
| 26 | Residential only on existing resi | Core | £435,133 | £728,860 | £293,727 | Non-viability | No AH required | 0 |
| 27 | Residential only on existing office | Core | £1,607,024 | £5,112,863 | £3,505,839 | Non-viability | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £392,905 | £1,232,468 | £839,563 | Non-viability | No AH required | 0 |
| 29 | Residential only on existing office | Core | £1,600,872 | £4,858,502 | £3,257,629 | Non-viability | AH required | 0 |
| 30 | Residential only on existing resi | Core | £125,262 | £732,549 | £607,286 | Non-viability | No AH required | 0 |
| 31 | Hotel | Core | £2,732,096 | £2,830,527 | £98,432 | Non-viability | No resi | 0 |
| 32 | Residential only on existing office | Core | £1,424,620 | £4,577,890 | £3,153,270 | Non-viability | 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-viability | No AH required | 0 |
| 36 | Residential only on existing office | Core | £1,800,866 | £3,406,913 | £1,606,047 | Non-viability | AH required | 0 |
| 37 | Residential only on existing other | Core | £1,341,287 | £8,378,517 | £7,037,230 | Non-viability | No AH required | 0 |
| 38 | Residential only on existing other | Core | £894,422 | £2,562,115 | £1,667,693 | Non-viability | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £803,696 | £2,801,187 | £1,997,491 | Non-viability | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £1,515,060 | £4,805,181 | £3,290,121 | Non-viability | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £1,066,865 | £2,273,820 | £1,206,955 | Non-viability | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £14,243,126 | £35,554,646 | £21,311,520 | Non-viability | 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-viability | 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-viability | 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-viability | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £310,602 | £1,801,246 | £1,490,644 | Non-viability | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £1,672,133 | £4,569,171 | £2,897,038 | Non-viability | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £1,042,010 | £3,546,388 | £2,504,379 | Non-viability | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £2,253,147 | £8,844,274 | £6,591,128 | Non-viability | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £755,051 | £1,783,985 | £1,028,934 | Non-viability | 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 | £28,831,942 | £97,064,778 | £68,232,836 | Non-viability | AH required | 0 |
| 57 | Residential MU | Core | £7,500,198 | £8,495,344 | £95,145 | Non-viability | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £1,620,710 | £10,804,332 | £9,183,622 | Non-viability | AH required | 0 |
| 59 | Residential MU | Core | £3,189,230 | £25,644,772 | £22,455,542 | Non-viability | AH required | 0 |
| 60 | Residential MU | Core | £1,834,791 | £8,237,341 | £6,402,549 | Non-viability | 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-viability | 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-viability | AH required | 0 |
| 73 | Residential only on existing office | Prime | £66,023,075 | £91,825,014 | £25,801,939 | Non-viability | AH required | 0 |
| 74 | Residential only on existing office | Core | £15,238,356 | £30,111,090 | £14,872,734 | Non-viability | AH required | 0 |
| 75 | Residential only on existing office | Core | £30,488,065 | £60,222,180 | £29,734,115 | Non-viability | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £4,032,177 | £10,170,126 | £6,137,949 | Non-viability | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £8,076,019 | £20,340,252 | £12,264,233 | Non-viability | 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 | £13,963,948 | £14,225,623 | £241,675 | Non-viability | 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 | £145,071,808 | £39,030,841 | £106,040,967 | 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-viability | 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-viability | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £77,932,095 | £102,447,659 | £24,515,564 | Non-viability | 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 govt building | Prime | £53,053,320 | £0 | £53,053,320 | Viability | AH required | 0 |
| 108 | Hotel on existing govt 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-viability | 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-viability | 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 retail | 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 | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,909,219 | £42,706,604 | £35,202,615 | Viability | No resi | 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-viability | 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-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £218,541 | £228,331 | £9,789 | Non-viability | 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 | £3,333,243 | £21,677,213 | £18,343,970 | Non-viability | No AH required | 0 |
| 131 | Casino on existing hotel | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 47 schemes | | 143 | | AH percentage | | 35% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---|-------------------|--|
| | | Sustainability: | | On | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | Com PIL | |
| 1 | Office MU | Prime | £45,665,201 | £36,094,248 | £9,570,953 | Viable | | AH required | 0 | | |
| 2 | Office - MU with resi and retail | Prime | £33,719,393 | £21,459,506 | £12,259,887 | Viable | | AH required | 0 | | |
| 3 | Residential only on existing office | Core | £378,321 | £1,535,666 | £1,157,344 | Non-viable | | No AH required | 0 | | |
| 4 | Residential only on existing resi | Prime | £2,818,857 | £5,976,526 | £3,157,669 | Non-viable | | No AH required | 0 | | |
| 5 | Hotel with resi | Prime | £9,441,985 | £3,963,133 | £5,478,852 | Viable | | No AH required | 0 | | |
| 6 | Retail MU | Prime | £120,891,447 | £27,987,321 | £92,904,126 | Viable | | No AH required | 0 | | |
| 7 | Residential only on existing office | Core | £3,203,535 | £7,561,217 | £4,357,683 | Non-viable | | AH required | 0 | | |
| 8 | Residential only on existing office | Prime | £2,258,195 | £4,995,281 | £2,737,086 | Non-viable | | No AH required | 0 | | |
| 9 | D1 | Core | £462,136 | £761,410 | £1,223,546 | Non-viable | | No resi | 0 | | |
| 10 | Residential only on existing office | Prime | £4,060,587 | £10,064,022 | £6,003,434 | Non-viable | | AH required | 0 | | |
| 11 | Office - MU | Prime | £101,621,105 | £96,875,390 | £4,745,715 | Viable | | AH required | 0 | | |
| 12 | Residential MU | Core | £27,141,692 | £4,416,346 | £22,725,346 | Viable | | AH required | 0 | | |
| 13 | Retail only | Prime | £36,247,129 | £8,980,477 | £27,266,651 | Viable | | No resi | 0 | | |
| 14 | Residential only on existing resi | Core | £485,480 | £1,451,647 | £966,167 | Non-viable | | No AH required | 0 | | |
| 15 | Office - MU | Prime | £196,370,395 | £162,430,981 | £33,939,414 | Viable | | No resi | 0 | | |
| 16 | Residential only on existing resi | Prime | £3,872,464 | £8,912,901 | £5,040,437 | Non-viable | | AH required | 0 | | |
| 17 | Residential only on existing office | Core | £400,974 | £554,044 | £153,070 | Non-viable | | No AH required | 0 | | |
| 18 | Residential only on existing resi | Fringe | £151,758 | £1,012,869 | £861,111 | Non-viable | | No AH required | 0 | | |
| 19 | Residential only on existing other | Fringe | £793,188 | £150,920 | £642,268 | Viable | | AH required | 0 | | |
| 20 | Residential only on existing other | Fringe | £8,237,083 | £1,396,651 | £6,840,432 | Viable | | AH required | 0 | | |
| 21 | Residential only on existing resi | Fringe | £406,503 | £211,503 | £195,001 | Viable | | No AH required | 0 | | |
| 22 | Office - MU | Fringe | £5,184,827 | £3,370,390 | £1,814,447 | Viable | | No AH required | 0 | | |
| 23 | Residential MU | Core | £16,707,810 | £2,305,548 | £14,402,262 | Viable | | AH required | 0 | | |
| 24 | Residential only on existing office | Core | £1,751,503 | £5,504,307 | £3,752,804 | Non-viable | | AH required | 0 | | |
| 25 | Residential only on existing resi | Core | £1,605,343 | £1,805,183 | £199,840 | Non-viable | | No resi | 0 | | |
| 26 | Residential only on existing resi | Core | £502,746 | £728,860 | £226,113 | Non-viable | | No AH required | 0 | | |
| 27 | Residential only on existing office | Core | £1,923,975 | £5,112,863 | £3,188,889 | Non-viable | | No AH required | 0 | | |
| 28 | Residential only on existing resi | Core | £454,116 | £1,232,468 | £778,352 | Non-viable | | No AH required | 0 | | |
| 29 | Residential only on existing office | Core | £1,936,169 | £4,858,502 | £2,922,332 | Non-viable | | AH required | 0 | | |
| 30 | Residential only on existing resi | Core | £158,396 | £732,549 | £574,153 | Non-viable | | No AH required | 0 | | |
| 31 | Hotel | Core | £2,732,722 | £2,830,527 | £97,805 | Non-viable | | No resi | 0 | | |
| 32 | Residential only on existing office | Core | £1,680,757 | £4,577,890 | £2,897,133 | Non-viable | | No AH required | 0 | | |
| 33 | Residential MU | Core | £47,516,073 | £23,700,153 | £23,815,920 | Viable | | AH required | 0 | | |
| 34 | Office - MU | Core | £68,460,328 | £56,741,251 | £11,719,077 | Viable | | No AH required | 0 | | |
| 35 | Residential only on existing resi | Core | £535,442 | £855,497 | £320,055 | Non-viable | | No AH required | 0 | | |
| 36 | Residential only on existing office | Core | £2,161,477 | £3,406,913 | £1,245,436 | Non-viable | | AH required | 0 | | |
| 37 | Residential only on existing other | Core | £1,611,481 | £8,378,517 | £6,767,036 | Non-viable | | No AH required | 0 | | |
| 38 | Residential only on existing other | Core | £1,071,150 | £2,562,115 | £1,490,965 | Non-viable | | No AH required | 0 | | |
| 39 | Residential only on existing resi | Prime | £914,957 | £2,801,187 | £1,886,230 | Non-viable | | No AH required | 0 | | |
| 40 | Residential only on existing resi | Prime | £1,723,753 | £4,805,181 | £3,081,428 | Non-viable | | No AH required | 0 | | |
| 41 | Residential only on existing resi | Prime | £1,197,767 | £2,273,820 | £1,076,053 | Non-viable | | No AH required | 0 | | |
| 42 | Residential only on existing office | Prime | £15,967,484 | £35,554,646 | £19,567,162 | Non-viable | | AH required | 0 | | |
| 43 | Residential MU | Prime | £800,953,147 | £13,559,176 | £787,393,970 | Viable | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £22,824,391 | £87,019,530 | £64,195,138 | Non-viable | | AH required | 0 | | |
| 45 | Residential MU | Prime | £2,119,910 | £1,201,233 | £918,677 | Viable | | No AH required | 0 | | |
| 46 | Residential only on existing office | Prime | £1,265,601 | £14,049,227 | £12,783,626 | Non-viable | | AH required | 0 | | |
| 47 | Hotel - convy of car park | Core | £2,493,211 | £203,774 | £2,289,437 | Viable | | No resi | 0 | | |
| 48 | Office | Core | £1,342,270 | £1,116,010 | £227,259 | Viable | | No resi | 0 | | |
| 49 | Residential only on existing resi | Prime | £585,471 | £3,863,488 | £3,278,017 | Non-viable | | No AH required | 0 | | |
| 50 | Residential only on existing resi | Prime | £408,940 | £1,801,246 | £1,392,307 | Non-viable | | No AH required | 0 | | |
| 51 | Residential only on existing resi | Prime | £1,908,495 | £4,569,171 | £2,660,676 | Non-viable | | No AH required | 0 | | |
| 52 | Residential only on existing resi | Prime | £1,190,141 | £3,546,388 | £2,356,248 | Non-viable | | No AH required | 0 | | |
| 53 | Residential only on existing resi | Prime | £2,654,646 | £8,844,274 | £6,189,629 | Non-viable | | AH required | 0 | | |
| 54 | Residential only on existing resi | Prime | £884,376 | £1,783,985 | £899,609 | Non-viable | | No AH required | 0 | | |
| 55 | Residential only on existing other | Prime | £132,704,208 | £64,263,076 | £68,441,132 | Viable | | AH required | 0 | | |
| 56 | Residential only on existing resi | Prime | £30,710,162 | £97,064,778 | £66,354,615 | Non-viable | | AH required | 0 | | |
| 57 | Residential MU | Core | £8,314,763 | £8,495,344 | £180,581 | Non-viable | | AH required | 0 | | |
| 58 | Residential only on former hotel/resi | Core | £2,375,708 | £10,804,332 | £8,428,624 | Non-viable | | AH required | 0 | | |
| 59 | Residential MU | Core | £3,899,950 | £25,644,772 | £21,744,822 | Non-viable | | AH required | 0 | | |
| 60 | Residential MU | Core | £2,108,579 | £8,237,341 | £6,128,761 | Non-viable | | AH required | 0 | | |
| 61 | Residential MU | Core | £5,178,637 | £696,707 | £4,481,930 | Viable | | AH required | 0 | | |
| 62 | Office - Mu with resi | Prime | £629,880,602 | £406,054,545 | £223,826,057 | Viable | | AH required | 0 | | |
| 63 | Office and hotel | Prime | £80,177,910 | £76,957,293 | £3,220,616 | Viable | | No resi | 0 | | |
| 64 | Retail only | Prime | £48,737,749 | £13,788,890 | £34,948,859 | Viable | | No resi | 0 | | |
| 65 | Residential only | Core | £631,242 | £648,050 | £16,807 | Non-viable | | No AH required | 0 | | |
| 66 | Hotel extension | Core | £106,521 | £0 | £106,521 | Viable | | No resi | 0 | | |
| 67 | Hotel extension | Core | £280,280 | £0 | £280,280 | Viable | | No resi | 0 | | |
| 68 | Hotel extension | Core | £85,534 | £0 | £85,534 | Viable | | No resi | 0 | | |
| 69 | Office | Fringe | £310,673 | £0 | £310,673 | Viable | | No resi | 0 | | |
| 70 | Hotel extension | Core | £74,897 | £0 | £74,897 | Viable | | No resi | 0 | | |
| 71 | Hotel extension | Core | £385,292 | £0 | £385,292 | Viable | | No resi | 0 | | |
| 72 | Residential only on existing office | Prime | £39,520,952 | £45,912,507 | £6,391,555 | Non-viable | | AH required | 0 | | |
| 73 | Residential only on existing office | Prime | £74,400,773 | £91,825,014 | £17,424,242 | Non-viable | | AH required | 0 | | |
| 74 | Residential only on existing office | Core | £17,694,802 | £30,111,090 | £12,416,288 | Non-viable | | AH required | 0 | | |
| 75 | Residential only on existing office | Core | £35,399,540 | £60,222,180 | £24,822,640 | Non-viable | | AH required | 0 | | |
| 76 | Residential only on existing office | Fringe | £5,433,861 | £10,170,126 | £4,736,265 | Non-viable | | AH required | 0 | | |
| 77 | Residential only on existing office | Fringe | £10,877,929 | £20,340,252 | £9,462,323 | Non-viable | | AH required | 0 | | |
| 78 | Office on existing office | Prime | £63,510,999 | £45,912,507 | £17,598,492 | Viable | | No resi | 0 | | |
| 79 | Office on existing office | Core | £33,867,362 | £22,956,254 | £10,911,108 | Viable | | No resi | 0 | | |
| 80 | Office on existing office | Core | £48,400,315 | £21,077,763 | £27,322,552 | Viable | | AH required | 0 | | |
| 81 | Office on existing office | Core | £38,717,937 | £15,055,545 | £23,662,392 | Viable | | AH required | 0 | | |
| 82 | Office on existing office | Fringe | £26,593,265 | £10,170,126 | £16,423,139 | Viable | | No resi | 0 | | |
| 83 | Office on existing office | Fringe | £14,177,646 | £5,085,063 | £9,092,583 | Viable | | No resi | 0 | | |
| 84 | Retail on existing retail | Prime | £117,241,157 | £23,265,485 | £93,975,672 | Viable | | No resi | 0 | | |
| 85 | Retail on existing retail | Prime | £208,437,617 | £46,530,970 | £161,906,647 | Viable | | No resi | 0 | | |
| 86 | Retail on existing retail | Prime | £117,240,880 | £23,265,485 | £93,975,395 | Viable | | No resi | 0 | | |
| 87 | Retail on existing retail | Prime | £208,437,340 | £46,530,970 | £161,906,370 | Viable | | No resi | 0 | | |
| 88 | Retail on existing retail | Core | £26,545,143 | £11,861,642 | £14,683,501 | Viable | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £47,200,688 | £23,723,283 | £23,477,405 | Viable | | No resi | 0 | | |
| 90 | Retail on existing retail | Fringe | £7,861,615 | £7,112,811 | £748,804 | Viable | | No resi | 0 | | |
| 91 | Retail on existing retail | Fringe | £13,965,744 | £14,225,623 | £239,878 | Non-viable | | No resi | 0 | | |
| 92 | Hotel | Core | £4,598,061 | £2,830,527 | £1,767,533 | Viable | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £164,916,391 | £39,030,841 | £125,885,550 | Viable | | AH required | 0 | | |
| 94 | Retail with resi on existing office and B8 | Prime | £510,470,908 | £79,565,718 | £430,905,190 | Viable | | AH required | 0 | | |
| 95 | Retail with resi on existing retail and office | Prime | £190,767,839 | £44,867,576 | £145,900,264 | Viable | | AH required | 0 | | |
| 96 | Retail with office on existing retail and office | Prime | £173,373,546 | £96,551,115 | £76,822,431 | Viable | | No resi | 0 | | |
| 97 | Retail on existing office and retail | Prime | £125,810,397 | £56,058,737 | £69,751,661 | Viable | | AH required | 0 | | |
| 98 | Retail on existing office and retail | Prime | £109,588,996 | £107,910,141 | £1,678,855 | Viable | | AH required | 0 | | |
| 99 | Retail with office on existing C2 | Prime | £467,099,282 | £61,821,282 | £405,278,000 | Viable | | AH required | 0 | | |
| 100 | Retail with office/resi on existing office | Prime | £147,183,388 | £162,373,283 | £15,189,895 | Non-viable | | AH required | 0 | | |
| 101 | Retail with office on existing retail | Prime | £83,264,260 | £102,447,659 | £19,183,398 | Non-viable | | AH required | 0 | | |
| 102 | Retail with office on existing retail | Prime | £16,665,922 | £9,623,923 | £7,041,999 | Viable | | No AH required | 0 | | |
| 103 | Retail with office on existing retail and office | Prime | £77,913,623 | £42,706,604 | £35,207,019 | Viable | | No resi | 0 | | |
| 104 | Retail on existing office and retail | Prime | £9,284,992 | £8,103,869 | £1,181,124 | Viable | | No AH required | 0 | | |
| 105 | Retail with resi on existing office | Prime | £5,724,206 | £3,324,731 | £2,399,475 | Viable | | No AH required | 0 | | |
| 106 | Retail on existing retail and office | Prime | £31,434,266 | £15,150,034 | £16,284,232 | Viable | | No AH required | 0 | | |
| 107 | Hotel on existing govt building | Prime | £53,784,470 | £0 | £53,784,470 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt building | Prime | £24,193,559 | £577,713 | £23,615,847 | Viable | | No resi | 0 | | |
| 109 | Hotel with retail on existing members club | Prime | £18,717,845 | £463,008 | £18,254,837 | Viable | | No resi | 0 | | |
| 110 | Hotel on existing office | Prime | £2,711,555 | £6,602,219 | £3,890,663 | Non-viable | | No resi | 0 | | |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,041,691 | £0 | £1,041,691 | Viable | | No resi | 0 | | |
| 112 | Hotel on existing office | Core | £5,409,857 | £15,019,412 | £9,609,554 | Non-viable | | No resi | 0 | | |
| 113 | Office with resi on existing C2 | Prime | £467,097,431 | £61,821,282 | £405,276,149 | Viable | | AH required | 0 | | |
| 114 | Office with resi on existing office and B8 | Prime | £502,924,358 | £79,565,718 | £423,358,640 | Viable | | AH required | 0 | | |
| 115 | Office with retail on existing office and retail | Prime | £384,082,927 | £248,517,253 | £135,565,674 | Viable | | No resi | 0 | | |
| 116 | | | | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | 49 schemes | 25% | | | AH percentage | 25% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | Com PIL |
| 1 | Office MU | Prime | £46,799,021 | £36,094,248 | £10,704,773 | Viable | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £34,758,868 | £21,459,506 | £13,299,362 | Viable | AH required | 0 |
| 3 | Residential only on existing office | Core | £563,495 | £1,535,666 | £972,170 | Non-viable | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £3,540,671 | £5,976,526 | £2,435,855 | Non-viable | No AH required | 0 |
| 5 | Hotel with resi | Prime | £10,020,199 | £3,963,133 | £6,057,066 | Viable | No AH required | 0 |
| 6 | Retail MU | Prime | £121,473,466 | £27,987,321 | £93,486,145 | Viable | No AH required | 0 |
| 7 | Residential only on existing office | Core | £4,186,081 | £7,561,237 | £3,375,156 | Non-viable | AH required | 0 |
| 8 | Residential only on existing office | Prime | £2,834,980 | £4,995,281 | £2,160,301 | 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 | £5,297,157 | £10,084,022 | £4,786,865 | Non-viable | AH required | 0 |
| 11 | Office - MU | Prime | £102,691,716 | £96,875,390 | £5,816,326 | Viable | AH required | 0 |
| 12 | Residential MU | Core | £33,331,143 | £4,416,346 | £28,914,797 | Viable | AH required | 0 |
| 13 | Retail only | Prime | £36,247,649 | £8,980,477 | £27,267,172 | Viable | No resi | 0 |
| 14 | Residential only on existing resi | Core | £617,664 | £1,451,647 | £833,983 | Non-viable | No AH required | 0 |
| 15 | Office - MU | Prime | £196,370,987 | £162,430,981 | £33,940,006 | Viable | No resi | 0 |
| 16 | Residential only on existing resi | Prime | £5,063,019 | £8,912,901 | £3,849,883 | Non-viable | AH required | 0 |
| 17 | Residential only on existing office | Core | £551,574 | £554,044 | £2,471 | Non-viable | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £222,804 | £1,012,869 | £790,065 | Non-viable | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £1,201,182 | £150,920 | £1,050,261 | Viable | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £12,788,030 | £1,396,651 | £11,391,386 | Viable | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £547,855 | £211,503 | £336,353 | Viable | No AH required | 0 |
| 22 | Office - MU | Fringe | £5,408,568 | £3,370,390 | £2,038,186 | Viable | No AH required | 0 |
| 23 | Residential MU | Core | £24,738,463 | £2,305,548 | £22,432,914 | Viable | AH required | 0 |
| 24 | Residential only on existing office | Core | £2,403,738 | £5,504,307 | £3,100,569 | 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 | £637,974 | £728,860 | £90,886 | Non-viable | No AH required | 0 |
| 27 | Residential only on existing office | Core | £2,557,876 | £5,112,863 | £2,554,987 | Non-viable | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £576,535 | £1,232,468 | £655,932 | Non-viable | No AH required | 0 |
| 29 | Residential only on existing office | Core | £2,606,762 | £4,858,502 | £2,251,740 | Non-viable | AH required | 0 |
| 30 | Residential only on existing resi | Core | £224,664 | £732,549 | £507,885 | 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 | £2,193,028 | £4,577,890 | £2,384,862 | Non-viable | No AH required | 0 |
| 33 | Residential MU | Core | £49,829,807 | £23,700,153 | £26,129,654 | Viable | AH required | 0 |
| 34 | Office - MU | Core | £68,864,177 | £56,741,251 | £12,122,925 | Viable | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £699,508 | £855,497 | £155,989 | Non-viable | No AH required | 0 |
| 36 | Residential only on existing office | Core | £2,882,700 | £3,406,913 | £524,213 | Non-viable | AH required | 0 |
| 37 | Residential only on existing other | Core | £2,151,869 | £8,378,517 | £6,226,649 | Non-viable | No AH required | 0 |
| 38 | Residential only on existing other | Core | £1,424,605 | £2,562,115 | £1,137,510 | Non-viable | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £1,137,481 | £2,801,187 | £1,663,707 | Non-viable | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £2,141,139 | £4,805,181 | £2,664,042 | Non-viable | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £1,459,573 | £2,273,820 | £814,248 | Non-viable | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £19,476,199 | £35,554,646 | £16,078,447 | Non-viable | AH required | 0 |
| 43 | Residential MU | Prime | £958,659,333 | £13,559,176 | £945,100,157 | Viable | AH required | 0 |
| 44 | Residential only on existing other | Prime | £29,204,143 | £87,019,530 | £57,815,386 | Non-viable | AH required | 0 |
| 45 | Residential MU | Prime | £2,193,421 | £1,201,233 | £992,188 | Viable | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £1,864,738 | £14,049,227 | £12,184,489 | Non-viable | AH required | 0 |
| 47 | Hotel - convy of car park | Core | £2,495,097 | £203,774 | £2,291,322 | Viable | No resi | 0 |
| 48 | Office | Core | £1,344,226 | £1,115,010 | £229,215 | Viable | No resi | 0 |
| 49 | Residential only on existing resi | Prime | £865,902 | £3,863,488 | £2,997,587 | Non-viable | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £605,616 | £1,801,246 | £1,195,631 | Non-viable | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £2,381,220 | £4,569,171 | £2,187,951 | Non-viable | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £1,486,402 | £3,546,388 | £2,059,987 | Non-viable | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £3,457,642 | £8,844,274 | £5,386,633 | Non-viable | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £1,143,026 | £1,783,985 | £640,958 | Non-viable | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £170,523,418 | £64,263,076 | £106,566,342 | Viable | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £38,430,833 | £97,064,778 | £58,633,945 | Non-viable | AH required | 0 |
| 57 | Residential MU | Core | £9,943,890 | £8,495,344 | £1,448,546 | Viable | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £3,885,704 | £10,804,332 | £6,918,628 | Non-viable | AH required | 0 |
| 59 | Residential MU | Core | £5,321,389 | £25,644,772 | £20,323,383 | Non-viable | AH required | 0 |
| 60 | Residential MU | Core | £2,656,156 | £8,237,341 | £5,581,184 | Non-viable | AH required | 0 |
| 61 | Residential MU | Core | £6,764,766 | £696,707 | £6,068,059 | Viable | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £652,762,552 | £406,054,545 | £246,708,006 | Viable | AH required | 0 |
| 63 | Office and hotel | Prime | £80,180,398 | £76,957,293 | £3,223,105 | Viable | No resi | 0 |
| 64 | Retail only | Prime | £48,740,357 | £13,788,890 | £34,951,466 | Viable | No resi | 0 |
| 65 | Residential only | Core | £794,337 | £648,050 | £146,287 | Viable | No AH required | 0 |
| 66 | Hotel extension | Core | £109,211 | £0 | £109,211 | Viable | No resi | 0 |
| 67 | Hotel extension | Core | £263,010 | £0 | £263,010 | Viable | No resi | 0 |
| 68 | Hotel extension | Core | £88,305 | £0 | £88,305 | Viable | No resi | 0 |
| 69 | Office | Fringe | £313,494 | £0 | £313,494 | Viable | No resi | 0 |
| 70 | Hotel extension | Core | £77,750 | £0 | £77,750 | Viable | No resi | 0 |
| 71 | Hotel extension | Core | £388,185 | £0 | £388,185 | Viable | No resi | 0 |
| 72 | Residential only on existing office | Prime | £48,423,530 | £45,912,507 | £2,511,023 | Viable | AH required | 0 |
| 73 | Residential only on existing office | Prime | £91,156,166 | £91,825,014 | £331,152 | Non-viable | AH required | 0 |
| 74 | Residential only on existing office | Core | £22,607,696 | £30,111,090 | £7,503,394 | Non-viable | AH required | 0 |
| 75 | Residential only on existing office | Core | £45,222,487 | £60,222,180 | £14,999,693 | Non-viable | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £8,237,228 | £10,170,126 | £1,932,898 | Non-viable | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £16,481,746 | £20,340,252 | £3,858,506 | Non-viable | AH required | 0 |
| 78 | Office on existing office | Prime | £63,514,081 | £45,912,507 | £17,601,574 | Viable | No resi | 0 |
| 79 | Office on existing office | Prime | £33,870,483 | £22,956,254 | £10,914,229 | Viable | No resi | 0 |
| 80 | Office on existing office | Core | £50,892,742 | £21,077,763 | £29,814,979 | Viable | AH required | 0 |
| 81 | Office on existing office | Core | £40,704,540 | £15,555,545 | £25,148,995 | Viable | AH required | 0 |
| 82 | Office on existing office | Fringe | £26,596,503 | £10,170,126 | £16,426,376 | Viable | No resi | 0 |
| 83 | Office on existing office | Fringe | £14,180,925 | £5,085,063 | £9,095,862 | Viable | No resi | 0 |
| 84 | Retail on existing retail | Prime | £117,244,475 | £23,265,485 | £93,978,990 | Viable | No resi | 0 |
| 85 | Retail on existing retail | Prime | £208,440,975 | £46,530,970 | £161,910,005 | Viable | No resi | 0 |
| 86 | Retail on existing retail | Prime | £117,244,277 | £23,265,485 | £93,978,792 | Viable | No resi | 0 |
| 87 | Retail on existing retail | Prime | £208,440,777 | £46,530,970 | £161,909,807 | Viable | No resi | 0 |
| 88 | Retail on existing retail | Core | £26,548,618 | £11,861,642 | £14,686,977 | Viable | AH required | 0 |
| 89 | Retail on existing retail | Core | £47,204,203 | £23,723,283 | £23,480,920 | Viable | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £7,865,171 | £7,112,811 | £752,359 | Viable | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £13,969,339 | £14,225,623 | £236,284 | Non-viable | No resi | 0 |
| 92 | Hotel | Core | £4,601,752 | £2,830,527 | £1,771,224 | Viable | No resi | 0 |
| 93 | Resi on existing other | Prime | £202,805,560 | £39,030,941 | £163,764,619 | Viable | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £532,757,191 | £79,565,718 | £453,191,473 | Viable | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £192,332,493 | £44,867,576 | £147,464,917 | Viable | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £173,377,337 | £96,551,115 | £76,826,222 | Viable | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £128,696,409 | £56,058,737 | £72,637,673 | Viable | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £117,437,502 | £107,910,141 | £9,527,361 | Viable | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £502,401,957 | £61,821,282 | £440,580,676 | Viable | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £161,159,675 | £162,373,283 | £1,213,608 | Non-viable | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £93,928,591 | £102,447,659 | £8,519,068 | Non-viable | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £17,212,027 | £9,623,923 | £7,588,104 | Viable | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £77,917,691 | £42,706,604 | £35,211,087 | Viable | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £10,140,471 | £8,103,869 | £2,036,603 | Viable | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,367,158 | £3,324,731 | £2,042,427 | Viable | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £32,190,374 | £15,150,034 | £17,040,339 | Viable | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £55,246,769 | £0 | £55,246,769 | Viable | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £24,197,826 | £577,713 | £23,620,113 | Viable | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £18,722,150 | £463,008 | £18,259,142 | Viable | 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 | Viable | 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 | £502,400,636 | £61,821,282 | £440,579,354 | Viable | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £524,882,044 | £79,565,718 | £445,316,326 | Viable | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £384,087,469 | £248,517,253 | £135,570,216 | Viable | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £45,996,520 | £22,463,653 | £23,532,866 | Viable | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £196,819,242 | £167,038,984 | £29,780,258 | Viable | No resi | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,916,210 | £42,706,604 | £35,209,606 | Viable | No resi | 0 |
| 119 | Office on existing office | Prime | £35,560,447 | £29,292,180 | £6,268,268 | Viable | No resi | 0 |
| 120 | Office on existing office | Prime | £18,900,702 | £12,429,534 | £6,471,168 | Viable | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £173,374,868 | £96,551,115 | £76,823,753 | Viable | No resi | 0 |
| 122 | Office on existing office | Prime | £14,658,460 | £12,185,179 | £2,473,281 | Viable | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £283,677,077 | £53,363,808 | £230,313,269 | Viable | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £26,851,497 | £37,851,433 | £10,999,936 | Non-viable | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £638,784,468 | £505,208,870 | £133,575,598 | Viable | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £66,359,718 | £130,749 | £66,228,969 | Viable | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £8,856,259 | £16,541,101 | £7,684,841 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £210,608 | £228,331 | £17,723 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,674,175 | £106,805,519 | £221,868,656 | Viable | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £4,755,576 | £21,677,213 | £16,921,637 | Non-viable | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,729,431 | £126,600,078 | £18,129,353 | Viable | No resi | 0 |

WESTMINSTER LOCAL PLAN

| Viable and AH reqrd 52 schemes 100% Sustainability: On Commercial AH cont Off | | | | | | AH percentage Rented percentage | | 20% 40% |
|---|---|--------|----------------|--------------|-----------------|---------------------------------|----------------|---------|
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | Com PIL |
| 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 | -£1,222,997 | 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 | £3,370,380 | £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 | -£474,751 | Non-viable | No AH required | 0 |
| 31 | Hotel | Core | £2,734,602 | £2,830,527 | -£95,926 | 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 | Prime | £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 | 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 - convy of car park | Core | £2,496,039 | £203,774 | £2,292,265 | Viable | No resi | 0 |
| 48 | Office | Core | £1,345,203 | £1,115,010 | £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 | AH required | 0 |
| 57 | Residential MU | Core | £10,758,454 | £8,495,344 | £2,263,111 | 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 | £2,925,945 | £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 | £664,203,527 | £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 | £63,515,621 | £45,912,507 | £17,603,114 | 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 | £41,697,842 | £15,055,545 | £26,642,297 | 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 | £4,605,597 | £2,830,527 | £1,775,069 | Viable | No resi | 0 |
| 93 | Resi on existing other | Prime | £221,750,143 | £92,039,841 | £129,710,302 | Viable | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £543,900,333 | £79,568,718 | £464,331,615 | 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 | £5,774,537 | 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 | £8,073,636 | £3,324,781 | £4,748,855 | 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 govt building | Prime | £55,977,919 | £0 | £55,977,919 | Viable | AH required | 0 |
| 108 | Hotel on existing govt 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 | £18,261,295 | 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 | £535,860,886 | £79,565,718 | £456,295,168 | Viable | AH required | 0 |
| 115 | Office with retail on existing office and retail | 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 | £198,364,317 | £167,038,884 | £31,325,433 | Viable | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,818,541 | £42,706,604 | £35,211,937 | Viable | No resi | 0 |
| 119 | Office on existing office | Prime | £35,562,798 | £29,292,180 | £6,270,619 | Viable | No resi | 0 |
| 120 | Office on existing office | Prime | £18,903,073 | £12,429,534 | £6,473,539 | Viable | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £173,377,258 | £96,551,115 | £76,826,143 | Viable | No resi | 0 |
| 122 | Office on existing office | Prime | £14,849,387 | £12,185,179 | £2,664,207 | Viable | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £290,687,441 | £53,363,808 | £237,323,633 | Viable | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £29,653,887 | £37,851,433 | -£8,197,546 | Non-viable | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £646,260,821 | £505,208,870 | £141,051,952 | Viable | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £72,792,589 | £130,749 | £72,661,840 | Viable | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £9,989,380 | £16,541,101 | -£6,551,720 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£207,963 | £228,331 | -£436,294 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,676,763 | £16,805,519 | £311,871,243 | Viable | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £5,229,686 | £21,677,213 | -£16,447,527 | Non-viable | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,732,058 | £126,600,078 | £18,131,980 | Viable | No resi | 0 |
| 132 | Casino with leisure on existing retail and hotel | Prime | £328,2 | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | A3 schemes | On | Commercial AH cont | On | AH percentage | 50% |
|--------------|---|------------------------|--------------|--------------------|--------------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | On | AH percentage | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | Com PIL |
| 1 | Office MU | Prime | £43,964,472 | £36,094,248 | £7,870,225 | Viability | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £32,160,180 | £21,459,506 | £10,700,675 | Viability | AH required | 0 |
| 3 | Residential only on existing office | Core | £100,560 | £1,535,666 | -£1,435,105 | Non-viability | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £1,736,136 | £5,976,526 | -£4,240,390 | Non-viability | No AH required | 0 |
| 5 | Hotel with resi | Prime | £8,574,664 | £3,963,133 | £4,611,531 | Viability | No AH required | 0 |
| 6 | Retail MU | Prime | £120,018,416 | £27,987,321 | £92,031,095 | Viability | No AH required | 0 |
| 7 | Residential only on existing office | Core | £1,729,715 | £7,561,217 | -£5,831,503 | Non-viability | AH required | 0 |
| 8 | Residential only on existing office | Prime | £1,393,017 | £4,995,281 | -£3,602,263 | Non-viability | No AH required | 0 |
| 9 | D1 | Core | -£462,685 | £761,410 | -£1,224,095 | Non-viability | No resi | 0 |
| 10 | Residential only on existing office | Prime | £2,205,734 | £10,064,022 | -£7,858,288 | Non-viability | AH required | 0 |
| 11 | Office - MU | Prime | £100,015,188 | £96,875,390 | £3,139,798 | Viability | AH required | 0 |
| 12 | Residential MU | Core | £17,824,896 | £4,416,346 | £13,408,550 | Viability | AH required | 0 |
| 13 | Retail only | Prime | £36,246,346 | £8,980,477 | £27,265,869 | Viability | No resi | 0 |
| 14 | Residential only on existing resi | Core | £287,203 | £1,451,647 | -£1,164,444 | Non-viability | No AH required | 0 |
| 15 | Office - MU | Prime | £196,369,507 | £162,430,981 | £33,938,525 | Viability | No resi | 0 |
| 16 | Residential only on existing resi | Prime | £2,086,633 | £8,912,901 | -£6,826,269 | Non-viability | AH required | 0 |
| 17 | Residential only on existing office | Core | £175,074 | £554,044 | -£378,970 | Non-viability | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £45,191 | £1,012,869 | -£967,679 | Non-viability | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £181,198 | £150,920 | £30,278 | Viability | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £1,410,652 | £1,396,651 | £14,001 | Viability | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £194,476 | £211,503 | -£17,027 | Non-viability | No AH required | 0 |
| 22 | Office - MU | Fringe | £4,849,216 | £3,370,390 | £1,478,836 | Viability | No AH required | 0 |
| 23 | Residential MU | Core | £4,661,832 | £2,305,548 | £2,356,284 | Viability | AH required | 0 |
| 24 | Residential only on existing office | Core | £773,150 | £5,504,307 | -£4,731,158 | Non-viability | AH required | 0 |
| 25 | Residential only on existing resi | Core | £1,603,828 | £1,805,183 | -£201,355 | Non-viability | No resi | 0 |
| 26 | Residential only on existing resi | Core | £299,905 | £728,860 | -£428,955 | Non-viability | No AH required | 0 |
| 27 | Residential only on existing office | Core | £973,122 | £5,112,863 | -£4,139,741 | Non-viability | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £270,485 | £1,232,468 | -£961,983 | Non-viability | No AH required | 0 |
| 29 | Residential only on existing office | Core | £930,281 | £4,858,502 | -£3,928,221 | Non-viability | AH required | 0 |
| 30 | Residential only on existing resi | Core | £58,994 | £732,549 | -£673,555 | Non-viability | No AH required | 0 |
| 31 | Hotel | Core | £2,730,842 | £2,830,527 | -£99,685 | Non-viability | No resi | 0 |
| 32 | Residential only on existing office | Core | £912,350 | £4,571,890 | -£3,665,540 | Non-viability | No AH required | 0 |
| 33 | Residential MU | Core | £44,045,473 | £23,700,153 | £20,345,320 | Viability | AH required | 0 |
| 34 | Office - MU | Core | £67,854,555 | £56,741,251 | £11,113,304 | Viability | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £289,345 | £855,497 | -£566,152 | Non-viability | No AH required | 0 |
| 36 | Residential only on existing office | Core | £1,079,642 | £3,406,913 | -£2,327,271 | Non-viability | AH required | 0 |
| 37 | Residential only on existing other | Core | £800,901 | £8,378,517 | -£7,577,616 | Non-viability | No AH required | 0 |
| 38 | Residential only on existing other | Core | £540,967 | £2,562,115 | -£2,021,148 | Non-viability | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £581,173 | £2,801,187 | -£2,220,014 | Non-viability | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £1,097,674 | £4,805,181 | -£3,707,507 | Non-viability | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £805,060 | £2,273,820 | -£1,468,760 | Non-viability | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £10,754,410 | £35,554,646 | -£24,800,235 | Non-viability | AH required | 0 |
| 43 | Residential MU | Prime | £563,797,235 | £13,559,176 | £550,238,059 | Viability | AH required | 0 |
| 44 | Residential only on existing other | Prime | £13,254,762 | £87,019,530 | -£73,764,768 | Non-viability | AH required | 0 |
| 45 | Residential MU | Prime | £2,009,643 | £1,201,233 | £808,410 | Viability | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £366,897 | £14,049,227 | -£13,682,330 | Non-viability | AH required | 0 |
| 47 | Hotel - convy of car park | Core | £2,490,383 | £203,774 | £2,286,608 | Viability | No resi | 0 |
| 48 | Office | Core | £1,333,661 | £1,115,010 | £218,650 | Viability | No resi | 6,225 |
| 49 | Residential only on existing resi | Prime | £164,826 | £3,863,488 | -£3,698,662 | Non-viability | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £113,926 | £1,801,246 | -£1,687,321 | Non-viability | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £1,199,408 | £4,569,171 | -£3,369,763 | Non-viability | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £745,749 | £3,546,388 | -£2,800,639 | Non-viability | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £1,450,151 | £8,844,274 | -£7,394,124 | Non-viability | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £496,401 | £1,783,985 | -£1,287,584 | Non-viability | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £75,516,391 | £64,263,076 | £11,253,315 | Viability | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £19,075,502 | £97,064,778 | -£77,989,276 | Non-viability | AH required | 0 |
| 57 | Residential MU | Core | £5,871,071 | £8,495,344 | -£2,624,272 | Non-viability | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £110,714 | £10,804,332 | -£10,693,618 | Non-viability | AH required | 0 |
| 59 | Residential MU | Core | £1,767,790 | £25,644,772 | -£23,876,982 | Non-viability | AH required | 0 |
| 60 | Residential MU | Core | £1,287,214 | £8,237,341 | -£6,950,126 | Non-viability | AH required | 0 |
| 61 | Residential MU | Core | £2,799,444 | £696,707 | £2,102,737 | Viability | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £595,557,676 | £406,054,545 | £189,503,131 | Viability | AH required | 0 |
| 63 | Office and hotel | Prime | £80,174,177 | £76,957,293 | £3,216,884 | Viability | No resi | 0 |
| 64 | Retail only | Prime | £48,733,838 | £13,788,890 | £34,944,948 | Viability | No resi | 0 |
| 65 | Residential only | Core | £386,601 | £648,050 | -£261,449 | Non-viability | No AH required | 0 |
| 66 | Hotel extension | Core | £102,488 | £0 | £102,488 | Viability | No resi | 0 |
| 67 | Hotel extension | Core | £276,185 | £0 | £276,185 | Viability | No resi | 0 |
| 68 | Hotel extension | Core | £81,378 | £0 | £81,378 | Viability | No resi | 0 |
| 69 | Office | Fringe | £308,455 | £0 | £308,455 | Viability | No resi | 0 |
| 70 | Hotel extension | Core | £70,619 | £0 | £70,619 | Viability | No resi | 0 |
| 71 | Hotel extension | Core | £380,952 | £0 | £380,952 | Viability | No resi | 0 |
| 72 | Residential only on existing office | Prime | £26,162,426 | £45,912,507 | -£19,750,081 | Non-viability | AH required | 0 |
| 73 | Residential only on existing office | Prime | £49,259,076 | £91,825,014 | -£42,565,938 | Non-viability | AH required | 0 |
| 74 | Residential only on existing office | Core | £10,325,463 | £30,111,090 | -£19,785,627 | Non-viability | AH required | 0 |
| 75 | Residential only on existing office | Core | £20,665,118 | £60,222,180 | -£39,557,063 | Non-viability | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £1,228,810 | £10,170,126 | -£8,941,316 | Non-viability | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £2,472,201 | £20,340,252 | -£17,868,050 | Non-viability | AH required | 0 |
| 78 | Office on existing office | Prime | £63,506,378 | £45,912,507 | £17,593,871 | Viability | No resi | 0 |
| 79 | Office on existing office | Prime | £33,862,683 | £22,956,254 | £10,906,429 | Viability | No resi | 0 |
| 80 | Office on existing office | Core | £47,212,715 | £30,111,090 | £17,101,625 | Viability | AH required | 0 |
| 81 | Office on existing office | Core | £25,302,348 | £15,055,545 | £10,246,803 | Viability | AH required | 0 |
| 82 | Office on existing office | Fringe | £26,588,407 | £10,170,126 | £16,418,281 | Viability | No resi | 0 |
| 83 | Office on existing office | Fringe | £14,172,728 | £5,085,063 | £9,087,665 | Viability | No resi | 0 |
| 84 | Retail on existing retail | Prime | £117,236,180 | £23,265,485 | £93,970,694 | Viability | No resi | 0 |
| 85 | Retail on existing retail | Prime | £208,432,581 | £46,530,970 | £161,901,610 | Viability | No resi | 0 |
| 86 | Retail on existing retail | Prime | £117,235,785 | £23,265,485 | £93,970,300 | Viability | No resi | 0 |
| 87 | Retail on existing retail | Prime | £208,432,186 | £46,530,970 | £161,901,216 | Viability | No resi | 0 |
| 88 | Retail on existing retail | Core | £27,704,015 | £11,861,642 | £15,842,373 | Viability | AH required | 0 |
| 89 | Retail on existing retail | Core | £48,832,398 | £23,723,283 | £25,109,115 | Viability | AH required | 0 |
| 90 | Retail on existing retail | Fringe | £7,856,283 | £7,112,811 | £743,472 | Viability | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £13,980,353 | £14,225,623 | -£245,270 | Non-viability | No resi | 0 |
| 92 | Hotel | Core | £4,592,525 | £2,830,527 | £1,761,998 | Viability | No resi | 0 |
| 93 | Resi on existing other | Prime | £108,082,640 | £39,030,941 | £69,051,699 | Viability | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £477,041,482 | £79,565,718 | £397,475,764 | Viability | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £188,420,858 | £44,867,576 | £143,553,283 | Viability | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £173,367,857 | £96,551,115 | £76,816,742 | Viability | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £121,481,380 | £56,058,737 | £65,422,643 | Viability | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £97,816,239 | £107,910,141 | -£10,093,902 | Non-viability | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £414,145,267 | £61,821,282 | £352,323,985 | Viability | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £126,218,957 | £162,373,283 | -£36,154,326 | Non-viability | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £67,267,764 | £102,447,659 | -£35,179,894 | Non-viability | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £15,846,765 | £9,623,923 | £6,222,842 | Viability | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £77,907,520 | £42,706,604 | £35,200,916 | Viability | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £8,001,774 | £8,103,869 | -£102,095 | Non-viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,374,776 | £3,324,731 | £2,049,985 | Viability | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £30,300,104 | £15,150,034 | £15,150,070 | Viability | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £51,591,022 | £0 | £51,591,022 | Viability | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £24,187,161 | £577,713 | £23,609,448 | Viability | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £18,711,387 | £463,008 | £18,248,379 | Viability | No resi | 0 |
| 110 | Hotel on existing office | Prime | £2,704,935 | £6,602,219 | -£3,897,283 | Non-viability | No resi | 0 |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,035,012 | £0 | £1,035,012 | Viability | No resi | 0 |
| 112 | Hotel on existing office | Core | £5,403,222 | £15,019,412 | -£9,616,190 | Non-viability | No resi | 0 |
| 113 | Office with resi on existing C2 | Prime | £414,142,623 | £61,821,282 | £352,321,341 | Viability | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £469,987,830 | £79,565,718 | £390,422,112 | Viability | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £384,076,114 | £248,517,253 | £135,558,861 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £35,512,969 | £22,463,653 | £13,049,315 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £189,087,869 | £167,038,984 | £22,048,884 | Viability | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,904,558 | £42,706,604 | £35,197,954 | Viability | No resi | 0 |
| 119 | Office on existing office | Prime | £35,548,697 | £29,292,180 | £6,256,517 | Viability | No resi | 0 |
| 120 | Office on existing office | Prime | £18,888,853 | £12,429,534 | £6,459,319 | Viability | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £173,362,920 | £96,551,115 | £76,811,805 | Viability | No resi | 0 |
| 122 | Office on existing office | Prime | £13,703,832 | £12,185,179 | £1,518,653 | Viability | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £248,625,258 | £53,363,808 | £195,261,450 | Viability | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £12,839,549 | £37,851,433 | -£25,011,884 | Non-viability | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £601,402,697 | £505,208,870 | £96,193,827 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £34,195,362 | £130,749 | £34,064,613 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Prime | £3,190,659 | £16,541,101 | -£13,350,442 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£223,830 | £228,331 | -£452,161 | Non-viability | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,661,238 | £106,805,519 | £221,855,719 | Viability | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £2,385,023 | £21,677,213 | -£19,292,190 | Non-viability | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,716,293 | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | A3 schemes | On | Commercial AH cont | On | AH percentage | 45% |
|--------------|---|------------------------|--------------|--------------------|--------------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | On | AH percentage | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | 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 | £385,196 | £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 | £3,370,380 | £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 | £1,168,485 | £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 | £16,444,638 | £87,019,530 | -£70,574,892 | Non-viable | 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 | £1,335,206 | £1,115,010 | £220,196 | Viable | 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 | -£1,158,259 | 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 | -£6,676,338 | 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 | Prime | £33,864,242 | £22,956,254 | £10,907,988 | Viable | No resi | 0 |
| 80 | Office on existing office | Core | £47,657,006 | £30,111,090 | £17,545,916 | Viable | AH required | 0 |
| 81 | Office on existing office | Core | £25,669,965 | £15,055,545 | £10,614,020 | 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 | £28,059,914 | £11,861,642 | £16,198,273 | Viable | AH required | 0 |
| 89 | Retail on existing retail | Core | £49,365,412 | £23,723,283 | £25,642,129 | Viable | AH required | 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 | -£243,473 | 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 | £9,030,941 | £87,996,383 | Viable | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £488,184,623 | £79,565,718 | £408,618,906 | Viable | No AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £189,203,195 | £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 | £42,706,604 | £35,202,950 | 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 | £2,166,461 | Viable | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £30,678,156 | £15,150,034 | £15,528,124 | Viable | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £52,322,171 | £0 | £52,322,171 | Viable | AH required | 0 |
| 108 | Hotel on existing govt 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 retail | 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 | £13,506,025 | Viable | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £190,633,944 | £167,038,984 | £23,594,961 | Viable | No AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £77,906,888 | £42,706,604 | £35,200,284 | 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 | £6,461,688 | 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 | £13,894,757 | £12,185,179 | £1,709,578 | Viable | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £255,635,622 | £53,363,808 | £202,271,814 | Viable | 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 | £608,879,051 | £505,208,870 | £103,670,182 | Viable | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £40,628,233 | £130,749 | £40,497,485 | Viable | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £4,323,778 | £16,541,101 | -£12,217,322 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£221,186 | £228,331 | -£449,517 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,663,826 | £106,805,519 | £221,858,306 | Viable | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £2,859,133 | £21,677,213 | -£18,818,080 | Non-viable | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £144,718,921 | £126,600,078 | £18,118,842 | Viable | No resi | 0 |
| 13 | | | | | | | | |

WESTMINSTER LOCAL PLAN

| MINISTER LOCAL PLAN | | | Viable and AH reqrd | | 45 schemes | | 100 | | On | | Commercial AH cont | | On | | AH percentage | | 40% | |
|---------------------|---------------------------------------|--------|---------------------|--------------|-----------------|------------|--------------------|--|----|--|--------------------|--|-------------------|--|---------------|----------------|-------|--|
| | | | Sustainability: | | On | | Commercial AH cont | | On | | AH percentage | | Rented percentage | | 40% | | 40% | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non | | | | | | | | | | Com PIL | | |
| 1 | Office MU | Prime | £45,098,291 | £36,994,248 | £9,004,044 | Viable | | | | | | | | | | AH required | 0 | |
| 2 | Office - MU with resi and retail | Prime | £33,199,655 | £21,459,506 | £11,740,149 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | No AH required | 0 | |
| 6 | Retail MU | Prime | £120,600,436 | £27,987,321 | £92,613,115 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 12 | Residential MU | Core | £24,045,386 | £4,416,346 | £19,629,040 | Viable | | | | | | | | | | AH required | 0 | |
| 13 | Retail only | Prime | £36,246,868 | £8,980,477 | £27,266,391 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 20 | Residential only on existing other | Fringe | £5,961,605 | £1,396,651 | £4,564,955 | Viable | | | | | | | | | | AH required | 0 | |
| 21 | Residential only on existing resi | Fringe | £335,828 | £211,503 | £124,325 | Viable | | | | | | | | | | No AH required | 0 | |
| 22 | Office - MU | Fringe | £5,072,956 | £3,370,380 | £1,702,577 | Viable | | | | | | | | | | No AH required | 0 | |
| 23 | Residential MU | Core | £12,692,484 | £2,305,548 | £10,386,935 | Viable | | | | | | | | | | 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 | £1,424,620 | £4,577,890 | £3,153,270 | Non-viable | | | | | | | | | | No AH required | 0 | |
| 33 | Residential MU | Core | £46,359,207 | £23,700,153 | £22,659,054 | Viable | | | | | | | | | | AH required | 0 | |
| 34 | Office - MU | Core | £68,258,403 | £56,741,251 | £11,517,152 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | No resi | 0 | |
| 48 | Office | Core | £1,336,752 | £1,115,010 | £221,742 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | 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 | £95,145 | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 62 | Office - Mu with resi | Prime | £618,439,626 | £406,054,545 | £212,385,081 | Viable | | | | | | | | | | AH required | 0 | |
| 63 | Office and hotel | Prime | £80,176,666 | £76,957,293 | £3,219,372 | Viable | | | | | | | | | | No resi | 0 | |
| 64 | Retail only | Prime | £48,736,445 | £13,788,890 | £34,947,555 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | No resi | 0 | |
| 67 | Hotel extension | Core | £278,915 | £0 | £278,915 | Viable | | | | | | | | | | No resi | 0 | |
| 68 | Hotel extension | Core | £84,149 | £0 | £84,149 | Viable | | | | | | | | | | No resi | 0 | |
| 69 | Office | Fringe | £309,267 | £0 | £309,267 | Viable | | | | | | | | | | No resi | 0 | |
| 70 | Hotel extension | Core | £73,471 | £0 | £73,471 | Viable | | | | | | | | | | No resi | 0 | |
| 71 | Hotel extension | Core | £383,845 | £0 | £383,845 | Viable | | | | | | | | | | No resi | 0 | |
| 72 | Residential only on existing office | Prime | £35,069,664 | £45,912,507 | £10,842,843 | Non-viable | | | | | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | 48 schemes | 35% | | | AH percentage | 35% |
|--------------|--|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | On | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | 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 | 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 | £16,050 | 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 | £39,030,941 | £126,019,690 | 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 | £18,103,869 | £1,185,034 | Viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,727,676 | £3,324,731 | £2,402,945 | 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 govt building | Prime | £53,859,149 | £0 | £53,859,149 | Viability | AH required | 0 |
| 108 | Hotel on existing govt 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 | £135,703,359 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £40,984,519 | £22,463,653 | £18,520,866 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £193,821,333 | £167,038,984 | £26,782,349 | 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 B8 | 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 | £624,215,293 | £505,208,870 | £119,006,423 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £53,543,421 | £130,749 | £53,412,672 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £6,679,569 | £16,541,101 | £9,861,532 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £207,637 | £229,331 | £21,694 | Non-viability | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and office | Prime | £328,811,716 | £106,805,519 | £222,006,196 | Viability | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £3,815,974 | £21,677,213 | £17,861,238 | Non-viability | No AH required | 0 |
| 131 | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | AS schemes | Off | AH percentage | | 30% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|----------------|
| | | Sustainability: | On | Commercial AH cont | Off | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | Com PIL |
| 1 | Office MU | Prime | £46,232,111 | £36,094,248 | £10,137,863 | Viability | AH required |
| 2 | Office - MU with resi and retail | Prime | £34,239,130 | £21,459,506 | £12,779,624 | Viability | AH required |
| 3 | Residential only on existing office | Core | £470,909 | £1,535,666 | £1,064,757 | Non-viability | No AH required |
| 4 | Residential only on existing resi | Prime | £3,179,763 | £5,976,526 | £2,796,763 | Non-viability | No AH required |
| 5 | Hotel with resi | Prime | £9,731,092 | £3,963,133 | £5,767,960 | Viability | No AH required |
| 6 | Retail MU | Prime | £121,182,456 | £27,987,321 | £93,195,135 | Viability | No AH required |
| 7 | Residential only on existing office | Core | £3,694,808 | £7,561,217 | £3,866,409 | Non-viability | AH required |
| 8 | Residential only on existing office | Prime | £2,546,588 | £4,995,281 | £2,448,693 | Non-viability | No AH required |
| 9 | D1 | Core | £461,953 | £761,410 | £1,223,362 | Non-viability | No resi |
| 10 | Residential only on existing office | Prime | £4,678,872 | £10,064,022 | £5,385,149 | Non-viability | AH required |
| 11 | Office - MU | Prime | £102,156,411 | £96,875,390 | £5,281,021 | Viability | AH required |
| 12 | Residential MU | Core | £30,236,417 | £4,416,346 | £25,820,072 | Viability | AH required |
| 13 | Retail only | Prime | £36,247,388 | £8,980,477 | £27,266,911 | Viability | No resi |
| 14 | Residential only on existing resi | Core | £551,571 | £1,451,647 | £900,076 | Non-viability | No AH required |
| 15 | Office - MU | Prime | £196,370,692 | £162,430,981 | £33,939,710 | Viability | No resi |
| 16 | Residential only on existing resi | Prime | £4,467,742 | £8,912,901 | £4,445,160 | Non-viability | AH required |
| 17 | Residential only on existing office | Core | £476,273 | £554,044 | £77,771 | Non-viability | No AH required |
| 18 | Residential only on existing resi | Fringe | £167,281 | £1,012,869 | £845,588 | Non-viability | No AH required |
| 19 | Residential only on existing other | Fringe | £997,185 | £150,920 | £846,265 | Viability | AH required |
| 20 | Residential only on existing other | Fringe | £10,512,560 | £1,396,651 | £9,115,909 | Viability | AH required |
| 21 | Residential only on existing resi | Fringe | £477,180 | £211,503 | £265,677 | Viability | No AH required |
| 22 | Office - MU | Fringe | £5,296,697 | £3,370,390 | £1,926,317 | Viability | No AH required |
| 23 | Residential MU | Core | £20,723,136 | £2,305,548 | £18,417,588 | Viability | AH required |
| 24 | Residential only on existing office | Core | £2,077,621 | £5,504,307 | £3,426,686 | Non-viability | AH required |
| 25 | Residential only on existing resi | Core | £1,605,849 | £1,805,183 | £199,335 | Non-viability | No resi |
| 26 | Residential only on existing resi | Core | £570,360 | £728,860 | £158,499 | Non-viability | No AH required |
| 27 | Residential only on existing office | Core | £2,240,926 | £5,112,863 | £2,871,938 | Non-viability | No AH required |
| 28 | Residential only on existing resi | Core | £515,325 | £1,232,468 | £717,142 | Non-viability | No AH required |
| 29 | Residential only on existing office | Core | £2,271,465 | £4,858,502 | £2,587,037 | Non-viability | AH required |
| 30 | Residential only on existing resi | Core | £191,530 | £732,549 | £541,019 | Non-viability | No AH required |
| 31 | Hotel | Core | £2,733,349 | £2,830,527 | £97,178 | Non-viability | No resi |
| 32 | Residential only on existing office | Core | £1,336,892 | £4,577,890 | £3,240,998 | Non-viability | No AH required |
| 33 | Residential MU | Core | £48,672,940 | £23,700,153 | £24,972,787 | Viability | AH required |
| 34 | Office - MU | Core | £68,662,252 | £56,741,251 | £11,921,001 | Viability | No AH required |
| 35 | Residential only on existing resi | Core | £617,474 | £855,497 | £238,023 | Non-viability | No AH required |
| 36 | Residential only on existing office | Core | £2,522,088 | £3,406,913 | £884,825 | Non-viability | AH required |
| 37 | Residential only on existing other | Core | £1,881,675 | £8,378,517 | £6,496,842 | Non-viability | No AH required |
| 38 | Residential only on existing other | Core | £1,247,878 | £2,562,115 | £1,314,237 | Non-viability | No AH required |
| 39 | Residential only on existing resi | Prime | £1,026,219 | £2,801,187 | £1,774,968 | Non-viability | No AH required |
| 40 | Residential only on existing resi | Prime | £1,932,446 | £4,805,181 | £2,872,735 | Non-viability | No AH required |
| 41 | Residential only on existing resi | Prime | £1,328,670 | £2,273,820 | £945,150 | Non-viability | No AH required |
| 42 | Residential only on existing office | Prime | £17,731,842 | £35,554,646 | £17,822,804 | Non-viability | AH required |
| 43 | Residential MU | Prime | £879,806,240 | £13,559,176 | £866,247,064 | Viability | AH required |
| 44 | Residential only on existing other | Prime | £26,014,267 | £87,019,530 | £61,005,263 | Non-viability | AH required |
| 45 | Residential MU | Prime | £2,156,665 | £1,201,233 | £955,432 | Viability | No AH required |
| 46 | Residential only on existing office | Prime | £1,565,170 | £14,049,227 | £12,484,057 | Non-viability | AH required |
| 47 | Hotel - convy of car park | Core | £2,494,154 | £203,774 | £2,290,379 | Viability | No resi |
| 48 | Office | Core | £1,343,248 | £1,115,010 | £228,237 | Viability | No resi |
| 49 | Residential only on existing resi | Prime | £725,686 | £3,863,488 | £3,137,802 | Non-viability | No AH required |
| 50 | Residential only on existing resi | Prime | £507,277 | £1,801,246 | £1,293,969 | Non-viability | No AH required |
| 51 | Residential only on existing resi | Prime | £2,144,857 | £4,569,171 | £2,424,313 | Non-viability | No AH required |
| 52 | Residential only on existing resi | Prime | £1,338,271 | £3,546,388 | £2,208,118 | Non-viability | No AH required |
| 53 | Residential only on existing resi | Prime | £3,056,144 | £8,844,274 | £5,788,131 | Non-viability | AH required |
| 54 | Residential only on existing resi | Prime | £1,013,700 | £1,783,985 | £770,284 | Non-viability | No AH required |
| 55 | Residential only on existing other | Prime | £151,766,813 | £64,263,076 | £87,503,737 | Viability | AH required |
| 56 | Residential only on existing resi | Prime | £34,573,480 | £97,064,778 | £62,491,298 | Non-viability | AH required |
| 57 | Residential MU | Core | £9,129,326 | £8,495,344 | £633,983 | Viability | AH required |
| 58 | Residential only on former hotel/resi | Core | £3,130,706 | £10,804,332 | £7,673,626 | Non-viability | AH required |
| 59 | Residential MU | Core | £4,610,669 | £25,644,772 | £21,034,103 | Non-viability | AH required |
| 60 | Residential MU | Core | £2,382,368 | £8,237,341 | £5,854,972 | Non-viability | AH required |
| 61 | Residential MU | Core | £5,971,702 | £696,707 | £5,274,994 | Viability | AH required |
| 62 | Office - Mu with resi | Prime | £641,321,577 | £406,054,545 | £235,267,031 | Viability | AH required |
| 63 | Office and hotel | Prime | £80,179,153 | £76,957,293 | £3,221,860 | Viability | No resi |
| 64 | Retail only | Prime | £48,739,054 | £13,788,890 | £34,950,163 | Viability | No resi |
| 65 | Residential only | Core | £712,789 | £648,050 | £64,740 | Viability | No AH required |
| 66 | Hotel extension | Core | £107,867 | £0 | £107,867 | Viability | No resi |
| 67 | Hotel extension | Core | £281,645 | £0 | £281,645 | Viability | No resi |
| 68 | Hotel extension | Core | £88,919 | £0 | £88,919 | Viability | No resi |
| 69 | Office | Fringe | £312,078 | £0 | £312,078 | Viability | No resi |
| 70 | Hotel extension | Core | £76,324 | £0 | £76,324 | Viability | No resi |
| 71 | Hotel extension | Core | £386,738 | £0 | £386,738 | Viability | No resi |
| 72 | Residential only on existing office | Prime | £43,972,241 | £45,912,507 | £1,940,266 | Non-viability | AH required |
| 73 | Residential only on existing office | Prime | £82,778,469 | £91,825,014 | £9,046,545 | Non-viability | AH required |
| 74 | Residential only on existing office | Core | £20,151,249 | £30,111,090 | £9,959,841 | Non-viability | AH required |
| 75 | Residential only on existing office | Core | £40,311,013 | £60,222,180 | £19,911,167 | Non-viability | AH required |
| 76 | Residential only on existing office | Fringe | £6,835,545 | £10,170,126 | £3,334,581 | Non-viability | AH required |
| 77 | Residential only on existing office | Fringe | £13,679,837 | £20,340,252 | £6,660,414 | Non-viability | AH required |
| 78 | Office on existing office | Prime | £63,512,540 | £45,912,507 | £17,600,033 | Viability | No resi |
| 79 | Office on existing office | Prime | £33,868,923 | £22,956,254 | £10,912,669 | Viability | No resi |
| 80 | Office on existing office | Core | £49,541,529 | £21,077,763 | £28,463,766 | Viability | AH required |
| 81 | Office on existing office | Core | £39,711,238 | £15,055,549 | £24,655,689 | Viability | AH required |
| 82 | Office on existing office | Fringe | £26,594,884 | £10,170,126 | £16,424,758 | Viability | No resi |
| 83 | Office on existing office | Fringe | £14,179,285 | £5,085,063 | £9,094,222 | Viability | No resi |
| 84 | Retail on existing retail | Prime | £117,242,816 | £23,265,485 | £93,977,331 | Viability | No resi |
| 85 | Retail on existing retail | Prime | £208,439,296 | £46,530,970 | £161,908,326 | Viability | No resi |
| 86 | Retail on existing retail | Prime | £117,242,578 | £23,265,485 | £93,977,093 | Viability | No resi |
| 87 | Retail on existing retail | Prime | £208,439,059 | £46,530,970 | £161,908,089 | Viability | No resi |
| 88 | Retail on existing retail | Core | £26,546,881 | £11,861,642 | £14,685,239 | Viability | AH required |
| 89 | Retail on existing retail | Core | £47,202,445 | £23,723,283 | £23,479,162 | Viability | No resi |
| 90 | Retail on existing retail | Fringe | £7,863,393 | £7,112,811 | £750,581 | Viability | No resi |
| 91 | Retail on existing retail | Fringe | £13,967,541 | £14,225,623 | £238,082 | Non-viability | No resi |
| 92 | Hotel | Core | £4,599,907 | £2,830,527 | £1,769,379 | Viability | No resi |
| 93 | Resi on existing other | Prime | £183,860,975 | £39,030,841 | £144,829,134 | Viability | AH required |
| 94 | Retail with resi on existing office and B8 | Prime | £521,614,049 | £79,565,718 | £442,048,332 | Viability | AH required |
| 95 | Retail with resi on existing retail and office | Prime | £191,550,166 | £44,867,576 | £146,682,590 | Viability | AH required |
| 96 | Retail with office on existing retail and office | Prime | £173,375,441 | £96,551,115 | £76,824,326 | Viability | No resi |
| 97 | Retail on existing office and retail | Prime | £127,253,404 | £56,058,737 | £71,194,667 | Viability | AH required |
| 98 | Retail on existing office and retail | Prime | £113,513,249 | £107,910,141 | £5,603,109 | Viability | AH required |
| 99 | Retail with office on existing C2 | Prime | £484,750,620 | £61,821,282 | £422,929,338 | Viability | AH required |
| 100 | Retail with office/resi on existing office | Prime | £154,171,532 | £162,373,283 | £8,201,752 | Non-viability | AH required |
| 101 | Retail with office on existing retail | Prime | £88,596,425 | £102,447,659 | £13,851,234 | Non-viability | AH required |
| 102 | Retail with office on existing retail | Prime | £16,938,974 | £9,623,923 | £7,315,052 | Viability | No AH required |
| 103 | Retail with office on existing retail and office | Prime | £77,915,657 | £42,706,604 | £35,209,053 | Viability | No resi |
| 104 | Retail on existing office and retail | Prime | £9,712,731 | £8,103,869 | £1,608,863 | Viability | No AH required |
| 105 | Retail with resi on existing office | Prime | £5,340,883 | £3,324,731 | £2,016,152 | Viability | No AH required |
| 106 | Retail on existing retail and office | Prime | £31,812,321 | £15,150,034 | £16,662,286 | Viability | No AH required |
| 107 | Hotel on existing govt building | Prime | £54,515,619 | £0 | £54,515,619 | Viability | AH required |
| 108 | Hotel on existing govt building | Prime | £24,195,693 | £577,713 | £23,617,980 | Viability | No resi |
| 109 | Hotel with retail on existing members club | Prime | £18,719,998 | £463,008 | £18,256,990 | Viability | No resi |
| 110 | Hotel on existing office | Prime | £2,713,761 | £6,602,219 | £3,888,457 | Non-viability | No resi |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,043,918 | £0 | £1,043,918 | Viability | No resi |
| 112 | Hotel on existing office | Core | £5,412,069 | £15,019,412 | £9,607,342 | Non-viability | No resi |
| 113 | Office with resi on existing C2 | Prime | £484,749,033 | £61,821,282 | £422,927,752 | Viability | AH required |
| 114 | Office with resi on existing office and B8 | Prime | £513,903,201 | £79,565,718 | £434,337,484 | Viability | AH required |
| 115 | Office with retail on existing office and retail | Prime | £384,085,198 | £248,517,253 | £135,567,945 | Viability | No resi |
| 116 | Office with retail on existing hotel and retail | Prime | £43,419,809 | £22,463,653 | £20,956,155 | Viability | AH required |
| 117 | Office with retail on existing office | Prime | £195,272,168 | £167,038,984 | £28,233,184 | Viability | No resi |
| 118 | Office with retail on existing office and retail | Prime | £77,913,880 | £42,706,604 | £35,207,276 | Viability | No resi |
| 119 | Office on existing office | Prime | £35,558,097 | £29,292,180 | £6,265,918 | Viability | No resi |
| 120 | Office on existing office | Prime | £18,898,332 | £12,429,534 | £6,468,798 | Viability | No resi |
| 121 | Office with retail on existing office and retail | Prime | £173,372,478 | £96,551,115 | £76,821,363 | Viability | No resi |
| 122 | Office on existing office | Prime | £14,467,535 | £12,185,179 | £2,282,356 | Viability | No AH required |
| 123 | ST: Resi and office on existing office and | Core | £276,666,713 | £53,363,808 | £223,302,905 | Viability | AH required |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £24,049,107 | £37,851,433 | £13,802,326 | Non-viability | AH required |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £631,308,113 | £505,208,870 | £126,099,243 | Viability | AH required |
| 126 | ST: Resi on existing electricity transfer station | Prime | £59,926,847 | £130,749 | £59,796,099 | Viability | AH required |
| 127 | ST: Resi with office on existing resi and D1 | Core | £7,723,140 | £16,541,101 | £8,817,961 | Non-viability | AH required |
| 128 | Nightclub in cinema basement | Prime | £213,253 | £228,331 | £14,078 | Non-viability | No resi |
| 129 | Nightclub with leisure on existing retail and | Prime | £328,671,588 | £106,805,519 | £221,866,069 | Viability | No resi |
| 130 | Nightclub with resi on existing retail | Prime | £4,281,464 | £21,677,213 | £17,395,748 | Non-viability | No AH required |
| 131 | Casino on existing hotel | Prime | £144,726,804 | £126,600,078 | £18,126,725 | Viability | No resi |
| 132 | Casino with leisure on existing retail and hotel | Prime | £328,233,425 | £106,805,519 | £221,427,906 | Viability | No resi |
| 133 | Casino on existing nightclub | Prime | £1,031,411 | £12,088,746 | £11,057,335 | Non-viability | No resi |
| 134 | Resi with office on existing office and B8 | Core | £276,665,467 | £53,363,808 | £223,301,659 | Viability | AH required |
| 135 | Resi with office on existing C2 | Core | £283,832,437 | £32,638,444 | £251,193,993 | Viability | AH required |
| 136 | Resi with office/retail on existing office | Prime | £154,167,329 | £162,373,283 | £8,205,954 | Non-viability | AH required |
| 137 | Resi with retail on existing office and retail | Prime | £113,508,696 | £107,910,141 | £5,598,555 | Viability | AH required |
| 138 | Resi on existing office | Prime | £7,056,006 | £10,679,249 | £3,623,243 | Non-viability | AH required |
| 139 | Resi with office on existing office and retail | Prime | £47,269,176 | £42,213,682 | £5,0 | | |



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

WESTMINSTER LOCAL PLAN

| Sustainability: | | | | | | AH percentage | | 50% |
|-----------------|--|--------|--------------|--------------|-----------------|-------------------|----------------|---------|
| Sustainability: | | | | | | Rented percentage | | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | Com PIL |
| 1 | Office MU | Prime | £49,864,036 | £36,094,248 | £13,769,789 | Viable | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £36,249,601 | £21,459,506 | £14,790,095 | Viable | AH required | 0 |
| 3 | Residential only on existing office | Core | £243,932 | £1,535,666 | £1,291,734 | Non-viable | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £2,225,380 | £5,976,526 | £3,751,146 | Non-viable | No AH required | 0 |
| 5 | Hotel with resi | Prime | £10,225,653 | £3,963,133 | £6,262,520 | Viable | No AH required | 0 |
| 6 | Retail MU | Prime | £133,489,579 | £27,987,321 | £105,502,258 | Viable | No AH required | 0 |
| 7 | Residential only on existing office | Core | £2,416,854 | £7,561,217 | £5,144,363 | Non-viable | AH required | 0 |
| 8 | Residential only on existing office | Prime | £1,783,610 | £4,995,281 | £3,211,671 | 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 | £3,054,566 | £10,064,022 | £7,009,455 | Non-viable | AH required | 0 |
| 11 | Office - MU | Prime | £113,207,170 | £96,875,390 | £16,331,780 | Viable | AH required | 0 |
| 12 | Residential MU | Core | £22,871,028 | £4,416,346 | £18,454,683 | 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 | £380,430 | £1,451,647 | £1,071,217 | 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 | £2,904,788 | £8,912,901 | £6,008,113 | Non-viable | AH required | 0 |
| 17 | Residential only on existing office | Core | £292,288 | £554,044 | £261,756 | Non-viable | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £106,405 | £1,012,869 | £906,464 | Non-viable | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £540,606 | £150,920 | £389,686 | Viable | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £5,436,142 | £1,396,651 | £4,039,491 | Viable | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £306,697 | £211,503 | £95,194 | Viable | No AH required | 0 |
| 22 | Office - MU | Fringe | £5,823,837 | £3,370,380 | £2,453,458 | Viable | No AH required | 0 |
| 23 | Residential MU | Core | £11,386,803 | £2,305,548 | £9,081,255 | Viable | AH required | 0 |
| 24 | Residential only on existing office | Core | £1,282,819 | £5,504,307 | £4,221,488 | 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 | £393,879 | £728,860 | £334,981 | Non-viable | No AH required | 0 |
| 27 | Residential only on existing office | Core | £1,424,743 | £5,112,863 | £3,688,120 | Non-viable | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £355,379 | £1,232,468 | £877,089 | Non-viable | No AH required | 0 |
| 29 | Residential only on existing office | Core | £1,463,885 | £4,858,502 | £3,394,617 | Non-viable | AH required | 0 |
| 30 | Residential only on existing resi | Core | £107,259 | £732,549 | £625,290 | 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 | £1,290,199 | £4,577,890 | £3,287,691 | Non-viable | No AH required | 0 |
| 33 | Residential MU | Core | £51,245,005 | £23,700,153 | £27,544,852 | Viable | AH required | 0 |
| 34 | Office - MU | Core | £77,171,622 | £56,741,251 | £20,430,371 | Viable | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £408,748 | £855,497 | £446,749 | Non-viable | No AH required | 0 |
| 36 | Residential only on existing office | Core | £1,632,284 | £3,406,913 | £1,774,629 | Non-viable | AH required | 0 |
| 37 | Residential only on existing other | Core | £1,211,197 | £8,378,517 | £7,167,321 | Non-viable | No AH required | 0 |
| 38 | Residential only on existing other | Core | £807,817 | £2,562,115 | £1,754,297 | Non-viable | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £721,165 | £2,801,187 | £2,080,022 | Non-viable | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £1,361,520 | £4,805,181 | £3,443,661 | Non-viable | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £968,334 | £2,273,820 | £1,305,486 | Non-viable | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £12,956,592 | £35,554,646 | £22,598,054 | Non-viable | AH required | 0 |
| 43 | Residential MU | Prime | £670,917,986 | £13,559,176 | £657,358,810 | Viable | AH required | 0 |
| 44 | Residential only on existing other | Prime | £18,052,243 | £87,019,530 | £68,967,287 | Non-viable | AH required | 0 |
| 45 | Residential MU | Prime | £2,252,527 | £1,201,233 | £1,051,294 | Viable | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £844,879 | £14,049,227 | £13,204,349 | 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 | £1,515,897 | £1,115,010 | £400,887 | Viable | No resi | 0 |
| 49 | Residential only on existing resi | Prime | £387,339 | £3,863,488 | £3,476,150 | Non-viable | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £269,342 | £1,801,246 | £1,531,905 | Non-viable | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £1,512,929 | £4,569,171 | £3,056,242 | Non-viable | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £941,414 | £3,546,388 | £2,604,974 | Non-viable | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £2,024,926 | £8,844,274 | £6,819,349 | Non-viable | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £669,006 | £1,783,985 | £1,114,979 | Non-viable | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £102,504,517 | £64,263,076 | £38,241,441 | Viable | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £24,303,386 | £97,064,778 | £72,761,392 | Non-viable | AH required | 0 |
| 57 | Residential MU | Core | £7,949,437 | £8,495,344 | £545,906 | Non-viable | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £1,320,111 | £10,804,332 | £9,484,221 | Non-viable | AH required | 0 |
| 59 | Residential MU | Core | £3,119,939 | £25,644,772 | £22,524,833 | Non-viable | AH required | 0 |
| 60 | Residential MU | Core | £1,806,858 | £8,237,341 | £6,430,483 | Non-viable | AH required | 0 |
| 61 | Residential MU | Core | £4,180,156 | £696,707 | £3,483,449 | Viable | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £683,312,573 | £406,054,545 | £277,258,027 | 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 | £496,673 | £648,050 | £151,377 | 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 | £31,866,438 | £45,912,507 | £14,046,069 | Non-viable | AH required | 0 |
| 73 | Residential only on existing office | Prime | £59,996,468 | £91,825,014 | £31,828,546 | Non-viable | AH required | 0 |
| 74 | Residential only on existing office | Core | £13,823,841 | £30,111,090 | £16,287,249 | Non-viable | AH required | 0 |
| 75 | Residential only on existing office | Core | £27,662,583 | £60,222,180 | £32,559,597 | Non-viable | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £3,672,366 | £10,170,126 | £6,497,760 | Non-viable | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £7,360,043 | £20,340,252 | £12,980,209 | 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 | £52,206,922 | £30,111,090 | £22,095,832 | Viable | No resi | 0 |
| 81 | Office on existing office | Core | £27,835,743 | £15,055,545 | £12,780,198 | 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 | £29,967,116 | £11,861,642 | £18,105,475 | Viable | AH required | 0 |
| 89 | Retail on existing retail | Core | £53,288,859 | £23,723,283 | £29,565,576 | Viable | No resi | 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 | £5,565,605 | £2,830,527 | £2,735,077 | Viable | No resi | 0 |
| 93 | Resi on existing other | Prime | £132,537,118 | £93,039,841 | £39,497,277 | Viable | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £542,327,765 | £79,568,718 | £462,762,047 | Viable | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £209,128,525 | £44,867,576 | £164,260,950 | 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 | £135,519,303 | £56,058,737 | £79,460,567 | Viable | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £111,514,839 | £107,910,141 | £3,604,698 | Viable | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £477,990,428 | £61,821,282 | £416,169,147 | Viable | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £146,639,911 | £162,373,283 | £15,733,372 | Non-viable | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £78,556,117 | £102,447,659 | £23,891,542 | Non-viable | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £17,732,830 | £9,623,923 | £8,108,907 | 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 | £9,162,068 | £8,103,869 | £1,058,199 | Viable | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £8,031,162 | £3,324,781 | £4,706,381 | Viable | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £33,806,534 | £15,150,034 | £18,656,500 | Viable | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £60,972,835 | £0 | £60,972,835 | Viable | AH required | 0 |
| 108 | Hotel on existing govt 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 | £477,987,652 | £61,821,282 | £416,166,370 | Viable | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £534,309,102 | £79,565,718 | £454,743,385 | Viable | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £430,245,084 | £248,517,253 | £181,727,832 | Viable | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £40,043,546 | £22,463,653 | £17,579,892 | Viable | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £214,087,041 | £167,038,884 | £47,048,157 | Viable | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £87,117,750 | £42,706,604 | £44,411,146 | 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 | £15,589,850 | £12,185,179 | £3,404,670 | Viable | No AH required | 0 |
| 123 | ST: Resi and office on existing office and D1 | Core | £289,683,985 | £53,363,808 | £236,320,177 | Viable | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £17,583,363 | £37,851,433 | £20,268,070 | Non-viable | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £687,687,692 | £505,208,870 | £182,478,822 | Viable | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £42,704,236 | £130,749 | £42,573,487 | Viable | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £6,568,532 | £16,541,101 | £9,972,569 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £662 | £228,331 | £227,669 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and office | Prime | £368,111,518 | £16,805,519 | £351,305,999 | Viable | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £3,139,749 | £21,677,213 | £18,537,464 | Non-viable | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £169,579,093 | £126,600,078 | | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 47 schemes | | AH percentage | | 45% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---------|
| | | Sustainability: | | Off | | Commercial AH cont | | Off | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | AH required | Com PIL |
| 1 | Office MU | Prime | £50,501,619 | £36,094,248 | £14,407,371 | Viable | | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £36,839,761 | £21,459,506 | £15,380,255 | Viable | | 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 | Viable | | No AH required | 0 |
| 6 | Retail MU | Prime | £133,819,322 | £27,987,321 | £105,832,001 | Viable | | 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 | £1,139,474 | 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 | Viable | | AH required | 0 |
| 12 | Residential MU | Core | £26,365,373 | £4,416,346 | £21,949,028 | Viable | | AH required | 0 |
| 13 | Retail only | Prime | £40,120,880 | £8,980,477 | £31,140,402 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £8,058,090 | £1,396,651 | £6,661,446 | Viable | | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £387,294 | £211,503 | £175,792 | Viable | | No AH required | 0 |
| 22 | Office - MU | Fringe | £5,953,112 | £3,370,390 | £2,582,732 | Viable | | No AH required | 0 |
| 23 | Residential MU | Core | £15,963,799 | £2,305,548 | £13,658,250 | Viable | | 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 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 |
| 34 | Office - MU | Core | £77,400,430 | £56,741,251 | £20,659,179 | Viable | | 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 | £13,559,176 | £745,358,652 | Viable | | AH required | 0 |
| 44 | Residential only on existing other | Prime | £21,650,670 | £87,019,530 | £65,368,860 | Non-viable | | AH required | 0 |
| 45 | Residential MU | Prime | £2,293,729 | £1,201,233 | £1,092,496 | Viable | | 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 | Viable | | No resi | 0 |
| 48 | Office | Core | £1,516,923 | £1,115,010 | £401,913 | Viable | | 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 | Viable | | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £28,061,595 | £97,064,778 | £68,993,183 | Non-viable | | AH required | 0 |
| 57 | Residential MU | Core | £8,978,021 | £8,495,344 | £382,677 | Viable | | 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 | Viable | | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £696,205,385 | £406,054,545 | £290,150,840 | Viable | | AH required | 0 |
| 63 | Office and hotel | Prime | £91,738,577 | £76,957,293 | £14,781,284 | Viable | | No resi | 0 |
| 64 | Retail only | Prime | £53,954,173 | £13,788,890 | £40,165,283 | Viable | | 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 | Viable | | No resi | 0 |
| 67 | Hotel extension | Core | £336,778 | £0 | £336,778 | Viable | | No resi | 0 |
| 68 | Hotel extension | Core | £101,803 | £0 | £101,803 | Viable | | No resi | 0 |
| 69 | Office | Fringe | £354,547 | £0 | £354,547 | Viable | | No resi | 0 |
| 70 | Hotel extension | Core | £88,930 | £0 | £88,930 | Viable | | No resi | 0 |
| 71 | Hotel extension | Core | £463,391 | £0 | £463,391 | Viable | | 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 | £71,690,819 | £45,912,507 | £25,778,312 | Viable | | No resi | 0 |
| 79 | Office on existing office | Prime | £38,228,123 | £22,956,254 | £15,271,869 | Viable | | No resi | 0 |
| 80 | Office on existing office | Core | £52,308,582 | £30,111,090 | £22,197,492 | Viable | | No resi | 0 |
| 81 | Office on existing office | Core | £27,837,423 | £15,055,545 | £12,781,878 | Viable | | AH required | 0 |
| 82 | Office on existing office | Fringe | £30,588,197 | £10,170,126 | £20,418,071 | Viable | | No resi | 0 |
| 83 | Office on existing office | Fringe | £16,306,377 | £5,085,063 | £11,221,314 | Viable | | No resi | 0 |
| 84 | Retail on existing retail | Prime | £129,783,750 | £23,265,485 | £106,518,265 | Viable | | No resi | 0 |
| 85 | Retail on existing retail | Prime | £230,738,672 | £46,530,970 | £184,207,702 | Viable | | No resi | 0 |
| 86 | Retail on existing retail | Prime | £129,783,376 | £23,265,485 | £106,517,891 | Viable | | No resi | 0 |
| 87 | Retail on existing retail | Prime | £230,738,299 | £46,530,970 | £184,207,329 | Viable | | No resi | 0 |
| 88 | Retail on existing retail | Core | £29,968,942 | £11,861,642 | £18,107,300 | Viable | | AH required | 0 |
| 89 | Retail on existing retail | Core | £53,290,705 | £23,723,283 | £29,567,421 | Viable | | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £9,280,665 | £7,112,811 | £2,167,853 | Viable | | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £16,511,837 | £14,225,623 | £2,286,214 | Viable | | No resi | 0 |
| 92 | Hotel | Core | £5,567,542 | £2,830,527 | £2,737,015 | Viable | | No resi | 0 |
| 93 | Resi on existing other | Prime | £163,750,738 | £39,030,841 | £124,719,897 | Viable | | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £554,827,858 | £79,565,718 | £475,262,140 | Viable | | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £210,005,691 | £44,867,576 | £165,138,115 | Viable | | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £193,469,265 | £96,551,115 | £96,918,150 | Viable | | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £137,137,351 | £56,058,737 | £81,078,614 | Viable | | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £115,916,874 | £107,910,141 | £8,006,733 | Viable | | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £497,791,320 | £61,821,282 | £435,970,038 | Viable | | 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 | Viable | | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £87,122,996 | £42,706,604 | £44,416,392 | Viable | | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £9,641,425 | £8,103,869 | £1,537,556 | Viable | | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £8,161,584 | £3,324,731 | £4,836,853 | Viable | | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £34,230,189 | £15,150,034 | £19,080,155 | Viable | | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £61,792,878 | £0 | £61,792,878 | Viable | | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £28,408,969 | £577,713 | £27,831,257 | Viable | | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £21,289,893 | £463,008 | £20,826,885 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £546,624,861 | £79,565,718 | £467,059,143 | Viable | | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £430,247,469 | £248,517,253 | £181,730,216 | Viable | | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £42,821,722 | £22,463,653 | £20,358,069 | Viable | | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £215,831,246 | £167,038,884 | £48,792,362 | Viable | | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £87,120,196 | £42,706,604 | £44,413,592 | Viable | | No resi | 0 |
| 119 | Office on existing office | Prime | £40,132,801 | £29,292,180 | £10,840,621 | Viable | | No resi | 0 |
| 120 | Office on existing office | Prime | £21,326,685 | £12,429,534 | £8,897,150 | Viable | | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £193,464,599 | £96,551,115 | £96,913,484 | Viable | | No resi | 0 |
| 122 | Office on existing office | Prime | £15,803,858 | £12,185,179 | £3,618,678 | Viable | | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £297,634,408 | £53,363,808 | £244,270,600 | Viable | | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £20,762,320 | £37,851,433 | £17,089,113 | Non-viable | | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £696,166,602 | £505,208,870 | £1 | | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 47 schemes | | AH percentage | | 40% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|----------------|-----|---------|
| | | Sustainability: | | Off | | Commercial AH cont | | Off | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | Com PIL |
| 1 | Office MU | Prime | £51,139,200 | £36,094,248 | £15,044,952 | Viable | AH required | 0 | |
| 2 | Office - MU with resi and retail | Prime | £37,429,921 | £21,459,506 | £15,970,415 | Viable | AH required | 0 | |
| 3 | Residential only on existing office | Core | £454,223 | £1,535,666 | -£1,081,443 | Non-viable | No AH required | 0 | |
| 4 | Residential only on existing resi | Prime | £3,036,843 | £5,976,526 | -£2,939,683 | Non-viable | No AH required | 0 | |
| 5 | Hotel with resi | Prime | £10,877,040 | £3,963,133 | £6,913,907 | Viable | No AH required | 0 | |
| 6 | Retail MU | Prime | £134,149,064 | £27,987,321 | £106,161,743 | Viable | No AH required | 0 | |
| 7 | Residential only on existing office | Core | £3,523,103 | £7,561,217 | -£4,038,114 | Non-viable | AH required | 0 | |
| 8 | Residential only on existing office | Prime | £2,431,980 | £4,995,281 | -£2,563,301 | 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 | £4,444,729 | £10,064,022 | -£5,619,293 | Non-viable | AH required | 0 | |
| 11 | Office - MU | Prime | £114,412,561 | £96,875,390 | £17,537,171 | Viable | AH required | 0 | |
| 12 | Residential MU | Core | £29,859,719 | £4,416,346 | £25,443,373 | Viable | AH required | 0 | |
| 13 | Retail only | Prime | £40,121,153 | £8,980,477 | £31,140,676 | Viable | No resi | 0 | |
| 14 | Residential only on existing resi | Core | £529,568 | £1,451,647 | -£922,079 | Non-viable | No AH required | 0 | |
| 15 | Office - MU | Prime | £219,781,938 | £162,430,981 | £57,350,957 | Viable | No resi | 0 | |
| 16 | Residential only on existing resi | Prime | £4,243,340 | £8,912,901 | -£4,669,561 | Non-viable | AH required | 0 | |
| 17 | Residential only on existing office | Core | £463,683 | £554,044 | -£90,361 | Non-viable | No AH required | 0 | |
| 18 | Residential only on existing resi | Fringe | £188,115 | £1,012,869 | -£824,755 | Non-viable | No AH required | 0 | |
| 19 | Residential only on existing other | Fringe | £1,010,854 | £150,920 | £859,933 | Viable | AH required | 0 | |
| 20 | Residential only on existing other | Fringe | £10,680,051 | £1,396,651 | £9,283,400 | Viable | AH required | 0 | |
| 21 | Residential only on existing resi | Fringe | £467,890 | £211,503 | £256,388 | Viable | No AH required | 0 | |
| 22 | Office - MU | Fringe | £6,082,388 | £3,370,390 | £2,712,008 | Viable | No AH required | 0 | |
| 23 | Residential MU | Core | £20,540,794 | £2,305,548 | £18,235,246 | Viable | AH required | 0 | |
| 24 | Residential only on existing office | Core | £2,025,294 | £5,504,307 | -£3,479,013 | Non-viable | AH required | 0 | |
| 25 | Residential only on existing resi | Core | £1,940,584 | £1,805,183 | £135,401 | Viable | No resi | 0 | |
| 26 | Residential only on existing resi | Core | £546,277 | £728,860 | -£182,582 | Non-viable | No AH required | 0 | |
| 27 | Residential only on existing office | Core | £2,139,596 | £5,112,863 | -£2,973,267 | Non-viable | No AH required | 0 | |
| 28 | Residential only on existing resi | Core | £493,329 | £1,232,468 | -£739,138 | Non-viable | No AH required | 0 | |
| 29 | Residential only on existing office | Core | £2,224,136 | £4,858,502 | -£2,634,366 | Non-viable | AH required | 0 | |
| 30 | Residential only on existing resi | Core | £162,185 | £732,549 | -£550,365 | Non-viable | No AH required | 0 | |
| 31 | Hotel | Core | £3,303,377 | £2,830,527 | £472,849 | Viable | No resi | 0 | |
| 32 | Residential only on existing office | Core | £1,870,375 | £4,577,890 | -£2,707,515 | Non-viable | No AH required | 0 | |
| 33 | Residential MU | Core | £53,867,314 | £23,700,153 | £30,167,161 | Viable | AH required | 0 | |
| 34 | Office - MU | Core | £77,629,239 | £56,741,251 | £20,887,988 | Viable | No AH required | 0 | |
| 35 | Residential only on existing resi | Core | £594,376 | £855,497 | -£261,121 | Non-viable | No AH required | 0 | |
| 36 | Residential only on existing office | Core | £2,452,051 | £3,406,913 | -£954,862 | Non-viable | AH required | 0 | |
| 37 | Residential only on existing other | Core | £1,824,804 | £8,378,517 | -£6,553,714 | Non-viable | No AH required | 0 | |
| 38 | Residential only on existing other | Core | £1,208,991 | £2,562,115 | -£1,353,124 | Non-viable | No AH required | 0 | |
| 39 | Residential only on existing resi | Prime | £969,751 | £2,801,187 | -£1,831,437 | Non-viable | No AH required | 0 | |
| 40 | Residential only on existing resi | Prime | £1,827,880 | £4,805,181 | -£2,977,301 | Non-viable | No AH required | 0 | |
| 41 | Residential only on existing resi | Prime | £1,260,815 | £2,273,820 | -£1,013,005 | Non-viable | No AH required | 0 | |
| 42 | Residential only on existing office | Prime | £16,856,530 | £35,554,646 | -£18,698,115 | Non-viable | AH required | 0 | |
| 43 | Residential MU | Prime | £846,917,672 | £13,559,176 | £833,358,496 | Viable | AH required | 0 | |
| 44 | Residential only on existing other | Prime | £25,249,096 | £87,019,530 | -£61,770,434 | Non-viable | AH required | 0 | |
| 45 | Residential MU | Prime | £2,334,930 | £1,201,233 | £1,133,697 | Viable | No AH required | 0 | |
| 46 | Residential only on existing office | Prime | £1,528,273 | £14,049,227 | -£12,520,954 | Non-viable | AH required | 0 | |
| 47 | Hotel - convy of car park | Core | £3,019,940 | £203,774 | £2,816,166 | Viable | No resi | 0 | |
| 48 | Office | Core | £1,517,950 | £1,115,010 | £402,940 | Viable | No resi | 0 | |
| 49 | Residential only on existing resi | Prime | £707,107 | £3,863,488 | -£3,156,382 | Non-viable | No AH required | 0 | |
| 50 | Residential only on existing resi | Prime | £493,550 | £1,801,246 | -£1,307,696 | Non-viable | No AH required | 0 | |
| 51 | Residential only on existing resi | Prime | £2,043,527 | £4,569,171 | -£2,525,643 | Non-viable | No AH required | 0 | |
| 52 | Residential only on existing resi | Prime | £1,273,886 | £3,546,388 | -£2,272,502 | Non-viable | No AH required | 0 | |
| 53 | Residential only on existing resi | Prime | £2,931,884 | £8,844,274 | -£5,912,390 | Non-viable | AH required | 0 | |
| 54 | Residential only on existing resi | Prime | £969,244 | £1,783,985 | -£824,741 | Non-viable | No AH required | 0 | |
| 55 | Residential only on existing other | Prime | £145,513,070 | £64,263,076 | £81,249,994 | Viable | AH required | 0 | |
| 56 | Residential only on existing resi | Prime | £33,000,190 | £97,064,778 | -£64,064,588 | Non-viable | AH required | 0 | |
| 57 | Residential MU | Core | £9,806,605 | £8,495,344 | £1,311,261 | Viable | AH required | 0 | |
| 58 | Residential only on former hotel/resi | Core | £3,040,215 | £10,804,332 | -£7,764,117 | Non-viable | AH required | 0 | |
| 59 | Residential MU | Core | £4,739,148 | £25,644,772 | -£20,905,624 | Non-viable | AH required | 0 | |
| 60 | Residential MU | Core | £2,430,489 | £8,237,341 | -£5,806,851 | Non-viable | AH required | 0 | |
| 61 | Residential MU | Core | £5,986,986 | £696,707 | £5,290,279 | Viable | AH required | 0 | |
| 62 | Office - Mu with resi | Prime | £709,098,198 | £406,054,545 | £303,043,653 | Viable | AH required | 0 | |
| 63 | Office and hotel | Prime | £91,739,883 | £76,957,293 | £14,782,590 | Viable | No resi | 0 | |
| 64 | Retail only | Prime | £53,955,542 | £13,788,890 | £40,166,652 | Viable | No resi | 0 | |
| 65 | Residential only | Core | £680,106 | £648,050 | £32,057 | Viable | No AH required | 0 | |
| 66 | Hotel extension | Core | £128,576 | £0 | £128,576 | Viable | No resi | 0 | |
| 67 | Hotel extension | Core | £338,212 | £0 | £338,212 | Viable | No resi | 0 | |
| 68 | Hotel extension | Core | £103,257 | £0 | £103,257 | Viable | No resi | 0 | |
| 69 | Office | Fringe | £356,023 | £0 | £356,023 | Viable | No resi | 0 | |
| 70 | Hotel extension | Core | £90,426 | £0 | £90,426 | Viable | No resi | 0 | |
| 71 | Hotel extension | Core | £464,910 | £0 | £464,910 | Viable | No resi | 0 | |
| 72 | Residential only on existing office | Prime | £41,829,012 | £45,912,507 | -£4,083,495 | Non-viable | AH required | 0 | |
| 73 | Residential only on existing office | Prime | £78,747,033 | £91,825,014 | -£13,077,981 | Non-viable | AH required | 0 | |
| 74 | Residential only on existing office | Core | £19,369,758 | £30,111,090 | -£10,741,332 | Non-viable | AH required | 0 | |
| 75 | Residential only on existing office | Core | £38,751,438 | £60,222,180 | -£21,470,743 | Non-viable | AH required | 0 | |
| 76 | Residential only on existing office | Fringe | £6,897,802 | £10,170,126 | -£3,272,324 | Non-viable | AH required | 0 | |
| 77 | Residential only on existing office | Fringe | £13,807,852 | £20,340,252 | -£6,532,400 | Non-viable | AH required | 0 | |
| 78 | Office on existing office | Prime | £71,692,436 | £45,912,507 | £25,779,929 | Viable | No resi | 0 | |
| 79 | Office on existing office | Prime | £38,223,762 | £22,956,254 | £15,273,508 | Viable | No resi | 0 | |
| 80 | Office on existing office | Core | £52,210,241 | £30,111,090 | £22,099,151 | Viable | No resi | 0 | |
| 81 | Office on existing office | Core | £27,839,102 | £15,055,545 | £12,783,557 | Viable | AH required | 0 | |
| 82 | Office on existing office | Fringe | £30,589,898 | £10,170,126 | £20,419,772 | Viable | No resi | 0 | |
| 83 | Office on existing office | Fringe | £16,308,098 | £5,085,063 | £11,223,035 | Viable | No resi | 0 | |
| 84 | Retail on existing retail | Prime | £129,785,491 | £23,265,485 | £106,520,006 | Viable | No resi | 0 | |
| 85 | Retail on existing retail | Prime | £230,740,435 | £46,530,970 | £184,209,465 | Viable | No resi | 0 | |
| 86 | Retail on existing retail | Prime | £129,785,160 | £23,265,485 | £106,519,675 | Viable | No resi | 0 | |
| 87 | Retail on existing retail | Prime | £230,740,103 | £46,530,970 | £184,209,133 | Viable | No resi | 0 | |
| 88 | Retail on existing retail | Core | £29,970,766 | £11,861,642 | £18,109,124 | Viable | AH required | 0 | |
| 89 | Retail on existing retail | Core | £53,292,551 | £23,723,283 | £29,569,268 | Viable | No resi | 0 | |
| 90 | Retail on existing retail | Fringe | £9,282,531 | £7,112,811 | £2,169,719 | Viable | No resi | 0 | |
| 91 | Retail on existing retail | Fringe | £16,513,724 | £14,225,623 | £2,288,101 | Viable | No resi | 0 | |
| 92 | Hotel | Core | £5,569,480 | £2,830,527 | £2,738,953 | Viable | No resi | 0 | |
| 93 | Resi on existing other | Prime | £174,954,358 | £39,030,841 | £135,923,518 | Viable | AH required | 0 | |
| 94 | Retail with resi on existing office and B8 | Prime | £567,327,950 | £79,565,718 | £487,762,232 | Viable | AH required | 0 | |
| 95 | Retail with resi on existing retail and office | Prime | £210,882,857 | £44,867,576 | £166,015,281 | Viable | AH required | 0 | |
| 96 | Retail with office on existing retail and office | Prime | £193,471,256 | £96,551,115 | £96,920,141 | Viable | No resi | 0 | |
| 97 | Retail on existing office and retail | Prime | £138,755,398 | £56,058,737 | £82,696,661 | Viable | AH required | 0 | |
| 98 | Retail on existing office and retail | Prime | £120,318,908 | £107,910,141 | £12,408,767 | Viable | AH required | 0 | |
| 99 | Retail with office on existing C2 | Prime | £517,592,211 | £61,821,282 | £455,770,930 | Viable | AH required | 0 | |
| 100 | Retail with office/resi on existing office | Prime | £162,318,037 | £162,373,283 | -£55,247 | Non-viable | AH required | 0 | |
| 101 | Retail with office on existing retail | Prime | £90,518,932 | £102,447,659 | -£11,928,727 | Non-viable | AH required | 0 | |
| 102 | Retail with office on existing retail | Prime | £18,344,733 | £9,623,923 | £8,720,810 | Viable | No AH required | 0 | |
| 103 | Retail with office on existing retail and office | Prime | £87,125,132 | £42,706,604 | £44,418,528 | Viable | No resi | 0 | |
| 104 | Retail on existing office and retail | Prime | £10,120,780 | £8,103,869 | £2,016,912 | Viable | No AH required | 0 | |
| 105 | Retail with resi on existing office | Prime | £6,292,008 | £3,324,731 | £2,967,277 | Viable | No AH required | 0 | |
| 106 | Retail on existing retail and office | Prime | £34,653,844 | £15,150,034 | £19,503,810 | Viable | No AH required | 0 | |
| 107 | Hotel on existing govt building | Prime | £62,612,922 | £0 | £62,612,922 | Viable | AH required | 0 | |
| 108 | Hotel on existing govt building | Prime | £28,411,209 | £577,713 | £27,833,496 | Viable | No resi | 0 | |
| 109 | Hotel with retail on existing members club | Prime | £21,292,154 | £463,008 | £20,829,146 | Viable | 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 | Viable | 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 | £517,589,990 | £61,821,282 | £455,768,709 | Viable | AH required | 0 | |
| 114 | Office with resi on existing office and B8 | Prime | £558,940,619 | £79,565,718 | £479,374,901 | Viable | AH required | 0 | |
| 115 | Office with retail on existing office and retail | Prime | £430,249,853 | £248,517,253 | £181,732,601 | Viable | No resi | 0 | |
| 116 | Office with retail on existing hotel and retail | Prime | £45,599,990 | £22,463,653 | £23,136,337 | Viable | AH required | 0 | |
| 117 | Office with retail on existing office | Prime | £217,585,444 | £167,038,984 | £50,546,460 | Viable | No resi | 0 | |
| 118 | Office with retail on existing office and retail | Prime | £87,122,644 | £42,706,604 | £44,416,040 | Viable | No resi | 0 | |
| 119 | Office on existing office | Prime | £40,135,268 | £29,292,180 | £10,843,089 | Viable | No resi | 0 | |
| 120 | Office on existing office | Prime | £21,329,173 | £12,429,534 | £8,899,639 | Viable | No resi | 0 | |
| 121 | Office with retail on existing office and retail | Prime | £193,467,108 | £96,551,115 | £96,915,993 | Viable | No resi | 0 | |
| 122 | Office on existing office | Prime | £16,017,865 | £12,185,179 | £3,832,685 | Viable | No AH required | 0 | |
| 123 | ST: Resi and office on existing office and | Core | £305,584,831 | £53,363,808 | £252,221,023 | Viable | AH required | 0 | |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £23,941,276 | £37,851,433 | -£13,910,157 | Non-viable | AH required | 0 | |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £704,645,513 | £505,208,870 | £199,43 | | | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | 51 schemes | 51 schemes | 51 schemes | 51 schemes | AH percentage | 35% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | Off | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | Com PIL |
| 1 | Office MU | Prime | £51,776,781 | £36,094,248 | £15,682,533 | Viability | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £38,020,081 | £21,459,506 | £16,560,575 | Viability | AH required | 0 |
| 3 | Residential only on existing office | Core | £559,368 | £1,535,666 | £976,297 | Non-viability | No AH required | 0 |
| 4 | Residential only on existing resi | Prime | £3,442,575 | £5,976,526 | £2,533,951 | Non-viability | No AH required | 0 |
| 5 | Hotel with resi | Prime | £11,202,734 | £3,963,133 | £7,239,601 | Viability | No AH required | 0 |
| 6 | Retail MU | Prime | £134,478,806 | £27,987,321 | £106,491,485 | Viability | No AH required | 0 |
| 7 | Residential only on existing office | Core | £4,076,227 | £7,561,237 | £3,484,990 | Non-viability | AH required | 0 |
| 8 | Residential only on existing office | Prime | £2,756,165 | £4,995,281 | £2,239,116 | Non-viability | No AH required | 0 |
| 9 | D1 | Core | £377,681 | £761,410 | £1,139,090 | Non-viability | No resi | 0 |
| 10 | Residential only on existing office | Prime | £5,139,810 | £10,064,022 | £4,924,212 | Non-viability | AH required | 0 |
| 11 | Office - MU | Prime | £115,015,256 | £96,875,390 | £18,139,866 | Viability | AH required | 0 |
| 12 | Residential MU | Core | £33,354,064 | £4,416,346 | £28,937,718 | Viability | AH required | 0 |
| 13 | Retail only | Prime | £40,121,428 | £8,980,477 | £31,140,951 | Viability | No resi | 0 |
| 14 | Residential only on existing resi | Core | £604,137 | £1,451,647 | £847,510 | Non-viability | No AH required | 0 |
| 15 | Office - MU | Prime | £219,782,249 | £162,430,981 | £57,351,268 | Viability | No resi | 0 |
| 16 | Residential only on existing resi | Prime | £4,912,616 | £8,912,901 | £4,000,285 | Non-viability | AH required | 0 |
| 17 | Residential only on existing office | Core | £549,381 | £554,044 | £4,664 | Non-viability | No AH required | 0 |
| 18 | Residential only on existing resi | Fringe | £228,969 | £1,012,869 | £783,901 | Non-viability | No AH required | 0 |
| 19 | Residential only on existing other | Fringe | £1,245,677 | £150,920 | £1,094,756 | Viability | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £13,302,006 | £1,396,651 | £11,905,355 | Viability | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £548,488 | £211,503 | £336,985 | Viability | No AH required | 0 |
| 22 | Office - MU | Fringe | £6,211,662 | £3,370,390 | £2,841,282 | Viability | No AH required | 0 |
| 23 | Residential MU | Core | £25,117,790 | £2,305,548 | £22,812,242 | Viability | AH required | 0 |
| 24 | Residential only on existing office | Core | £2,396,532 | £5,504,307 | £3,107,775 | Non-viability | AH required | 0 |
| 25 | Residential only on existing resi | Core | £1,941,115 | £1,805,183 | £135,931 | Viability | No resi | 0 |
| 26 | Residential only on existing resi | Core | £622,476 | £728,860 | £106,384 | Non-viability | No AH required | 0 |
| 27 | Residential only on existing office | Core | £2,497,022 | £5,112,863 | £2,615,841 | Non-viability | No AH required | 0 |
| 28 | Residential only on existing resi | Core | £562,304 | £1,232,468 | £670,163 | Non-viability | No AH required | 0 |
| 29 | Residential only on existing office | Core | £2,604,260 | £4,858,502 | £2,254,241 | Non-viability | AH required | 0 |
| 30 | Residential only on existing resi | Core | £219,647 | £732,549 | £512,902 | Non-viability | No AH required | 0 |
| 31 | Hotel | Core | £3,304,035 | £2,830,527 | £473,508 | Viability | No resi | 0 |
| 32 | Residential only on existing office | Core | £2,160,463 | £4,577,890 | £2,417,427 | Non-viability | No AH required | 0 |
| 33 | Residential MU | Core | £55,178,468 | £23,700,153 | £31,478,316 | Viability | AH required | 0 |
| 34 | Office - MU | Core | £77,858,047 | £56,741,251 | £21,116,796 | Viability | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £687,189 | £855,497 | £168,308 | Non-viability | No AH required | 0 |
| 36 | Residential only on existing office | Core | £2,861,934 | £3,406,913 | £544,979 | Non-viability | AH required | 0 |
| 37 | Residential only on existing other | Core | £2,131,607 | £8,378,517 | £6,246,910 | Non-viability | No AH required | 0 |
| 38 | Residential only on existing other | Core | £1,409,578 | £2,562,115 | £1,152,537 | Non-viability | No AH required | 0 |
| 39 | Residential only on existing resi | Prime | £1,094,044 | £2,801,187 | £1,707,143 | Non-viability | No AH required | 0 |
| 40 | Residential only on existing resi | Prime | £2,061,061 | £4,805,181 | £2,744,120 | Non-viability | No AH required | 0 |
| 41 | Residential only on existing resi | Prime | £1,407,056 | £2,273,820 | £866,764 | Non-viability | No AH required | 0 |
| 42 | Residential only on existing office | Prime | £18,806,501 | £35,554,646 | £16,748,145 | Non-viability | AH required | 0 |
| 43 | Residential MU | Prime | £934,917,515 | £13,559,176 | £921,358,339 | Viability | AH required | 0 |
| 44 | Residential only on existing other | Prime | £28,847,523 | £87,019,530 | £58,172,007 | Non-viability | AH required | 0 |
| 45 | Residential MU | Prime | £2,376,131 | £1,201,233 | £1,174,898 | Viability | No AH required | 0 |
| 46 | Residential only on existing office | Prime | £1,869,972 | £14,049,227 | £12,179,255 | Non-viability | AH required | 0 |
| 47 | Hotel - convy of car park | Core | £3,020,930 | £203,774 | £2,817,156 | Viability | No resi | 0 |
| 48 | Office | Core | £1,518,977 | £1,115,010 | £403,967 | Viability | No resi | 0 |
| 49 | Residential only on existing resi | Prime | £866,989 | £3,863,488 | £2,996,499 | Non-viability | No AH required | 0 |
| 50 | Residential only on existing resi | Prime | £605,653 | £1,801,246 | £1,195,593 | Non-viability | No AH required | 0 |
| 51 | Residential only on existing resi | Prime | £2,308,826 | £4,569,171 | £2,260,345 | Non-viability | No AH required | 0 |
| 52 | Residential only on existing resi | Prime | £1,440,122 | £3,546,388 | £2,106,266 | Non-viability | No AH required | 0 |
| 53 | Residential only on existing resi | Prime | £3,385,363 | £8,844,274 | £5,458,911 | Non-viability | AH required | 0 |
| 54 | Residential only on existing resi | Prime | £1,104,364 | £1,783,985 | £679,621 | Non-viability | No AH required | 0 |
| 55 | Residential only on existing other | Prime | £167,017,345 | £64,263,076 | £102,754,269 | Viability | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £37,334,161 | £97,064,778 | £59,730,617 | Non-viability | AH required | 0 |
| 57 | Residential MU | Core | £10,735,189 | £8,495,344 | £2,239,845 | Viability | AH required | 0 |
| 58 | Residential only on former hotel/resi | Core | £3,900,266 | £10,804,332 | £6,904,066 | Non-viability | AH required | 0 |
| 59 | Residential MU | Core | £5,548,753 | £25,644,772 | £20,096,019 | Non-viability | AH required | 0 |
| 60 | Residential MU | Core | £2,742,305 | £8,237,341 | £5,495,035 | Non-viability | AH required | 0 |
| 61 | Residential MU | Core | £6,890,400 | £696,707 | £6,193,693 | Viability | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £721,991,011 | £406,054,545 | £315,936,466 | Viability | AH required | 0 |
| 63 | Office and hotel | Prime | £91,741,190 | £76,957,293 | £14,783,897 | Viability | No resi | 0 |
| 64 | Retail only | Prime | £53,956,911 | £13,788,890 | £40,168,021 | Viability | No resi | 0 |
| 65 | Residential only | Core | £771,823 | £648,050 | £123,773 | Viability | No AH required | 0 |
| 66 | Hotel extension | Core | £129,988 | £0 | £129,988 | Viability | No resi | 0 |
| 67 | Hotel extension | Core | £339,645 | £0 | £339,645 | Viability | No resi | 0 |
| 68 | Hotel extension | Core | £104,712 | £0 | £104,712 | Viability | No resi | 0 |
| 69 | Office | Fringe | £357,499 | £0 | £357,499 | Viability | No resi | 0 |
| 70 | Hotel extension | Core | £91,924 | £0 | £91,924 | Viability | No resi | 0 |
| 71 | Hotel extension | Core | £466,428 | £0 | £466,428 | Viability | No resi | 0 |
| 72 | Residential only on existing office | Prime | £46,810,299 | £45,912,507 | £897,792 | Viability | AH required | 0 |
| 73 | Residential only on existing office | Prime | £88,122,315 | £91,825,014 | £3,702,699 | Non-viability | AH required | 0 |
| 74 | Residential only on existing office | Core | £22,142,717 | £30,111,090 | £7,968,373 | Non-viability | AH required | 0 |
| 75 | Residential only on existing office | Core | £44,295,866 | £60,222,180 | £15,926,314 | Non-viability | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £8,510,520 | £10,170,126 | £1,659,606 | Non-viability | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £17,031,757 | £20,340,252 | £3,308,495 | Non-viability | AH required | 0 |
| 78 | Office on existing office | Prime | £71,694,053 | £45,912,507 | £25,781,546 | Viability | No resi | 0 |
| 79 | Office on existing office | Core | £38,231,400 | £22,956,254 | £15,275,146 | Viability | No resi | 0 |
| 80 | Office on existing office | Core | £55,894,636 | £21,077,763 | £34,816,873 | Viability | AH required | 0 |
| 81 | Office on existing office | Core | £44,785,277 | £15,055,545 | £29,729,732 | Viability | AH required | 0 |
| 82 | Office on existing office | Fringe | £30,591,598 | £10,170,126 | £20,421,472 | Viability | No resi | 0 |
| 83 | Office on existing office | Fringe | £16,309,819 | £5,085,063 | £11,224,756 | Viability | No resi | 0 |
| 84 | Retail on existing retail | Prime | £129,787,233 | £23,265,485 | £106,521,748 | Viability | No resi | 0 |
| 85 | Retail on existing retail | Prime | £230,742,197 | £46,530,970 | £184,211,227 | Viability | No resi | 0 |
| 86 | Retail on existing retail | Prime | £129,786,943 | £23,265,485 | £106,521,458 | Viability | No resi | 0 |
| 87 | Retail on existing retail | Prime | £230,741,907 | £46,530,970 | £184,210,937 | Viability | No resi | 0 |
| 88 | Retail on existing retail | Core | £29,972,591 | £11,861,642 | £18,110,949 | Viability | AH required | 0 |
| 89 | Retail on existing retail | Core | £53,294,396 | £23,723,283 | £29,571,113 | Viability | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £9,284,397 | £7,112,811 | £2,171,586 | Viability | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £16,515,611 | £14,225,623 | £2,289,988 | Viability | No resi | 0 |
| 92 | Hotel | Core | £5,571,418 | £2,830,527 | £2,740,891 | Viability | No resi | 0 |
| 93 | Resi on existing other | Prime | £186,177,977 | £39,030,841 | £147,147,137 | Viability | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £579,828,041 | £79,565,718 | £500,262,324 | Viability | No resi | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £211,760,023 | £44,867,576 | £166,892,447 | Viability | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £193,473,247 | £96,551,115 | £96,922,132 | Viability | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £140,373,445 | £56,058,737 | £84,314,708 | Viability | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £124,720,944 | £107,910,141 | £16,810,803 | Viability | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £537,393,103 | £61,821,282 | £475,571,821 | Viability | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £170,157,099 | £162,373,283 | £7,783,816 | Viability | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £96,500,340 | £102,447,659 | £5,947,319 | Non-viability | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £18,650,684 | £9,623,923 | £9,026,762 | Viability | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £87,127,268 | £42,706,604 | £44,420,664 | Viability | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £10,600,137 | £8,103,869 | £2,496,268 | Viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,422,431 | £3,324,731 | £2,097,700 | Viability | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £35,077,499 | £15,150,034 | £19,927,465 | Viability | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £63,432,966 | £0 | £63,432,966 | Viability | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £28,413,448 | £577,713 | £27,835,735 | Viability | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £21,294,414 | £463,008 | £20,831,406 | Viability | No resi | 0 |
| 110 | Hotel on existing office | Prime | £3,176,572 | £6,602,219 | £3,425,647 | Non-viability | No resi | 0 |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,221,502 | £0 | £1,221,502 | Viability | No resi | 0 |
| 112 | Hotel on existing office | Core | £6,583,049 | £15,019,412 | £8,436,363 | Non-viability | No resi | 0 |
| 113 | Office with resi on existing C2 | Prime | £537,391,160 | £61,821,282 | £475,569,878 | Viability | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £571,256,378 | £79,565,718 | £491,690,660 | Viability | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £430,252,239 | £248,517,253 | £181,734,986 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £48,378,076 | £22,463,653 | £25,914,422 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £219,299,645 | £167,038,984 | £52,260,661 | Viability | No resi | 0 |
| 118 | Office with retail on existing office and retail | Prime | £87,125,099 | £42,706,604 | £44,418,496 | Viability | No resi | 0 |
| 119 | Office on existing office | Prime | £40,137,736 | £29,292,180 | £10,845,557 | Viability | No resi | 0 |
| 120 | Office on existing office | Prime | £21,331,662 | £12,429,534 | £8,902,128 | Viability | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £193,469,618 | £96,551,115 | £96,918,503 | Viability | No resi | 0 |
| 122 | Office on existing office | Prime | £16,231,872 | £12,185,179 | £4,046,693 | Viability | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £313,535,255 | £53,363,808 | £260,171,446 | Viability | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £27,117,684 | £37,851,433 | £10,733,749 | Non-viability | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £713,124,423 | £505,208,870 | £207,915,554 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £64,357,448 | £130,749 | £64,226,699 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £10,503,982 | £16,541,101 | £6,037,119 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £7,572 | £228,331 | £220,759 | Non-viability | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £368,119,668 | £106,805,519 | £261,314,149 | Viability | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £4,734,199 | £21,677,213 | £16,943,014 | Non-viability | No AH required | 0 |
| 131 | | | | | | | | |

| WESTMINSTER LOCAL PLAN | | | | Viable and AH reqrd | | 53 schemes | | 100 | | AH percentage | | 30% | |
|------------------------|--|--------|--------------|---------------------|-----------------|-------------------|--|--------------------|--|----------------|---|-------------------|--|
| | | | | Sustainability: | | Off | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | | | 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 | £150,920 | £1,329,780 | 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 | £474,165 | 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 | £1,553,298 | £2,273,820 | £-720,523 | Non-viable | | | | No AH required | 0 | | |
| 42 | Residential only on existing office | Prime | £20,766,470 | £35,554,646 | £-14,788,175 | Non-viable | | | | AH required | 0 | | |
| 43 | Residential MU | Prime | ##### | £13,559,176 | £1,009,359,182 | Viable | | | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £32,445,948 | £87,019,530 | £-54,573,581 | Non-viable | | | | 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 | £186,500,183 | £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 | £108,166 | £0 | £108,166 | Viable | | | | No resi | 0 | | |
| 69 | Office | Fringe | £388,975 | £0 | £388,975 | 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 | £21,077,630 | £36,307,763 | Viable | | | | AH required | 0 | | |
| 81 | Office on existing office | Core | £45,906,231 | £15,055,545 | £30,850,686 | 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 | £217,391,598 | £39,030,841 | £178,360,757 | 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 with retail on existing office | Prime | £6,552,853 | £3,324,731 | £3,228,122 | 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 govt building | Prime | £64,253,010 | £0 | £64,253,010 | Viable | | | | AH required | 0 | | |
| 108 | Hotel on existing govt 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 | £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 retail | Prime | £430,254,623 | £248,517,253 | £181,737,371 | Viable | | | | | | | |

| WESTMINSTER LOCAL PLAN | | | | Viable and AH reqrd | | 57 schemes | | 17% | | AH percentage | | 25% | |
|------------------------|--|--------|--------------|---------------------|-----------------|-------------------|--|--------------------|--|----------------|---|-------------------|--|
| | | | | Sustainability: | | Off | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | | | Com PIL | |
| 1 | Office MU | Prime | £53,051,944 | £36,094,248 | £16,957,697 | Viable | | | | AH required | 0 | | |
| 2 | Office - MU with resi and retail | Prime | £39,200,400 | £21,459,506 | £17,740,894 | Viable | | | | AH required | 0 | | |
| 3 | Residential only on existing office | Core | £769,659 | £1,535,666 | £-766,007 | Non-viable | | | | No AH required | 0 | | |
| 4 | Residential only on existing resi | Prime | £4,254,038 | £5,976,526 | £-1,722,488 | Non-viable | | | | No AH required | 0 | | |
| 5 | Hotel with resi | Prime | £11,854,121 | £3,963,133 | £7,890,988 | Viable | | | | No AH required | 0 | | |
| 6 | Retail MU | Prime | £135,138,290 | £27,987,321 | £107,150,968 | Viable | | | | No AH required | 0 | | |
| 7 | Residential only on existing office | Core | £5,182,477 | £7,561,217 | £-2,378,741 | Non-viable | | | | AH required | 0 | | |
| 8 | Residential only on existing office | Prime | £3,404,535 | £4,995,281 | £-1,590,746 | Non-viable | | | | No AH required | 0 | | |
| 9 | D1 | Core | £-377,295 | £761,410 | £-1,138,705 | Non-viable | | | | No resi | 0 | | |
| 10 | Residential only on existing office | Prime | £6,529,972 | £10,064,022 | £-3,534,049 | Non-viable | | | | AH required | 0 | | |
| 11 | Office - MU | Prime | £116,220,647 | £96,875,390 | £19,345,257 | Viable | | | | AH required | 0 | | |
| 12 | Residential MU | Core | £40,342,753 | £4,416,346 | £35,926,407 | Viable | | | | AH required | 0 | | |
| 13 | Retail only | Prime | £40,121,975 | £8,980,477 | £31,141,498 | Viable | | | | No resi | 0 | | |
| 14 | Residential only on existing resi | Core | £753,275 | £1,451,647 | £-698,372 | Non-viable | | | | No AH required | 0 | | |
| 15 | Office - MU | Prime | £219,782,870 | £162,430,981 | £57,351,889 | Viable | | | | No resi | 0 | | |
| 16 | Residential only on existing resi | Prime | £6,251,168 | £8,912,901 | £-2,661,733 | Non-viable | | | | AH required | 0 | | |
| 17 | Residential only on existing office | Core | £720,776 | £554,044 | £166,732 | Viable | | | | No AH required | 0 | | |
| 18 | Residential only on existing resi | Fringe | £310,678 | £1,012,869 | £-702,191 | Non-viable | | | | No AH required | 0 | | |
| 19 | Residential only on existing other | Fringe | £1,715,724 | £150,920 | £1,564,804 | Viable | | | | AH required | 0 | | |
| 20 | Residential only on existing other | Fringe | £18,545,914 | £1,396,651 | £17,149,264 | Viable | | | | AH required | 0 | | |
| 21 | Residential only on existing resi | Fringe | £709,681 | £211,503 | £498,178 | Viable | | | | No AH required | 0 | | |
| 22 | Office - MU | Fringe | £6,470,212 | £3,370,390 | £3,099,833 | Viable | | | | No AH required | 0 | | |
| 23 | Residential MU | Core | £34,220,638 | £2,305,548 | £31,915,090 | Viable | | | | AH required | 0 | | |
| 24 | Residential only on existing office | Core | £3,139,007 | £5,504,307 | £-2,365,300 | Non-viable | | | | AH required | 0 | | |
| 25 | Residential only on existing resi | Core | £1,942,176 | £1,805,183 | £136,993 | Viable | | | | No resi | 0 | | |
| 26 | Residential only on existing resi | Core | £774,875 | £728,860 | £46,015 | Viable | | | | No AH required | 0 | | |
| 27 | Residential only on existing office | Core | £3,211,875 | £5,112,863 | £-1,900,988 | Non-viable | | | | No AH required | 0 | | |
| 28 | Residential only on existing resi | Core | £700,255 | £1,232,468 | £-532,213 | Non-viable | | | | No AH required | 0 | | |
| 29 | Residential only on existing office | Core | £3,364,510 | £4,858,502 | £-1,493,992 | Non-viable | | | | AH required | 0 | | |
| 30 | Residential only on existing resi | Core | £294,573 | £732,549 | £-437,977 | Non-viable | | | | No AH required | 0 | | |
| 31 | Hotel | Core | £3,305,351 | £2,830,527 | £474,824 | Viable | | | | No resi | 0 | | |
| 32 | Residential only on existing office | Core | £2,740,640 | £4,577,890 | £-1,837,250 | Non-viable | | | | No AH required | 0 | | |
| 33 | Residential MU | Core | £57,800,776 | £23,700,153 | £34,100,624 | Viable | | | | AH required | 0 | | |
| 34 | Office - MU | Core | £78,315,664 | £56,741,251 | £21,574,413 | Viable | | | | No AH required | 0 | | |
| 35 | Residential only on existing resi | Core | £872,817 | £855,497 | £17,320 | Viable | | | | No AH required | 0 | | |
| 36 | Residential only on existing office | Core | £3,681,702 | £3,406,913 | £274,789 | Viable | | | | AH required | 0 | | |
| 37 | Residential only on existing other | Core | £2,745,213 | £8,378,517 | £-5,633,305 | Non-viable | | | | No AH required | 0 | | |
| 38 | Residential only on existing other | Core | £1,810,751 | £2,562,115 | £-751,363 | Non-viable | | | | No AH required | 0 | | |
| 39 | Residential only on existing resi | Prime | £1,342,629 | £2,801,187 | £-1,458,558 | Non-viable | | | | No AH required | 0 | | |
| 40 | Residential only on existing resi | Prime | £2,527,422 | £4,805,181 | £-2,277,759 | Non-viable | | | | No AH required | 0 | | |
| 41 | Residential only on existing resi | Prime | £1,699,539 | £2,273,820 | £-574,281 | Non-viable | | | | No AH required | 0 | | |
| 42 | Residential only on existing office | Prime | £22,706,440 | £35,554,646 | £-12,848,206 | Non-viable | | | | AH required | 0 | | |
| 43 | Residential MU | Prime | ##### | £13,559,176 | £1,097,355,025 | Viable | | | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £36,044,375 | £87,019,530 | £-50,975,155 | Non-viable | | | | AH required | 0 | | |
| 45 | Residential MU | Prime | £2,458,534 | £1,201,233 | £1,257,300 | Viable | | | | No AH required | 0 | | |
| 46 | Residential only on existing office | Prime | £2,553,366 | £14,049,227 | £-11,495,861 | Non-viable | | | | AH required | 0 | | |
| 47 | Hotel - convy of car park | Core | £3,022,910 | £203,774 | £2,819,136 | Viable | | | | No resi | 0 | | |
| 48 | Office | Core | £1,521,030 | £1,115,010 | £406,020 | Viable | | | | No resi | 0 | | |
| 49 | Residential only on existing resi | Prime | £1,186,757 | £3,863,488 | £-2,676,731 | Non-viable | | | | No AH required | 0 | | |
| 50 | Residential only on existing resi | Prime | £829,861 | £1,801,246 | £-971,385 | Non-viable | | | | No AH required | 0 | | |
| 51 | Residential only on existing resi | Prime | £2,839,423 | £4,569,171 | £-1,729,747 | Non-viable | | | | No AH required | 0 | | |
| 52 | Residential only on existing resi | Prime | £1,772,594 | £3,546,388 | £-1,773,794 | Non-viable | | | | No AH required | 0 | | |
| 53 | Residential only on existing resi | Prime | £4,292,322 | £8,844,274 | £-4,551,953 | Non-viable | | | | AH required | 0 | | |
| 54 | Residential only on existing resi | Prime | £1,394,603 | £1,783,985 | £-389,381 | Non-viable | | | | No AH required | 0 | | |
| 55 | Residential only on existing other | Prime | £209,590,462 | £64,263,076 | £145,327,386 | Viable | | | | AH required | 0 | | |
| 56 | Residential only on existing resi | Prime | £48,002,102 | £97,064,778 | £-49,062,676 | Non-viable | | | | AH required | 0 | | |
| 57 | Residential MU | Core | £12,592,356 | £8,495,344 | £4,097,013 | Viable | | | | AH required | 0 | | |
| 58 | Residential only on former hotel/resi | Core | £5,620,370 | £10,804,332 | £-5,183,962 | Non-viable | | | | AH required | 0 | | |
| 59 | Residential MU | Core | £7,167,962 | £25,644,772 | £-18,476,809 | Non-viable | | | | AH required | 0 | | |
| 60 | Residential MU | Core | £3,365,937 | £8,237,341 | £-4,871,404 | Non-viable | | | | AH required | 0 | | |
| 61 | Residential MU | Core | £8,697,230 | £696,707 | £8,000,523 | Viable | | | | AH required | 0 | | |
| 62 | Office - Mu with resi | Prime | £747,776,637 | £406,054,545 | £341,722,091 | Viable | | | | AH required | 0 | | |
| 63 | Office and hotel | Prime | £91,743,803 | £76,957,293 | £14,786,510 | Viable | | | | No resi | 0 | | |
| 64 | Retail only | Prime | £53,959,649 | £13,788,890 | £40,170,759 | Viable | | | | No resi | 0 | | |
| 65 | Residential only | Core | £955,257 | £648,050 | £307,207 | Viable | | | | No AH required | 0 | | |
| 66 | Hotel extension | Core | £132,812 | £0 | £132,812 | Viable | | | | No resi | 0 | | |
| 67 | Hotel extension | Core | £342,511 | £0 | £342,511 | Viable | | | | No resi | 0 | | |
| 68 | Hotel extension | Core | £107,621 | £0 | £107,621 | Viable | | | | No resi | 0 | | |
| 69 | Office | Fringe | £360,451 | £0 | £360,451 | Viable | | | | No resi | 0 | | |
| 70 | Hotel extension | Core | £94,919 | £0 | £94,919 | Viable | | | | No resi | 0 | | |
| 71 | Hotel extension | Core | £469,466 | £0 | £469,466 | Viable | | | | No resi | 0 | | |
| 72 | Residential only on existing office | Prime | £56,772,874 | £45,912,507 | £10,860,367 | Viable | | | | AH required | 0 | | |
| 73 | Residential only on existing office | Prime | £106,872,880 | £91,825,014 | £15,047,866 | Viable | | | | AH required | 0 | | |
| 74 | Residential only on existing office | Core | £27,663,998 | £30,111,090 | £-2,447,092 | Non-viable | | | | AH required | 0 | | |
| 75 | Residential only on existing office | Core | £55,335,342 | £60,222,180 | £-4,886,838 | Non-viable | | | | AH required | 0 | | |
| 76 | Residential only on existing office | Fringe | £11,735,955 | £10,170,126 | £1,565,829 | Viable | | | | AH required | 0 | | |
| 77 | Residential only on existing office | Fringe | £23,479,566 | £20,340,252 | £3,139,314 | Viable | | | | AH required | 0 | | |
| 78 | Office on existing office | Prime | £71,697,288 | £45,912,507 | £25,784,781 | Viable | | | | No resi | 0 | | |
| 79 | Office on existing office | Prime | £38,234,676 | £22,956,254 | £15,278,422 | Viable | | | | No resi | 0 | | |
| 80 | Office on existing office | Core | £58,786,150 | £37,077,763 | £21,708,387 | Viable | | | | AH required | 0 | | |
| 81 | Office on existing office | Core | £47,027,183 | £15,055,545 | £31,971,638 | Viable | | | | AH required | 0 | | |
| 82 | Office on existing office | Fringe | £30,594,999 | £10,170,126 | £20,424,873 | Viable | | | | No resi | 0 | | |
| 83 | Office on existing office | Fringe | £16,313,261 | £5,085,063 | £11,228,198 | Viable | | | | No resi | 0 | | |
| 84 | Retail on existing retail | Prime | £129,790,717 | £23,265,485 | £106,525,231 | Viable | | | | No resi | 0 | | |
| 85 | Retail on existing retail | Prime | £230,745,723 | £46,530,970 | £184,214,753 | Viable | | | | No resi | 0 | | |
| 86 | Retail on existing retail | Prime | £129,790,509 | £23,265,485 | £106,525,024 | Viable | | | | No resi | 0 | | |
| 87 | Retail on existing retail | Prime | £230,745,516 | £46,530,970 | £184,214,545 | Viable | | | | No resi | 0 | | |
| 88 | Retail on existing retail | Core | £29,976,240 | £11,861,642 | £18,114,599 | Viable | | | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £53,298,088 | £23,723,283 | £29,574,804 | Viable | | | | No resi | 0 | | |
| 90 | Retail on existing retail | Fringe | £9,288,130 | £7,112,811 | £2,175,318 | Viable | | | | No resi | 0 | | |
| 91 | Retail on existing retail | Fringe | £16,519,385 | £14,225,623 | £2,293,762 | Viable | | | | No resi | 0 | | |
| 92 | Hotel | Core | £5,575,293 | £2,830,527 | £2,744,766 | Viable | | | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £238,605,217 | £99,030,941 | £139,565,316 | Viable | | | | AH required | 0 | | |
| 94 | Retail with resi on existing office and B8 | Prime | £804,828,226 | £79,565,718 | £525,262,508 | Viable | | | | AH required | 0 | | |
| 95 | Retail with resi on existing retail and office | Prime | £213,514,355 | £44,867,576 | £168,646,779 | Viable | | | | AH required | 0 | | |
| 96 | Retail with office on existing retail and office | Prime | £193,477,228 | £96,551,115 | £96,926,113 | Viable | | | | No resi | 0 | | |
| 97 | Retail on existing office and retail | Prime | £143,609,539 | £56,058,737 | £87,550,803 | Viable | | | | AH required | 0 | | |
| 98 | Retail on existing office and retail | Prime | £133,525,014 | £107,910,141 | £25,614,873 | Viable | | | | AH required | 0 | | |
| 99 | Retail with office on existing C2 | Prime | £576,994,886 | £61,821,282 | £515,173,604 | Viable | | | | AH required | 0 | | |
| 100 | Retail with office/resi on existing office | Prime | £185,835,225 | £162,373,283 | £23,461,941 | Viable | | | | AH required | 0 | | |
| 101 | Retail with office on existing retail | Prime | £108,463,155 | £102,447,659 | £6,015,496 | Viable | | | | AH required | 0 | | |
| 102 | Retail with office on existing retail | Prime | £19,262,589 | £9,623,923 | £9,638,666 | Viable | | | | No AH required | 0 | | |
| 103 | Retail with office on existing retail and office | Prime | £87,131,540 | £42,706,604 | £44,424,936 | Viable | | | | No resi | 0 | | |
| 104 | Retail on existing office and retail | Prime | £11,558,850 | £8,103,869 | £3,454,981 | Viable | | | | No AH required | 0 | | |
| 105 | Retail with resi on existing office | Prime | £5,683,276 | £3,324,731 | £2,358,545 | Viable | | | | No AH required | 0 | | |
| 106 | Retail on existing retail and office | Prime | £35,924,808 | £15,150,034 | £20,774,774 | Viable | | | | No AH required | 0 | | |
| 107 | Hotel on existing govt building | Prime | £65,073,054 | £0 | £65,073,054 | Viable | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viab and AH reqrd | 60 schemes | 71% | | | AH percentage | 20% |
|--------------|---|-------------------|--------------|--------------------|-----------------|-----------------|-------------------|---------|
| | | Sustainability: | Off | Commercial AH cont | Off | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viab/Non viable | | Com PIL |
| 1 | Office MU | Prime | £53,689,525 | £36,094,248 | £17,595,278 | Viab | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £39,790,560 | £21,459,506 | £18,331,054 | Viab | 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 | Viab | No AH required | 0 |
| 6 | Retail MU | Prime | £135,468,032 | £27,987,321 | £107,480,711 | Viab | No AH required | 0 |
| 7 | Residential only on existing office | Core | £5,735,802 | £7,561,217 | £-1,825,616 | 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 | £-2,838,968 | Non-viable | AH required | 0 |
| 11 | Office - MU | Prime | £116,823,342 | £96,875,390 | £19,947,952 | Viab | AH required | 0 |
| 12 | Residential MU | Core | £43,837,099 | £4,416,346 | £39,420,753 | Viab | AH required | 0 |
| 13 | Retail only | Prime | £40,122,249 | £8,980,477 | £31,141,772 | Viab | 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 | Viab | 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 | Viab | 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 | £1,150,920 | £1,799,827 | Viab | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £21,167,869 | £1,396,651 | £19,771,218 | Viab | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £790,278 | £211,503 | £578,776 | Viab | No AH required | 0 |
| 22 | Office - MU | Fringe | £6,599,457 | £3,370,390 | £3,229,107 | Viab | No AH required | 0 |
| 23 | Residential MU | Core | £38,762,101 | £2,305,548 | £36,456,553 | Viab | 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 | Viab | No resi | 0 |
| 26 | Residential only on existing resi | Core | £851,073 | £728,860 | £122,214 | Viab | 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 | Viab | 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 | Viab | AH required | 0 |
| 34 | Office - MU | Core | £78,544,472 | £56,741,251 | £21,803,221 | Viab | No AH required | 0 |
| 35 | Residential only on existing resi | Core | £965,630 | £855,497 | £110,133 | Viab | No AH required | 0 |
| 36 | Residential only on existing office | Core | £4,091,585 | £3,406,913 | £684,672 | Viab | 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 | ##### | £13,559,176 | £1,185,357,867 | Viab | AH required | 0 |
| 44 | Residential only on existing other | Prime | £39,642,802 | £87,019,530 | £-47,376,728 | Non-viable | AH required | 0 |
| 45 | Residential MU | Prime | £2,499,735 | £1,201,233 | £1,298,501 | Viab | 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 | Viab | No resi | 0 |
| 48 | Office | Core | £1,522,057 | £1,115,010 | £407,047 | Viab | 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 | £64,263,076 | £167,017,666 | Viab | 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 | Core | £13,520,940 | £8,495,344 | £5,025,597 | Viab | 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 | Viab | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £760,669,449 | £406,054,545 | £354,614,904 | Viab | AH required | 0 |
| 63 | Office and hotel | Prime | £91,745,109 | £76,957,293 | £14,787,815 | Viab | No resi | 0 |
| 64 | Retail only | Prime | £53,961,018 | £13,788,890 | £40,172,128 | Viab | No resi | 0 |
| 65 | Residential only | Core | £1,046,974 | £648,050 | £398,924 | Viab | No AH required | 0 |
| 66 | Hotel extension | Core | £134,224 | £0 | £134,224 | Viab | No resi | 0 |
| 67 | Hotel extension | Core | £343,945 | £0 | £343,945 | Viab | No resi | 0 |
| 68 | Hotel extension | Core | £193,076 | £0 | £193,076 | Viab | No resi | 0 |
| 69 | Office | Fringe | £361,927 | £0 | £361,927 | Viab | No resi | 0 |
| 70 | Hotel extension | Core | £96,416 | £0 | £96,416 | Viab | No resi | 0 |
| 71 | Hotel extension | Core | £470,985 | £0 | £470,985 | Viab | No resi | 0 |
| 72 | Residential only on existing office | Prime | £61,754,162 | £45,912,507 | £15,841,655 | Viab | AH required | 0 |
| 73 | Residential only on existing office | Prime | £116,248,162 | £91,825,014 | £24,423,148 | Viab | AH required | 0 |
| 74 | Residential only on existing office | Core | £30,422,378 | £30,111,090 | £311,288 | Viab | AH required | 0 |
| 75 | Residential only on existing office | Core | £60,850,634 | £60,222,180 | £628,454 | Viab | AH required | 0 |
| 76 | Residential only on existing office | Fringe | £13,348,673 | £10,170,126 | £3,178,547 | Viab | AH required | 0 |
| 77 | Residential only on existing office | Fringe | £26,703,470 | £20,340,252 | £6,363,218 | Viab | AH required | 0 |
| 78 | Office on existing office | Prime | £71,698,906 | £45,912,507 | £25,786,399 | Viab | No resi | 0 |
| 79 | Office on existing office | Prime | £38,236,314 | £22,956,254 | £15,280,060 | Viab | No resi | 0 |
| 80 | Office on existing office | Core | £80,186,906 | £31,077,763 | £39,109,143 | Viab | AH required | 0 |
| 81 | Office on existing office | Core | £48,148,136 | £15,055,545 | £33,092,591 | Viab | AH required | 0 |
| 82 | Office on existing office | Fringe | £30,596,700 | £10,170,126 | £20,426,574 | Viab | No resi | 0 |
| 83 | Office on existing office | Fringe | £16,314,982 | £5,085,063 | £11,229,919 | Viab | No resi | 0 |
| 84 | Retail on existing retail | Prime | £129,792,459 | £23,265,485 | £106,526,974 | Viab | No resi | 0 |
| 85 | Retail on existing retail | Prime | £230,747,486 | £46,530,970 | £184,216,516 | Viab | No resi | 0 |
| 86 | Retail on existing retail | Prime | £129,792,293 | £23,265,485 | £106,526,808 | Viab | No resi | 0 |
| 87 | Retail on existing retail | Prime | £230,747,320 | £46,530,970 | £184,216,350 | Viab | No resi | 0 |
| 88 | Retail on existing retail | Core | £29,978,066 | £11,861,642 | £18,116,424 | Viab | AH required | 0 |
| 89 | Retail on existing retail | Core | £53,299,933 | £23,723,283 | £29,576,650 | Viab | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £9,289,996 | £7,112,811 | £2,177,184 | Viab | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £16,521,273 | £14,225,623 | £2,295,650 | Viab | No resi | 0 |
| 92 | Hotel | Core | £5,577,231 | £2,830,527 | £2,746,704 | Viab | No resi | 0 |
| 93 | Resi on existing other | Prime | £269,818,837 | £30,030,941 | £239,787,896 | Viab | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £617,328,318 | £79,565,718 | £537,762,600 | Viab | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £214,391,521 | £44,867,576 | £169,523,945 | Viab | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £193,479,219 | £96,551,115 | £96,928,104 | Viab | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £145,227,586 | £56,058,737 | £89,168,850 | Viab | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £137,927,048 | £107,910,141 | £30,016,907 | Viab | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £596,795,776 | £61,821,282 | £534,974,495 | Viab | AH required | 0 |
| 100 | Retail with office/resi on existing office | Prime | £193,674,287 | £162,373,283 | £31,301,004 | Viab | AH required | 0 |
| 101 | Retail with office on existing retail | Prime | £114,444,563 | £102,447,659 | £11,996,904 | Viab | AH required | 0 |
| 102 | Retail with office on existing retail | Prime | £19,568,540 | £9,623,923 | £9,944,618 | Viab | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £87,133,676 | £42,706,604 | £44,427,072 | Viab | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £12,038,205 | £8,103,869 | £3,934,337 | Viab | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £6,913,700 | £3,324,731 | £3,588,969 | Viab | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £36,348,463 | £15,150,034 | £21,198,429 | Viab | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £65,893,098 | £0 | £65,893,098 | Viab | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £28,420,167 | £577,713 | £27,842,454 | Viab | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £21,301,195 | £463,008 | £20,838,187 | Viab | 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 | Viab | 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 | Viab | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £608,203,653 | £79,565,718 | £528,637,935 | Viab | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £430,259,393 | £248,517,253 | £181,742,140 | Viab | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £56,712,607 | £22,463,653 | £34,248,954 | Viab | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £224,502,250 | £167,038,984 | £57,463,266 | Viab | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £67,132,431 | £42,706,604 | £24,425,827 | Viab | No resi | 0 |
| 119 | Office on existing office | Prime | £40,145,140 | £29,292,180 | £10,852,960 | Viab | No resi | 0 |
| 120 | Office on existing office | Prime | £21,339,127 | £12,429,534 | £8,909,593 | Viab | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £193,477,145 | £96,551,115 | £96,926,030 | Viab | No resi | 0 |
| 122 | Office on existing office | Prime | £16,873,894 | £12,185,179 | £4,688,715 | Viab | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £337,386,523 | £53,363,808 | £284,022,715 | Viab | AH required | 0 |
| 124 | ST: Resi on existing resi, retail and D1 | Core | £36,607,540 | £37,851,433 | £-1,243,893 | Non-viable | AH required | 0 |
| 125 | ST: Resi, retail, office and hotel on existing | Prime | £738,561,155 | £505,208,870 | £233,352,285 | Viab | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £86,010,661 | £130,749 | £85,879,912 | Viab | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £14,439,432 | £16,541,101 | £-2,101,669 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £15,786 | £228,331 | £-212,545 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £368,127,818 | £106,805,519 | £261,322,299 | Viab | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £6,328,649 | £21,677,213 | £-15,348,564</ | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 43 schemes | | 113 | | AH percentage | | 50% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---|-------------------|--|
| | | Sustainability: | | On | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | 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 | £1,628,796 | £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 | £3,646,485 | 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 | £11,104,132 | £4,577,890 | £6,526,242 | 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 | £16,060,444 | £87,019,530 | £70,959,086 | Non-viable | | 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 | £1,515,897 | £1,115,010 | £400,887 | Viable | | 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 | £90,507,951 | £64,263,076 | £26,244,875 | 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 | £52,306,922 | £30,111,090 | £22,195,832 | Viable | | No resi | 0 | | |
| 81 | Office on existing office | Core | £27,835,743 | £15,055,545 | £12,780,198 | 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 | £29,967,116 | £11,861,642 | £18,105,475 | Viable | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £53,288,859 | £23,723,283 | £29,565,576 | Viable | | No resi | 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 | £5,565,065 | £2,830,527 | £2,735,077 | Viable | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £124,221,456 | £39,030,841 | £85,190,615 | 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 govt building | Prime | £60,619,945 | £0 | £60,619,945 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt 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 retail | Prime | £430,245,084 | £248,517,253 | £181,727,832 | Viable | | No resi | 0 | | |
| 116 | Office | | | | | | | | | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 46 schemes | | 143 | | AH percentage | | 45% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---|-------------------|--|
| | | Sustainability: | | On | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | Com PIL | |
| 1 | Office MU | Prime | £50,190,822 | £36,094,248 | £14,096,574 | Viable | | AH required | 0 | | |
| 2 | Office - MU with resi and retail | Prime | £36,429,638 | £21,459,506 | £14,970,132 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 6 | Retail MU | Prime | £133,605,105 | £27,987,321 | £105,617,784 | Viable | | 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 | £3,368,566 | £10,064,022 | £6,695,456 | Non-viable | | AH required | 0 | | |
| 11 | Office - MU | Prime | £113,501,401 | £96,875,390 | £16,626,011 | Viable | | AH required | 0 | | |
| 12 | Residential MU | Core | £24,361,297 | £4,416,346 | £19,944,951 | Viable | | AH required | 0 | | |
| 13 | Retail only | Prime | £40,120,880 | £8,980,477 | £31,140,402 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 | | |
| 20 | Residential only on existing other | Fringe | £5,414,037 | £1,396,651 | £4,017,387 | Viable | | AH required | 0 | | |
| 21 | Residential only on existing resi | Fringe | £323,370 | £211,503 | £111,867 | Viable | | No AH required | 0 | | |
| 22 | Office - MU | Fringe | £5,793,613 | £3,370,390 | £2,423,223 | Viable | | No AH required | 0 | | |
| 23 | Residential MU | Core | £12,405,485 | £2,305,548 | £10,099,937 | Viable | | 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 | Viable | | 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 | £614,561 | Non-viable | | No AH required | 0 | | |
| 31 | Hotel | Core | £3,302,719 | £2,830,527 | £472,192 | Viable | | No resi | 0 | | |
| 32 | Residential only on existing office | Core | £1,394,221 | £4,571,890 | £3,178,669 | Non-viable | | No AH required | 0 | | |
| 33 | Residential MU | Core | £51,697,852 | £23,700,153 | £27,997,699 | Viable | | AH required | 0 | | |
| 34 | Office - MU | Core | £77,251,027 | £56,741,251 | £20,509,776 | Viable | | 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 | Viable | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £19,658,871 | £87,019,530 | £67,360,659 | Non-viable | | AH required | 0 | | |
| 45 | Residential MU | Prime | £2,275,598 | £1,201,233 | £1,074,364 | Viable | | 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 | Viable | | No resi | 0 | | |
| 48 | Office | Core | £1,516,923 | £1,116,010 | £401,913 | Viable | | 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 | Viable | | AH required | 0 | | |
| 56 | Residential only on existing resi | Prime | £26,612,676 | £97,064,778 | £70,452,102 | Non-viable | | AH required | 0 | | |
| 57 | Residential MU | Core | £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 | Viable | | AH required | 0 | | |
| 62 | Office - Mu with resi | Prime | £689,366,901 | £406,054,545 | £283,312,356 | Viable | | AH required | 0 | | |
| 63 | Office and hotel | Prime | £91,738,577 | £76,957,293 | £14,781,284 | Viable | | No resi | 0 | | |
| 64 | Retail only | Prime | £53,954,173 | £13,788,890 | £40,165,283 | Viable | | 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 | Viable | | No resi | 0 | | |
| 67 | Hotel extension | Core | £336,778 | £0 | £336,778 | Viable | | No resi | 0 | | |
| 68 | Hotel extension | Core | £101,803 | £0 | £101,803 | Viable | | No resi | 0 | | |
| 69 | Office | Fringe | £354,547 | £0 | £354,547 | Viable | | No resi | 0 | | |
| 70 | Hotel extension | Core | £88,930 | £0 | £88,930 | Viable | | No resi | 0 | | |
| 71 | Hotel extension | Core | £463,391 | £0 | £463,391 | Viable | | 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 | Viable | | No resi | 0 | | |
| 79 | Office on existing office | Prime | £38,228,123 | £22,956,254 | £15,271,869 | Viable | | No resi | 0 | | |
| 80 | Office on existing office | Core | £52,208,582 | £30,111,090 | £22,097,492 | Viable | | No resi | 0 | | |
| 81 | Office on existing office | Core | £27,837,423 | £15,055,545 | £12,781,878 | Viable | | AH required | 0 | | |
| 82 | Office on existing office | Fringe | £30,588,197 | £10,170,126 | £20,418,071 | Viable | | No resi | 0 | | |
| 83 | Office on existing office | Fringe | £16,306,377 | £5,085,063 | £11,221,314 | Viable | | No resi | 0 | | |
| 84 | Retail on existing retail | Prime | £129,783,750 | £23,265,485 | £106,518,265 | Viable | | No resi | 0 | | |
| 85 | Retail on existing retail | Prime | £230,738,672 | £46,530,970 | £184,207,702 | Viable | | No resi | 0 | | |
| 86 | Retail on existing retail | Prime | £129,783,376 | £23,265,485 | £106,517,891 | Viable | | No resi | 0 | | |
| 87 | Retail on existing retail | Prime | £230,738,299 | £46,530,970 | £184,207,329 | Viable | | No resi | 0 | | |
| 88 | Retail on existing retail | Core | £29,968,942 | £11,861,642 | £18,107,300 | Viable | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £53,290,705 | £23,723,283 | £29,567,421 | Viable | | No resi | 0 | | |
| 90 | Retail on existing retail | Fringe | £9,280,665 | £7,112,811 | £2,167,853 | Viable | | No resi | 0 | | |
| 91 | Retail on existing retail | Fringe | £16,511,837 | £14,225,623 | £2,286,214 | Viable | | No resi | 0 | | |
| 92 | Hotel | Core | £5,567,542 | £2,830,527 | £2,737,015 | Viable | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £145,435,076 | £39,030,841 | £106,395,235 | Viable | | AH required | 0 | | |
| 94 | Retail with resi on existing office and B8 | Prime | £549,435,131 | £79,565,718 | £469,869,413 | Viable | | AH required | 0 | | |
| 95 | Retail with resi on existing retail and office | Prime | £209,634,474 | £44,867,576 | £164,766,899 | Viable | | AH required | 0 | | |
| 96 | Retail with office on existing retail and office | Prime | £193,469,265 | £96,551,115 | £96,918,150 | Viable | | No resi | 0 | | |
| 97 | Retail on existing office and retail | Prime | £136,451,905 | £56,058,737 | £80,393,168 | Viable | | AH required | 0 | | |
| 98 | Retail on existing office and retail | Prime | £114,018,346 | £107,910,141 | £6,108,205 | Viable | | AH required | 0 | | |
| 99 | Retail with office on existing C2 | Prime | £489,248,473 | £61,821,282 | £427,427,191 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 103 | Retail with office on existing retail and office | Prime | £87,122,996 | £42,706,604 | £44,416,392 | Viable | | No resi | 0 | | |
| 104 | Retail on existing office and retail | Prime | £9,442,445 | £8,103,869 | £1,338,576 | Viable | | No AH required | 0 | | |
| 105 | Retail with resi on existing office | Prime | £8,106,120 | £3,324,731 | £4,781,389 | Viable | | No AH required | 0 | | |
| 106 | Retail on existing retail and office | Prime | £34,054,455 | £15,150,034 | £18,904,421 | Viable | | No AH required | 0 | | |
| 107 | Hotel on existing govt building | Prime | £61,439,989 | £0 | £61,439,989 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt building | Prime | £28,408,969 | £577,713 | £27,831,257 | Viable | | No resi | 0 | | |
| 109 | Hotel with retail on existing members club | Prime | £21,289,893 | £463,008 | £20,826,885 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 | | |
| 114 | Office with resi on existing office and B8 | Prime | £541,311,830 | £79,565,718 | £461,746,112 | Viable | | AH required | 0 | | |
| 115 | Office with retail on existing office and retail | Prime | £430,247,469 | £248,517,253 | £181,730,216 | Viable | | No resi | 0 | | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 47 schemes | | AH percentage | | 40% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|---------|
| | | Sustainability: | | On | | Commercial AH cont | | Off | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | AH required | Com PIL |
| 1 | Office MU | Prime | £50,828,403 | £36,094,248 | £14,734,155 | Viable | | AH required | 0 |
| 2 | Office - MU with resi and retail | Prime | £37,019,797 | £21,459,506 | £15,560,291 | Viable | | 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 | Viable | | No AH required | 0 |
| 6 | Retail MU | Prime | £133,934,848 | £27,987,321 | £105,947,527 | Viable | | 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 | Viable | | AH required | 0 |
| 12 | Residential MU | Core | £27,855,642 | £4,416,346 | £23,439,296 | Viable | | AH required | 0 |
| 13 | Retail only | Prime | £40,121,153 | £8,980,477 | £31,140,676 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 |
| 20 | Residential only on existing other | Fringe | £8,035,992 | £1,396,651 | £6,639,341 | Viable | | AH required | 0 |
| 21 | Residential only on existing resi | Fringe | £403,966 | £211,503 | £192,463 | Viable | | No AH required | 0 |
| 22 | Office - MU | Fringe | £5,922,887 | £3,370,390 | £2,552,506 | Viable | | No AH required | 0 |
| 23 | Residential MU | Core | £16,982,482 | £2,305,548 | £14,676,933 | Viable | | 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 | Viable | | 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 | £472,849 | Viable | | 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 | Viable | | AH required | 0 |
| 34 | Office - MU | Core | £77,479,835 | £56,741,251 | £20,738,584 | Viable | | 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 | Viable | | 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 | Viable | | 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 | Viable | | No resi | 0 |
| 48 | Office | Core | £1,517,950 | £1,115,010 | £402,940 | Viable | | No resi | 0 |
| 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 | Viable | | AH required | 0 |
| 56 | Residential only on existing resi | Prime | £30,970,885 | £97,064,778 | £66,093,892 | Non-viable | | AH required | 0 |
| 57 | Residential MU | Core | £8,973,166 | £8,495,344 | £477,823 | Viable | | 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 | Viable | | AH required | 0 |
| 62 | Office - Mu with resi | Prime | £702,259,714 | £406,054,545 | £296,205,169 | Viable | | AH required | 0 |
| 63 | Office and hotel | Prime | £91,739,883 | £76,957,293 | £14,782,590 | Viable | | No resi | 0 |
| 64 | Retail only | Prime | £53,955,542 | £13,788,890 | £40,166,652 | Viable | | 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 | Viable | | No resi | 0 |
| 67 | Hotel extension | Core | £338,212 | £0 | £338,212 | Viable | | No resi | 0 |
| 68 | Hotel extension | Core | £103,257 | £0 | £103,257 | Viable | | No resi | 0 |
| 69 | Office | Fringe | £356,023 | £0 | £356,023 | Viable | | No resi | 0 |
| 70 | Hotel extension | Core | £90,426 | £0 | £90,426 | Viable | | No resi | 0 |
| 71 | Hotel extension | Core | £464,910 | £0 | £464,910 | Viable | | 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 | Viable | | No resi | 0 |
| 79 | Office on existing office | Prime | £38,223,762 | £22,956,254 | £15,273,508 | Viable | | No resi | 0 |
| 80 | Office on existing office | Core | £52,210,241 | £30,111,090 | £22,099,151 | Viable | | No resi | 0 |
| 81 | Office on existing office | Core | £27,839,102 | £15,055,545 | £12,783,557 | Viable | | AH required | 0 |
| 82 | Office on existing office | Fringe | £30,589,898 | £10,170,126 | £20,419,772 | Viable | | No resi | 0 |
| 83 | Office on existing office | Fringe | £16,308,098 | £5,085,063 | £11,223,035 | Viable | | No resi | 0 |
| 84 | Retail on existing retail | Prime | £129,785,491 | £23,265,485 | £106,520,006 | Viable | | No resi | 0 |
| 85 | Retail on existing retail | Prime | £230,740,435 | £46,530,970 | £184,209,465 | Viable | | No resi | 0 |
| 86 | Retail on existing retail | Prime | £129,785,160 | £23,265,485 | £106,519,675 | Viable | | No resi | 0 |
| 87 | Retail on existing retail | Prime | £230,740,103 | £46,530,970 | £184,209,133 | Viable | | No resi | 0 |
| 88 | Retail on existing retail | Core | £29,970,766 | £11,861,642 | £18,109,124 | Viable | | AH required | 0 |
| 89 | Retail on existing retail | Core | £53,292,551 | £23,723,283 | £29,569,268 | Viable | | No resi | 0 |
| 90 | Retail on existing retail | Fringe | £9,282,531 | £7,112,811 | £2,169,719 | Viable | | No resi | 0 |
| 91 | Retail on existing retail | Fringe | £16,513,724 | £14,225,623 | £2,288,101 | Viable | | No resi | 0 |
| 92 | Hotel | Core | £5,569,480 | £2,830,527 | £2,738,953 | Viable | | No resi | 0 |
| 93 | Resi on existing other | Prime | £166,048,695 | £39,030,941 | £127,017,754 | Viable | | AH required | 0 |
| 94 | Retail with resi on existing office and B8 | Prime | £561,935,222 | £79,565,718 | £482,369,505 | Viable | | AH required | 0 |
| 95 | Retail with resi on existing retail and office | Prime | £210,511,640 | £44,867,576 | £165,644,065 | Viable | | AH required | 0 |
| 96 | Retail with office on existing retail and office | Prime | £193,471,256 | £96,551,115 | £96,920,141 | Viable | | No resi | 0 |
| 97 | Retail on existing office and retail | Prime | £138,069,952 | £56,058,737 | £82,011,216 | Viable | | AH required | 0 |
| 98 | Retail on existing office and retail | Prime | £118,420,382 | £107,910,141 | £10,510,241 | Viable | | AH required | 0 |
| 99 | Retail with office on existing C2 | Prime | £509,049,365 | £61,821,282 | £447,228,083 | Viable | | 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 | Viable | | No AH required | 0 |
| 103 | Retail with office on existing retail and office | Prime | £87,125,132 | £42,706,604 | £44,418,528 | Viable | | No resi | 0 |
| 104 | Retail on existing office and retail | Prime | £9,921,802 | £8,103,869 | £1,817,933 | Viable | | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £6,238,544 | £3,324,731 | £2,913,813 | Viable | | No AH required | 0 |
| 106 | Retail on existing retail and office | Prime | £34,478,110 | £15,150,034 | £19,328,076 | Viable | | No AH required | 0 |
| 107 | Hotel on existing govt building | Prime | £62,260,033 | £0 | £62,260,033 | Viable | | AH required | 0 |
| 108 | Hotel on existing govt building | Prime | £28,411,209 | £577,713 | £27,833,496 | Viable | | No resi | 0 |
| 109 | Hotel with retail on existing members club | Prime | £21,292,154 | £463,008 | £20,829,146 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 |
| 114 | Office with resi on existing office and B8 | Prime | £553,627,588 | £79,565,718 | £474,061,870 | Viable | | AH required | 0 |
| 115 | Office with retail on existing office and retail | Prime | £430,249,853 | £248,517,253 | £181,732,601 | Viable | | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £44,222,497 | £22,463,653 | £21,758,843 | Viable | | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £216,818,201 | £167,038,984 | £49,779,216 | Viable | | AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £87,122,644 | £42,706,604 | £44,416,040 | Viable | | No resi | 0 |
| 119 | Office on existing office | Prime | £40,135,268 | £29,292,180 | £10,843,089 | Viable | | No resi | 0 |
| 120 | Office on existing office | Prime | £21,329,173 | £12,429,534 | £8,899,639 | Viable | | No resi | 0 |
| 121 | Office with retail on existing office and retail | Prime | £193,467,108 | £96,551,115 | £96,915,993 | Viable | | No resi | 0 |
| 122 | Office on existing office | Prime | £15,926,600 | £12,185,179 | £3,741,421 | Viable | | No AH required | 0 |
| 123 | ST: Resi and office on existing office and | Core | £300,271,799 | £53,363,808 | £246,907,991 | Viable | | 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: Resi, retail, office and hotel on existing | Prime | £698,979,227 | £505,208,870 | £ | | | | |

| WESTMINSTER LOCAL PLAN | | | Viable and AH reqrd | | 52 schemes | | 113 | | AH percentage | | 30% | |
|------------------------|--|--------|---------------------|--------------|-----------------|-------------------|--------------------|--|----------------|--|-------------------|--|
| | | | Sustainability: | | On | | Commercial AH cont | | Off | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | | 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 | £377,488 | £761,410 | £118,898 | 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 | £1,451,647 | £814,782 | 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 | £150,920 | £1,093,135 | 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 | £3,370,380 | £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 | £2,125,985 | 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 | £2,264,485 | £4,577,890 | £2,313,405 | 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 | £6,154,095 | 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 | £108,166 | £0 | £108,166 | 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 | Prime | £38,233,038 | £22,956,254 | £15,276,784 | 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 | £45,275,266 | £15,055,545 | £30,219,721 | 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 | £170,036,841 | £39,039,093 | 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 | £12,241,359 | 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 | £6,490,388 | £3,324,731 | £3,165,657 | 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 govt building | Prime | £63,900,121 | £0 | £63,900,121 | Viable | | | AH required | | 0 | |
| 108 | Hotel on existing govt 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</ | | | | | | | | | | | |

| WESTMINSTER LOCAL PLAN | | | | 53 schemes | | 125 schemes | | AH percentage | | 25% | |
|------------------------|--|--------|--------------|-----------------|-----------------|--------------------|--|-------------------|--|---------|--|
| | | | | Sustainability: | | Commercial AH cont | | Rented percentage | | 40% | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | Com PIL | |
| 1 | Office MU | Prime | £52,741,148 | £36,094,248 | £16,646,900 | Viable | | AH required | | 0 | |
| 2 | Office - MU with resi and retail | Prime | £38,790,277 | £21,459,506 | £17,330,771 | Viable | | AH required | | 0 | |
| 3 | Residential only on existing office | Core | £685,183 | £1,535,666 | -£850,483 | Non-viable | | No AH required | | 0 | |
| 4 | Residential only on existing resi | Prime | £4,059,708 | £5,976,526 | -£1,916,818 | Non-viable | | No AH required | | 0 | |
| 5 | Hotel with resi | Prime | £11,683,390 | £3,963,133 | £7,720,257 | Viable | | No AH required | | 0 | |
| 6 | Retail MU | Prime | £134,924,074 | £27,987,321 | £106,936,753 | Viable | | No AH required | | 0 | |
| 7 | Residential only on existing office | Core | £4,856,871 | £7,561,237 | -£2,704,347 | Non-viable | | AH required | | 0 | |
| 8 | Residential only on existing office | Prime | £3,249,721 | £4,995,281 | -£1,745,559 | Non-viable | | No AH required | | 0 | |
| 9 | D1 | Core | £-377,295 | £761,410 | -£1,138,705 | Non-viable | | No resi | | 0 | |
| 10 | Residential only on existing office | Prime | £6,146,891 | £10,064,022 | -£3,917,131 | Non-viable | | AH required | | 0 | |
| 11 | Office - MU | Prime | £115,912,182 | £96,875,390 | £19,036,792 | Viable | | AH required | | 0 | |
| 12 | Residential MU | Core | £38,338,677 | £4,416,346 | £33,922,331 | Viable | | AH required | | 0 | |
| 13 | Retail only | Prime | £40,121,975 | £8,980,477 | £31,141,498 | Viable | | No resi | | 0 | |
| 14 | Residential only on existing resi | Core | £711,433 | £1,451,647 | -£740,214 | Non-viable | | No AH required | | 0 | |
| 15 | Office - MU | Prime | £219,782,870 | £162,430,981 | £57,351,889 | Viable | | No resi | | 0 | |
| 16 | Residential only on existing resi | Prime | £5,880,651 | £8,912,901 | -£3,032,251 | Non-viable | | AH required | | 0 | |
| 17 | Residential only on existing office | Core | £656,619 | £554,044 | £102,575 | Viable | | No AH required | | 0 | |
| 18 | Residential only on existing resi | Fringe | £270,697 | £1,012,869 | -£742,173 | Non-viable | | No AH required | | 0 | |
| 19 | Residential only on existing other | Fringe | £1,479,079 | £150,920 | £1,328,158 | Viable | | AH required | | 0 | |
| 20 | Residential only on existing other | Fringe | £15,901,855 | £1,396,651 | £14,505,205 | Viable | | AH required | | 0 | |
| 21 | Residential only on existing resi | Fringe | £645,757 | £211,503 | £434,254 | Viable | | No AH required | | 0 | |
| 22 | Office - MU | Fringe | £6,310,712 | £3,370,390 | £2,940,332 | Viable | | No AH required | | 0 | |
| 23 | Residential MU | Core | £30,711,975 | £2,305,548 | £28,406,427 | Viable | | AH required | | 0 | |
| 24 | Residential only on existing office | Core | £2,860,296 | £5,504,307 | -£2,644,011 | Non-viable | | AH required | | 0 | |
| 25 | Residential only on existing resi | Core | £1,942,176 | £1,805,183 | £136,993 | Viable | | No resi | | 0 | |
| 26 | Residential only on existing resi | Core | £733,730 | £728,860 | £4,871 | Viable | | No AH required | | 0 | |
| 27 | Residential only on existing office | Core | £2,986,674 | £5,112,863 | -£2,126,189 | Non-viable | | No AH required | | 0 | |
| 28 | Residential only on existing resi | Core | £663,063 | £1,232,468 | -£569,405 | Non-viable | | No AH required | | 0 | |
| 29 | Residential only on existing office | Core | £3,112,641 | £4,858,502 | -£1,745,860 | Non-viable | | AH required | | 0 | |
| 30 | Residential only on existing resi | Core | £267,840 | £732,549 | -£464,709 | Non-viable | | No AH required | | 0 | |
| 31 | Hotel | Core | £3,305,351 | £2,830,527 | £474,824 | Viable | | No resi | | 0 | |
| 32 | Residential only on existing office | Core | £2,554,574 | £4,577,890 | -£2,023,316 | Non-viable | | No AH required | | 0 | |
| 33 | Residential MU | Core | £56,942,469 | £23,700,153 | £33,242,316 | Viable | | AH required | | 0 | |
| 34 | Office - MU | Core | £78,166,261 | £56,741,251 | £21,425,009 | Viable | | No AH required | | 0 | |
| 35 | Residential only on existing resi | Core | £814,703 | £855,497 | -£40,794 | Non-viable | | No AH required | | 0 | |
| 36 | Residential only on existing office | Core | £3,387,423 | £3,406,913 | -£19,490 | Non-viable | | AH required | | 0 | |
| 37 | Residential only on existing other | Core | £2,531,226 | £8,378,517 | -£5,847,291 | Non-viable | | No AH required | | 0 | |
| 38 | Residential only on existing other | Core | £1,672,362 | £2,562,115 | -£889,752 | Non-viable | | No AH required | | 0 | |
| 39 | Residential only on existing resi | Prime | £1,292,905 | £2,801,187 | -£1,508,282 | Non-viable | | No AH required | | 0 | |
| 40 | Residential only on existing resi | Prime | £2,433,857 | £4,805,181 | -£2,371,324 | Non-viable | | No AH required | | 0 | |
| 41 | Residential only on existing resi | Prime | £1,648,631 | £2,273,820 | -£625,189 | Non-viable | | No AH required | | 0 | |
| 42 | Residential only on existing office | Prime | £22,012,526 | £35,554,646 | -£13,542,120 | Non-viable | | AH required | | 0 | |
| 43 | Residential MU | Prime | £43,381,772 | £13,559,176 | £1,069,359,664 | Viable | | AH required | | 0 | |
| 44 | Residential only on existing other | Prime | £34,052,577 | £87,019,530 | -£53,966,952 | Non-viable | | AH required | | 0 | |
| 45 | Residential MU | Prime | £2,440,403 | £1,201,233 | £1,239,170 | Viable | | No AH required | | 0 | |
| 46 | Residential only on existing office | Prime | £2,281,629 | £14,049,227 | -£11,767,598 | Non-viable | | AH required | | 0 | |
| 47 | Hotel - convy of car park | Core | £3,022,910 | £203,774 | £2,819,136 | Viable | | No resi | | 0 | |
| 48 | Office | Core | £1,521,030 | £1,115,010 | £406,020 | Viable | | No resi | | 0 | |
| 49 | Residential only on existing resi | Prime | £1,060,070 | £3,863,488 | -£2,803,418 | Non-viable | | No AH required | | 0 | |
| 50 | Residential only on existing resi | Prime | £741,297 | £1,801,246 | -£1,059,950 | Non-viable | | No AH required | | 0 | |
| 51 | Residential only on existing resi | Prime | £2,720,408 | £4,569,171 | -£1,848,763 | Non-viable | | No AH required | | 0 | |
| 52 | Residential only on existing resi | Prime | £1,698,209 | £3,546,388 | -£1,848,179 | Non-viable | | No AH required | | 0 | |
| 53 | Residential only on existing resi | Prime | £4,028,023 | £8,844,274 | -£4,816,251 | Non-viable | | AH required | | 0 | |
| 54 | Residential only on existing resi | Prime | £1,320,018 | £1,783,985 | -£463,966 | Non-viable | | No AH required | | 0 | |
| 55 | Residential only on existing other | Prime | £198,129,330 | £64,263,076 | £133,866,254 | Viable | | AH required | | 0 | |
| 56 | Residential only on existing resi | Prime | £43,381,772 | £97,064,778 | -£53,683,006 | Non-viable | | AH required | | 0 | |
| 57 | Residential MU | Core | £11,758,918 | £8,495,344 | £3,263,574 | Viable | | AH required | | 0 | |
| 58 | Residential only on former hotel/resi | Core | £4,863,404 | £10,804,332 | -£5,940,928 | Non-viable | | AH required | | 0 | |
| 59 | Residential MU | Core | £6,455,478 | £25,644,772 | -£19,189,294 | Non-viable | | AH required | | 0 | |
| 60 | Residential MU | Core | £3,127,919 | £8,237,341 | -£5,109,422 | Non-viable | | AH required | | 0 | |
| 61 | Residential MU | Core | £8,005,833 | £696,707 | £7,309,126 | Viable | | AH required | | 0 | |
| 62 | Office - Mu with resi | Prime | £740,938,153 | £406,054,545 | £334,883,607 | Viable | | AH required | | 0 | |
| 63 | Office and hotel | Prime | £91,743,803 | £76,957,293 | £14,786,510 | Viable | | No resi | | 0 | |
| 64 | Retail only | Prime | £53,959,649 | £13,788,890 | £40,170,759 | Viable | | No resi | | 0 | |
| 65 | Residential only | Core | £908,999 | £648,050 | £260,949 | Viable | | No AH required | | 0 | |
| 66 | Hotel extension | Core | £132,812 | £0 | £132,812 | Viable | | No resi | | 0 | |
| 67 | Hotel extension | Core | £342,511 | £0 | £342,511 | Viable | | No resi | | 0 | |
| 68 | Hotel extension | Core | £107,621 | £0 | £107,621 | Viable | | No resi | | 0 | |
| 69 | Office | Fringe | £360,451 | £0 | £360,451 | Viable | | No resi | | 0 | |
| 70 | Hotel extension | Core | £94,919 | £0 | £94,919 | Viable | | No resi | | 0 | |
| 71 | Hotel extension | Core | £469,466 | £0 | £469,466 | Viable | | No resi | | 0 | |
| 72 | Residential only on existing office | Prime | £54,885,752 | £45,912,507 | £8,973,245 | Viable | | AH required | | 0 | |
| 73 | Residential only on existing office | Prime | £103,320,651 | £91,825,014 | £11,495,637 | Viable | | AH required | | 0 | |
| 74 | Residential only on existing office | Core | £26,109,897 | £30,111,090 | -£4,001,193 | Non-viable | | AH required | | 0 | |
| 75 | Residential only on existing office | Core | £52,227,142 | £60,222,180 | -£7,995,039 | Non-viable | | AH required | | 0 | |
| 76 | Residential only on existing office | Fringe | £10,159,864 | £10,170,126 | -£10,262 | Non-viable | | AH required | | 0 | |
| 77 | Residential only on existing office | Fringe | £20,327,381 | £20,340,252 | -£12,870 | Non-viable | | AH required | | 0 | |
| 78 | Office on existing office | Prime | £71,697,288 | £45,912,507 | £25,784,781 | Viable | | No resi | | 0 | |
| 79 | Office on existing office | Prime | £38,234,676 | £22,956,254 | £15,278,422 | Viable | | No resi | | 0 | |
| 80 | Office on existing office | Core | £57,987,444 | £21,077,763 | £36,910,681 | Viable | | AH required | | 0 | |
| 81 | Office on existing office | Core | £46,396,219 | £15,055,545 | £31,340,674 | Viable | | AH required | | 0 | |
| 82 | Office on existing office | Fringe | £30,594,999 | £10,170,126 | £20,424,873 | Viable | | No resi | | 0 | |
| 83 | Office on existing office | Fringe | £16,313,261 | £5,085,063 | £11,228,198 | Viable | | No resi | | 0 | |
| 84 | Retail on existing retail | Prime | £129,790,717 | £23,265,485 | £106,525,231 | Viable | | No resi | | 0 | |
| 85 | Retail on existing retail | Prime | £230,745,723 | £46,530,970 | £184,214,753 | Viable | | No resi | | 0 | |
| 86 | Retail on existing retail | Prime | £129,790,509 | £23,265,485 | £106,525,024 | Viable | | No resi | | 0 | |
| 87 | Retail on existing retail | Prime | £230,745,516 | £46,530,970 | £184,214,545 | Viable | | No resi | | 0 | |
| 88 | Retail on existing retail | Core | £29,976,240 | £11,861,642 | £18,114,599 | Viable | | AH required | | 0 | |
| 89 | Retail on existing retail | Core | £53,298,088 | £23,723,283 | £29,574,804 | Viable | | No resi | | 0 | |
| 90 | Retail on existing retail | Fringe | £9,288,130 | £7,112,811 | £2,175,318 | Viable | | No resi | | 0 | |
| 91 | Retail on existing retail | Fringe | £16,519,385 | £14,225,623 | £2,293,762 | Viable | | No resi | | 0 | |
| 92 | Hotel | Core | £5,575,293 | £2,830,527 | £2,744,766 | Viable | | No resi | | 0 | |
| 93 | Resi on existing other | Prime | £230,289,554 | £93,030,841 | £137,249,714 | Viable | | AH required | | 0 | |
| 94 | Retail with resi on existing office and B8 | Prime | £599,435,499 | £79,565,718 | £519,869,781 | Viable | | AH required | | 0 | |
| 95 | Retail with resi on existing retail and office | Prime | £213,143,138 | £44,867,576 | £168,275,562 | Viable | | AH required | | 0 | |
| 96 | Retail with office on existing retail and office | Prime | £193,477,228 | £96,551,115 | £96,926,113 | Viable | | No resi | | 0 | |
| 97 | Retail on existing office and retail | Prime | £142,924,093 | £56,058,737 | £86,865,357 | Viable | | AH required | | 0 | |
| 98 | Retail on existing office and retail | Prime | £131,626,486 | £107,910,141 | £23,716,345 | Viable | | AH required | | 0 | |
| 99 | Retail with office on existing C2 | Prime | £568,452,038 | £61,821,282 | £506,630,756 | Viable | | AH required | | 0 | |
| 100 | Retail with office/resi on existing office | Prime | £182,453,705 | £162,373,283 | £20,080,422 | Viable | | AH required | | 0 | |
| 101 | Retail with office on existing retail | Prime | £105,883,185 | £102,447,659 | £3,435,527 | Viable | | AH required | | 0 | |
| 102 | Retail with office on existing retail | Prime | £19,135,902 | £9,623,923 | £9,511,979 | Viable | | No AH required | | 0 | |
| 103 | Retail with office on existing retail and office | Prime | £87,131,540 | £42,706,604 | £44,424,936 | Viable | | No resi | | 0 | |
| 104 | Retail on existing office and retail | Prime | £11,359,870 | £8,103,869 | £3,256,001 | Viable | | No AH required | | 0 | |
| 105 | Retail with resi on existing office | Prime | £5,629,812 | £3,324,731 | £2,305,081 | Viable | | No AH required | | 0 | |
| 106 | Retail on existing retail and office | Prime | £35,749,074 | £15,150,034 | £20,599,040 | Viable | | No AH required | | 0 | |
| 107 | Hotel on existing govt building | Prime | £64,720,164 | £0 | £64,720,164 | Viable | | AH required | | 0 | |
| 108 | Hotel on existing govt building | Prime | £28,417,927 | £577,713 | £27,840,214 | Viable | | No resi | | 0 | |
| 109 | Hotel with retail on existing members club | Prime | £21,298,935 | £463,008 | £20,835,927 | Viable | | No resi | | 0 | |
| 110 | Hotel on existing office | Prime | £3,181,206 | £6,602,219 | -£3,421,013 | Non-viable | | No resi | | 0 | |
| 111 | Hotel on existing hotel (Extension) | Prime | £1,226,177 | £0 | £1,226,177 | Viable | | No resi | | 0 | |
| 112 | Hotel on existing office | Core | £6,587,694 | £15,019,412 | -£8,431,718 | Non-viable | | No resi | | 0 | |
| 113 | Office with resi on existing C2 | Prime | £568,450,650 | £61,821,282 | £506,629,369 | Viable | | AH required | | 0 | |
| 114 | Office with resi on existing office and B8 | Prime | £590,574,863 | £79,565,718 | £511,009,145 | Viable | | AH required | | 0 | |
| 115 | Office with retail on existing office and retail | Prime | £430,257,008 | £248,517,253 | £181,739,755 | Viable | | No resi | | 0 | |
| 116 | Office with retail on existing hotel and retail | Prime | £52,557,028 | £22,463,653 | £ | | | | | | |

| WESTMINSTER LOCAL PLAN | | | | | | 57 schemes | | 100 | | AH percentage | | 20% | |
|------------------------|--|--------|----------------|--------------|-----------------|-----------------|--|--------------------|--|-------------------|--|---------|--|
| | | | | | | Sustainability: | | Commercial AH cont | | Rented percentage | | 40% | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viab/Non | | | | | | Com PIL | |
| 1 | Office MU | Prime | £53,378,730 | £36,094,248 | £17,284,482 | Viab/Non | | | | AH required | | 0 | |
| 2 | Office - MU with resi and retail | Prime | £39,380,437 | £21,459,506 | £17,920,931 | Viab/Non | | | | AH required | | 0 | |
| 3 | Residential only on existing office | Core | £790,329 | £1,535,666 | £-745,336 | Non-viable | | | | No AH required | | 0 | |
| 4 | Residential only on existing resi | Prime | £4,465,440 | £5,976,526 | £-1,511,086 | Non-viable | | | | No AH required | | 0 | |
| 5 | Hotel with resi | Prime | £12,009,083 | £3,963,133 | £8,045,950 | Viab/Non | | | | No AH required | | 0 | |
| 6 | Retail MU | Prime | £135,253,816 | £27,987,321 | £107,266,494 | Viab/Non | | | | No AH required | | 0 | |
| 7 | Residential only on existing office | Core | £5,408,996 | £7,561,217 | £-2,151,222 | Non-viable | | | | AH required | | 0 | |
| 8 | Residential only on existing office | Prime | £3,673,907 | £4,995,281 | £-1,421,374 | 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 | £6,841,972 | £10,064,022 | £-3,222,050 | Non-viable | | | | AH required | | 0 | |
| 11 | Office - MU | Prime | £116,514,878 | £96,875,390 | £19,639,488 | Viab/Non | | | | AH required | | 0 | |
| 12 | Residential MU | Core | £41,833,021 | £4,416,346 | £37,416,676 | Viab/Non | | | | AH required | | 0 | |
| 13 | Retail only | Prime | £40,122,249 | £8,980,477 | £31,141,772 | Viab/Non | | | | No resi | | 0 | |
| 14 | Residential only on existing resi | Core | £786,002 | £1,451,647 | £-665,645 | Non-viable | | | | No AH required | | 0 | |
| 15 | Office - MU | Prime | £219,783,182 | £162,430,981 | £57,352,200 | Viab/Non | | | | No resi | | 0 | |
| 16 | Residential only on existing resi | Prime | £6,549,927 | £8,912,901 | £-2,362,975 | Non-viable | | | | AH required | | 0 | |
| 17 | Residential only on existing office | Core | £742,317 | £554,044 | £188,273 | Viab/Non | | | | No AH required | | 0 | |
| 18 | Residential only on existing resi | Fringe | £311,551 | £1,012,869 | £-701,319 | Non-viable | | | | No AH required | | 0 | |
| 19 | Residential only on existing other | Fringe | £1,714,103 | £150,920 | £1,563,183 | Viab/Non | | | | AH required | | 0 | |
| 20 | Residential only on existing other | Fringe | £18,523,810 | £1,396,651 | £17,127,159 | Viab/Non | | | | AH required | | 0 | |
| 21 | Residential only on existing resi | Fringe | £726,354 | £211,503 | £514,851 | Viab/Non | | | | No AH required | | 0 | |
| 22 | Office - MU | Fringe | £6,439,988 | £3,370,380 | £3,069,608 | Viab/Non | | | | No AH required | | 0 | |
| 23 | Residential MU | Core | £35,253,439 | £2,305,548 | £32,947,890 | Viab/Non | | | | AH required | | 0 | |
| 24 | Residential only on existing office | Core | £3,231,534 | £5,504,307 | £-2,272,773 | Non-viable | | | | AH required | | 0 | |
| 25 | Residential only on existing resi | Core | £1,942,706 | £1,805,183 | £137,523 | Viab/Non | | | | No resi | | 0 | |
| 26 | Residential only on existing resi | Core | £809,930 | £728,860 | £81,070 | Viab/Non | | | | No AH required | | 0 | |
| 27 | Residential only on existing office | Core | £3,344,100 | £5,112,863 | £-1,768,763 | Non-viable | | | | No AH required | | 0 | |
| 28 | Residential only on existing resi | Core | £732,039 | £1,232,468 | £-500,429 | Non-viable | | | | No AH required | | 0 | |
| 29 | Residential only on existing office | Core | £3,492,766 | £4,858,502 | £-1,365,736 | Non-viable | | | | AH required | | 0 | |
| 30 | Residential only on existing resi | Core | £305,302 | £732,549 | £-427,247 | Non-viable | | | | No AH required | | 0 | |
| 31 | Hotel | Core | £3,306,009 | £2,830,527 | £475,481 | Viab/Non | | | | No resi | | 0 | |
| 32 | Residential only on existing office | Core | £2,844,862 | £4,577,890 | £-1,733,028 | Non-viable | | | | No AH required | | 0 | |
| 33 | Residential MU | Core | £58,253,624 | £23,700,153 | £34,553,471 | Viab/Non | | | | AH required | | 0 | |
| 34 | Office - MU | Core | £78,395,069 | £56,741,251 | £21,653,818 | Viab/Non | | | | No AH required | | 0 | |
| 35 | Residential only on existing resi | Core | £907,517 | £855,497 | £52,020 | Viab/Non | | | | No AH required | | 0 | |
| 36 | Residential only on existing office | Core | £3,797,306 | £3,406,913 | £390,393 | Viab/Non | | | | AH required | | 0 | |
| 37 | Residential only on existing other | Core | £2,838,028 | £8,378,517 | £-5,540,489 | Non-viable | | | | No AH required | | 0 | |
| 38 | Residential only on existing other | Core | £1,872,948 | £2,562,115 | £-689,166 | Non-viable | | | | No AH required | | 0 | |
| 39 | Residential only on existing resi | Prime | £1,417,198 | £2,801,187 | £-1,383,989 | Non-viable | | | | No AH required | | 0 | |
| 40 | Residential only on existing resi | Prime | £2,667,038 | £4,805,181 | £-2,138,143 | Non-viable | | | | No AH required | | 0 | |
| 41 | Residential only on existing resi | Prime | £1,794,872 | £2,273,820 | £-478,948 | Non-viable | | | | No AH required | | 0 | |
| 42 | Residential only on existing office | Prime | £23,962,495 | £35,554,646 | £-11,592,150 | Non-viable | | | | AH required | | 0 | |
| 43 | Residential MU | Prime | £1,170,918,684 | £13,559,176 | £1,157,359,508 | Viab/Non | | | | AH required | | 0 | |
| 44 | Residential only on existing other | Prime | £37,851,003 | £87,019,530 | £-49,168,527 | Non-viable | | | | AH required | | 0 | |
| 45 | Residential MU | Prime | £2,481,604 | £1,201,233 | £1,280,371 | Viab/Non | | | | No AH required | | 0 | |
| 46 | Residential only on existing office | Prime | £2,623,328 | £14,049,227 | £-11,425,900 | Non-viable | | | | AH required | | 0 | |
| 47 | Hotel - convy of car park | Core | £3,023,900 | £203,774 | £2,820,125 | Viab/Non | | | | No resi | | 0 | |
| 48 | Office | Core | £1,522,057 | £1,115,010 | £407,047 | Viab/Non | | | | No resi | | 0 | |
| 49 | Residential only on existing resi | Prime | £1,219,954 | £3,863,488 | £-2,643,534 | Non-viable | | | | No AH required | | 0 | |
| 50 | Residential only on existing resi | Prime | £853,400 | £1,801,246 | £-947,846 | Non-viable | | | | No AH required | | 0 | |
| 51 | Residential only on existing resi | Prime | £2,985,707 | £4,569,171 | £-1,583,463 | Non-viable | | | | No AH required | | 0 | |
| 52 | Residential only on existing resi | Prime | £1,864,445 | £3,546,388 | £-1,681,943 | Non-viable | | | | No AH required | | 0 | |
| 53 | Residential only on existing resi | Prime | £4,481,502 | £8,844,274 | £-4,362,772 | Non-viable | | | | AH required | | 0 | |
| 54 | Residential only on existing resi | Prime | £1,465,138 | £1,783,985 | £-318,846 | Non-viable | | | | No AH required | | 0 | |
| 55 | Residential only on existing other | Prime | £219,550,173 | £64,263,076 | £155,287,097 | Viab/Non | | | | AH required | | 0 | |
| 56 | Residential only on existing resi | Prime | £48,315,742 | £97,064,778 | £-48,749,036 | Non-viable | | | | AH required | | 0 | |
| 57 | Residential MU | Core | £12,687,502 | £8,495,344 | £4,192,158 | Viab/Non | | | | AH required | | 0 | |
| 58 | Residential only on former hotel/resi | Core | £5,723,455 | £10,804,332 | £-5,080,877 | Non-viable | | | | AH required | | 0 | |
| 59 | Residential MU | Core | £7,265,083 | £25,644,772 | £-18,379,689 | Non-viable | | | | AH required | | 0 | |
| 60 | Residential MU | Core | £3,439,736 | £8,237,341 | £-4,797,605 | Non-viable | | | | AH required | | 0 | |
| 61 | Residential MU | Core | £8,909,248 | £696,707 | £8,212,541 | Viab/Non | | | | AH required | | 0 | |
| 62 | Office - Mu with resi | Prime | £753,830,965 | £406,054,545 | £347,776,420 | Viab/Non | | | | AH required | | 0 | |
| 63 | Office and hotel | Prime | £91,745,109 | £76,957,293 | £14,787,815 | Viab/Non | | | | No resi | | 0 | |
| 64 | Retail only | Prime | £53,961,018 | £13,788,890 | £40,172,128 | Viab/Non | | | | No resi | | 0 | |
| 65 | Residential only | Core | £1,000,715 | £648,050 | £352,666 | Viab/Non | | | | No AH required | | 0 | |
| 66 | Hotel extension | Core | £134,224 | £0 | £134,224 | Viab/Non | | | | No resi | | 0 | |
| 67 | Hotel extension | Core | £343,945 | £0 | £343,945 | Viab/Non | | | | No resi | | 0 | |
| 68 | Hotel extension | Core | £109,076 | £0 | £109,076 | Viab/Non | | | | No resi | | 0 | |
| 69 | Office | Fringe | £361,927 | £0 | £361,927 | Viab/Non | | | | No resi | | 0 | |
| 70 | Hotel extension | Core | £96,416 | £0 | £96,416 | Viab/Non | | | | No resi | | 0 | |
| 71 | Hotel extension | Core | £470,985 | £0 | £470,985 | Viab/Non | | | | No resi | | 0 | |
| 72 | Residential only on existing office | Prime | £59,867,040 | £45,912,507 | £13,954,533 | Viab/Non | | | | AH required | | 0 | |
| 73 | Residential only on existing office | Prime | £112,695,934 | £91,825,014 | £20,870,920 | Viab/Non | | | | AH required | | 0 | |
| 74 | Residential only on existing office | Core | £28,868,279 | £30,111,090 | £-1,242,811 | Non-viable | | | | AH required | | 0 | |
| 75 | Residential only on existing office | Core | £57,742,434 | £60,222,180 | £-2,479,747 | Non-viable | | | | AH required | | 0 | |
| 76 | Residential only on existing office | Fringe | £11,772,581 | £10,170,126 | £1,602,455 | Viab/Non | | | | AH required | | 0 | |
| 77 | Residential only on existing office | Fringe | £23,551,287 | £20,340,252 | £3,211,035 | Viab/Non | | | | AH required | | 0 | |
| 78 | Office on existing office | Prime | £71,698,906 | £45,912,507 | £25,786,399 | Viab/Non | | | | No resi | | 0 | |
| 79 | Office on existing office | Prime | £38,236,314 | £22,956,254 | £15,280,060 | Viab/Non | | | | No resi | | 0 | |
| 80 | Office on existing office | Core | £59,398,201 | £21,077,763 | £38,320,438 | Viab/Non | | | | AH required | | 0 | |
| 81 | Office on existing office | Core | £47,617,171 | £15,055,545 | £32,561,626 | Viab/Non | | | | AH required | | 0 | |
| 82 | Office on existing office | Fringe | £30,596,700 | £10,170,126 | £20,426,574 | Viab/Non | | | | No resi | | 0 | |
| 83 | Office on existing office | Fringe | £16,314,982 | £5,085,063 | £11,229,919 | Viab/Non | | | | No resi | | 0 | |
| 84 | Retail on existing retail | Prime | £129,792,459 | £23,265,485 | £106,526,974 | Viab/Non | | | | No resi | | 0 | |
| 85 | Retail on existing retail | Prime | £230,747,486 | £46,530,970 | £184,216,516 | Viab/Non | | | | No resi | | 0 | |
| 86 | Retail on existing retail | Prime | £129,792,293 | £23,265,485 | £106,526,808 | Viab/Non | | | | No resi | | 0 | |
| 87 | Retail on existing retail | Prime | £230,747,320 | £46,530,970 | £184,216,350 | Viab/Non | | | | No resi | | 0 | |
| 88 | Retail on existing retail | Core | £29,978,066 | £11,861,642 | £18,116,424 | Viab/Non | | | | AH required | | 0 | |
| 89 | Retail on existing retail | Core | £53,299,933 | £23,723,283 | £29,576,650 | Viab/Non | | | | No resi | | 0 | |
| 90 | Retail on existing retail | Fringe | £9,289,996 | £7,112,811 | £2,177,184 | Viab/Non | | | | No resi | | 0 | |
| 91 | Retail on existing retail | Fringe | £16,521,273 | £14,225,623 | £2,295,650 | Viab/Non | | | | No resi | | 0 | |
| 92 | Hotel | Core | £5,577,231 | £2,830,527 | £2,746,704 | Viab/Non | | | | No resi | | 0 | |
| 93 | Resi on existing other | Prime | £251,903,175 | £12,039,841 | £239,863,334 | Viab/Non | | | | AH required | | 0 | |
| 94 | Retail with resi on existing office and B8 | Prime | £611,935,591 | £79,568,718 | £532,366,873 | Viab/Non | | | | AH required | | 0 | |
| 95 | Retail with resi on existing retail and office | Prime | £214,020,304 | £44,867,576 | £169,152,728 | Viab/Non | | | | AH required | | 0 | |
| 96 | Retail with office on existing retail and office | Prime | £193,479,219 | £96,551,115 | £96,928,104 | Viab/Non | | | | No resi | | 0 | |
| 97 | Retail on existing office and retail | Prime | £144,542,141 | £56,058,737 | £88,483,404 | Viab/Non | | | | AH required | | 0 | |
| 98 | Retail on existing office and retail | Prime | £136,028,521 | £107,910,141 | £28,118,380 | Viab/Non | | | | AH required | | 0 | |
| 99 | Retail with office on existing C2 | Prime | £588,252,929 | £61,821,282 | £526,431,648 | Viab/Non | | | | AH required | | 0 | |
| 100 | Retail with office/resi on existing office | Prime | £190,292,768 | £162,373,283 | £27,919,485 | Viab/Non | | | | AH required | | 0 | |
| 101 | Retail with office on existing retail | Prime | £111,864,593 | £102,447,659 | £9,416,934 | Viab/Non | | | | AH required | | 0 | |
| 102 | Retail with office on existing retail | Prime | £19,441,853 | £9,623,923 | £9,817,931 | Viab/Non | | | | No AH required | | 0 | |
| 103 | Retail with office on existing retail and office | Prime | £87,133,676 | £42,706,604 | £44,427,072 | Viab/Non | | | | No resi | | 0 | |
| 104 | Retail on existing office and retail | Prime | £11,939,227 | £8,103,869 | £3,735,358 | Viab/Non | | | | No AH required | | 0 | |
| 105 | Retail with resi on existing office | Prime | £6,760,236 | £3,324,781 | £3,435,455 | Viab/Non | | | | No AH required | | 0 | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | 45 schemes | 100 | | | AH percentage | 50% |
|--------------|---|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | On | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | 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 | £1,628,796 | £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 | -£3,646,485 | 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 | £11,104,132 | £4,577,890 | £6,526,242 | 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 | £16,060,444 | £87,019,530 | -£70,959,086 | Non-viable | 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 | £1,116,010 | £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 | £90,507,951 | £64,263,076 | £26,244,875 | 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 | £5,565,065 | £2,830,527 | £2,735,077 | Viable | No resi | 0 |
| 93 | Resi on existing other | Prime | £124,221,456 | £39,030,841 | £85,190,615 | 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 | £8,563,089 | £8,103,869 | £459,220 | 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 govt building | Prime | £60,619,945 | £0 | £60,619,945 | Viable | AH required | 0 |
| 108 | Hotel on existing govt 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 retail | Prime | £430,245,084 | £248,517,253 | £181,727,832 | Viable | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £38,666,143 | £22,463,653 | £16,202,489 | Viable | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £213,349,798 | £167,038,984 | £46,310,815 | Viable | No AH required | 0 |
| 118 | Office with retail on existing office and retail | Prime | £87,117,750 | £42,706,604 | £44,411,146 | 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 | 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 | Prime | £682,021,407 | £505,208,870 | £176,812,537 | Viable | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £39,556,045 | £130,749 | £39,425,297 | Viable | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £5,113,123 | £16,541,101 | -£11,427,977 | Non-viable | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | -£652 | £228,331 | -£228,983 | Non-viable | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and | Prime | £368,111,518 | £106,805,519 | £261,305,999 | Viable | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £2,915,463 | £21,677,213 | -£18,761,750 | Non-viable | No AH required | 0 |
| 131 | Casino on existing hotel | Prime | £169,579,093 | £126,600,078 | £42,979,015 | Viable | No resi | |

WESTMINSTER LOCAL PLAN

| | | Viable and AH reqrd | | 48 schemes | | 143 | | AH percentage | | 45% | |
|--------------|--|---------------------|--------------|--------------|-----------------|--------------------|--|----------------|-------|-------------------|--|
| | | Sustainability: | | On | | Commercial AH cont | | On | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non viable | | | | Com PIL | |
| 1 | Office MU | Prime | £50,190,822 | £36,094,248 | £14,096,574 | Viable | | AH required | 0 | | |
| 2 | Office - MU with resi and retail | Prime | £36,429,638 | £21,459,506 | £14,970,132 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 6 | Retail MU | Prime | £133,605,105 | £27,987,321 | £105,617,784 | Viable | | 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 | £3,368,566 | £10,064,022 | -£6,695,456 | Non-viable | | AH required | 0 | | |
| 11 | Office - MU | Prime | £113,501,401 | £96,875,390 | £16,626,011 | Viable | | AH required | 0 | | |
| 12 | Residential MU | Core | £24,361,297 | £4,416,346 | £19,944,951 | Viable | | AH required | 0 | | |
| 13 | Retail only | Prime | £40,120,880 | £8,980,477 | £31,140,402 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 | | |
| 20 | Residential only on existing other | Fringe | £5,414,037 | £1,396,651 | £4,017,387 | Viable | | AH required | 0 | | |
| 21 | Residential only on existing resi | Fringe | £323,370 | £211,503 | £111,867 | Viable | | No AH required | 0 | | |
| 22 | Office - MU | Fringe | £5,793,613 | £3,370,390 | £2,423,223 | Viable | | No AH required | 0 | | |
| 23 | Residential MU | Core | £12,405,485 | £2,305,548 | £10,099,937 | Viable | | 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 | Viable | | 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 | -£614,561 | Non-viable | | No AH required | 0 | | |
| 31 | Hotel | Core | £3,302,719 | £2,830,527 | £472,192 | Viable | | 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 | Viable | | AH required | 0 | | |
| 34 | Office - MU | Core | £77,251,027 | £56,741,251 | £20,509,776 | Viable | | 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 | Viable | | AH required | 0 | | |
| 44 | Residential only on existing other | Prime | £19,658,871 | £87,019,530 | -£67,360,659 | Non-viable | | AH required | 0 | | |
| 45 | Residential MU | Prime | £2,275,598 | £1,201,233 | £1,074,364 | Viable | | 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 | Viable | | No resi | 0 | | |
| 48 | Office | Core | £1,511,816 | £1,115,010 | £396,806 | Viable | | 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 | Viable | | AH required | 0 | | |
| 56 | Residential only on existing resi | Prime | £26,612,676 | £97,064,778 | -£70,452,102 | Non-viable | | AH required | 0 | | |
| 57 | Residential MU | Core | £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 | Viable | | AH required | 0 | | |
| 62 | Office - Mu with resi | Prime | £689,366,901 | £406,054,545 | £283,312,356 | Viable | | AH required | 0 | | |
| 63 | Office and hotel | Prime | £91,738,577 | £76,957,293 | £14,781,284 | Viable | | No resi | 0 | | |
| 64 | Retail only | Prime | £53,954,173 | £13,788,890 | £40,165,283 | Viable | | 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 | Viable | | No resi | 0 | | |
| 67 | Hotel extension | Core | £336,778 | £0 | £336,778 | Viable | | No resi | 0 | | |
| 68 | Hotel extension | Core | £101,803 | £0 | £101,803 | Viable | | No resi | 0 | | |
| 69 | Office | Fringe | £354,547 | £0 | £354,547 | Viable | | No resi | 0 | | |
| 70 | Hotel extension | Core | £88,930 | £0 | £88,930 | Viable | | No resi | 0 | | |
| 71 | Hotel extension | Core | £463,391 | £0 | £463,391 | Viable | | 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 | Viable | | No resi | 0 | | |
| 79 | Office on existing office | Prime | £38,228,123 | £22,956,254 | £15,271,869 | Viable | | No resi | 0 | | |
| 80 | Office on existing office | Core | £54,229,034 | £30,111,090 | £24,117,944 | Viable | | AH required | 0 | | |
| 81 | Office on existing office | Core | £29,101,237 | £15,055,545 | £14,045,692 | Viable | | AH required | 0 | | |
| 82 | Office on existing office | Fringe | £30,588,197 | £10,170,126 | £20,418,071 | Viable | | No resi | 0 | | |
| 83 | Office on existing office | Fringe | £16,306,377 | £5,085,063 | £11,221,314 | Viable | | No resi | 0 | | |
| 84 | Retail on existing retail | Prime | £129,783,750 | £23,265,485 | £106,518,265 | Viable | | No resi | 0 | | |
| 85 | Retail on existing retail | Prime | £230,738,672 | £46,530,970 | £184,207,702 | Viable | | No resi | 0 | | |
| 86 | Retail on existing retail | Prime | £129,783,376 | £23,265,485 | £106,517,891 | Viable | | No resi | 0 | | |
| 87 | Retail on existing retail | Prime | £230,738,299 | £46,530,970 | £184,207,329 | Viable | | No resi | 0 | | |
| 88 | Retail on existing retail | Core | £31,759,656 | £11,861,642 | £19,898,015 | Viable | | AH required | 0 | | |
| 89 | Retail on existing retail | Core | £55,853,567 | £23,723,283 | £32,130,284 | Viable | | AH required | 0 | | |
| 90 | Retail on existing retail | Fringe | £9,280,665 | £7,112,811 | £2,167,853 | Viable | | No resi | 0 | | |
| 91 | Retail on existing retail | Fringe | £16,511,837 | £14,225,623 | £2,286,214 | Viable | | No resi | 0 | | |
| 92 | Hotel | Core | £5,567,542 | £2,830,527 | £2,737,015 | Viable | | No resi | 0 | | |
| 93 | Resi on existing other | Prime | £145,435,076 | £30,030,841 | £115,404,235 | Viable | | AH required | 0 | | |
| 94 | Retail with resi on existing office and B8 | Prime | £549,435,131 | £79,565,718 | £469,869,413 | Viable | | AH required | 0 | | |
| 95 | Retail with resi on existing retail and office | Prime | £209,634,474 | £44,867,576 | £164,766,899 | Viable | | AH required | 0 | | |
| 96 | Retail with office on existing retail and office | Prime | £193,469,265 | £96,551,115 | £96,918,150 | Viable | | No resi | 0 | | |
| 97 | Retail on existing office and retail | Prime | £136,451,905 | £56,058,737 | £80,393,168 | Viable | | AH required | 0 | | |
| 98 | Retail on existing office and retail | Prime | £114,018,346 | £107,910,141 | £6,108,205 | Viable | | AH required | 0 | | |
| 99 | Retail with office on existing C2 | Prime | £489,248,473 | £61,821,282 | £427,427,191 | Viable | | 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 | Viable | | No AH required | 0 | | |
| 103 | Retail with office on existing retail and office | Prime | £87,122,996 | £42,706,604 | £44,416,392 | Viable | | No resi | 0 | | |
| 104 | Retail on existing office and retail | Prime | £9,442,445 | £8,103,869 | £1,338,576 | Viable | | No AH required | 0 | | |
| 105 | Retail with resi on existing office | Prime | £8,106,120 | £3,324,731 | £4,781,389 | Viable | | No AH required | 0 | | |
| 106 | Retail on existing retail and office | Prime | £34,054,455 | £15,150,034 | £18,904,421 | Viable | | No AH required | 0 | | |
| 107 | Hotel on existing govt building | Prime | £61,439,989 | £0 | £61,439,989 | Viable | | AH required | 0 | | |
| 108 | Hotel on existing govt building | Prime | £28,408,969 | £577,713 | £27,831,257 | Viable | | No resi | 0 | | |
| 109 | Hotel with retail on existing members club | Prime | £21,289,893 | £463,008 | £20,826,885 | Viable | | 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 | Viable | | 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 | Viable | | AH required | 0 | | |
| 114 | Office with resi on existing office and B8 | Prime | £541,311,830 | £79,565,718 | £461,746,112 | Viable | | AH required | 0 | | |
| 115 | Office with retail on existing office and retail | Prime | £430,247,469 | £248,517,253 | £181,730,216 | Viable | | No resi | 0 | | |
| 116 | Office with retail on existing hotel and retail | Prime | £41,444,320 | £22,463,653 | £18,980,667 | Viable | | AH required | 0 | | |
| 117 | Office with retail on existing office | Prime | £215,084,060 | £167,038,984 | £48,045,076 | Viable | | AH required | 0 | | |
| 118 | Office with retail on existing office and retail | Prime | £87,120,196 | £42,706,604 | £44,413,592 | Viable | | No resi | 0 | | |
| 119 | Office on existing office | Prime | £40,132,801 | £29,292,180 | £10,840,621 | Viable | | No resi | 0 | | |
| 120 | Office on existing office | Prime | £21,326,685 | £12,429,534 | £8,897,150 | Viable | | No resi | 0 | | |
| 121 | Office with retail on existing office and retail | Prime | £193,464,599 | £96,551,115 | £96,913,484 | Viable | | No resi | 0 | | |
| 122 | Office on existing office | Prime | £15,712,593 | £12,185,179 | £3,527,414 | Viable | | No AH required | 0 | | |
| 123 | ST: Resi and office on existing office and B8 | Core | £292,321,377 | £53,363,808 | £238,957,568 | Viable | | 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 | | |
| 1 | | | | | | | | | | | |

WESTMINSTER LOCAL PLAN

| MINISTER LOCAL PLAN | | | Viable and AH reqrd | | 49 schemes | | 7% | | On | | Commercial AH cont | | On | | AH percentage | | 40% | |
|---------------------|---------------------------------------|--------|---------------------|--------------|-----------------|------------|----|--|----|--|--------------------|--|----|--|---------------|----------------|-------------------|--|
| | | | Sustainability: | | On | | | | | | Commercial AH cont | | On | | AH percentage | | Rented percentage | |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viable/Non | | | | | | | | | | | Com PIL | |
| 1 | Office MU | Prime | £50,828,403 | £36,094,248 | £14,734,155 | Viable | | | | | | | | | | AH required | 0 | |
| 2 | Office - MU with resi and retail | Prime | £37,019,797 | £21,459,506 | £15,560,291 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | No AH required | 0 | |
| 6 | Retail MU | Prime | £133,934,848 | £27,987,321 | £105,947,527 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 12 | Residential MU | Core | £27,855,642 | £4,416,346 | £23,439,296 | Viable | | | | | | | | | | AH required | 0 | |
| 13 | Retail only | Prime | £40,121,153 | £8,980,477 | £31,140,676 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 20 | Residential only on existing other | Fringe | £8,035,992 | £1,396,651 | £6,639,341 | Viable | | | | | | | | | | AH required | 0 | |
| 21 | Residential only on existing resi | Fringe | £403,966 | £211,503 | £192,463 | Viable | | | | | | | | | | No AH required | 0 | |
| 22 | Office - MU | Fringe | £5,922,887 | £3,370,380 | £2,552,508 | Viable | | | | | | | | | | No AH required | 0 | |
| 23 | Residential MU | Core | £16,982,482 | £2,305,548 | £14,676,933 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | 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 | £472,849 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 34 | Office - MU | Core | £77,479,835 | £56,741,251 | £20,738,584 | Viable | | | | | | | | | | 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 | | | | | | | | | | No resi | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 44 | Residential only on existing other | Prime | £23,257,297 | £87,019,530 | -£63,762,232 | Non-viable | | | | | | | | | | AH required | 0 | |
| 45 | Residential MU | Prime | £2,316,799 | £1,201,233 | £1,115,566 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | No resi | 0 | |
| 48 | Office | Core | £1,513,410 | £1,115,010 | £398,400 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 56 | Residential only on existing resi | Prime | £30,970,885 | £97,064,778 | -£66,093,892 | Non-viable | | | | | | | | | | AH required | 0 | |
| 57 | Residential MU | Core | £8,973,166 | £8,495,344 | £477,823 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | AH required | 0 | |
| 62 | Office - Mu with resi | Prime | £702,259,714 | £406,054,545 | £296,205,169 | Viable | | | | | | | | | | AH required | 0 | |
| 63 | Office and hotel | Prime | £91,739,883 | £76,957,293 | £14,782,590 | Viable | | | | | | | | | | No resi | 0 | |
| 64 | Retail only | Prime | £53,955,542 | £13,788,890 | £40,166,652 | Viable | | | | | | | | | | 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 | Viable | | | | | | | | | | No resi | 0 | |
| 67 | Hotel extension | Core | £338,212 | £0 | £338,212 | Viable | | | | | | | | | | No resi | 0 | |
| 68 | Hotel extension | Core | £103,257 | £0 | £103,257 | Viable | | | | | | | | | | No resi | 0 | |
| 69 | Office | Fringe | £356,023 | £0 | £356,023 | Viable | | | | | | | | | | No resi | 0 | |
| 70 | Hotel extension | Core | £90,426 | £0 | £90,426 | Viable | | | | | | | | | | No resi | 0 | |
| 71 | Hotel extension | Core | £464,910 | £0 | £464,910 | Viable | | | | | | | | | | 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 | | |

WESTMINSTER LOCAL PLAN

| | | Viability and AH reqrd | 48 schemes | 35% | | | AH percentage | 35% |
|--------------|--|------------------------|--------------|--------------------|-----------------|----------------------|-------------------|---------|
| | | Sustainability: | On | Commercial AH cont | On | | Rented percentage | 40% |
| Proxy number | Development type | Area | RLV | BLV | Surplus/Deficit | Viability/Non viable | | 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 | 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 | £15,050 | 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 | £39,030,941 | £126,019,690 | 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 | £18,103,869 | £1,185,034 | Viability | No AH required | 0 |
| 105 | Retail with resi on existing office | Prime | £5,727,676 | £3,324,731 | £2,402,945 | 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 govt building | Prime | £53,859,149 | £0 | £53,859,149 | Viability | AH required | 0 |
| 108 | Hotel on existing govt 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 | £135,703,359 | Viability | No resi | 0 |
| 116 | Office with retail on existing hotel and retail | Prime | £40,984,519 | £22,463,653 | £18,520,866 | Viability | AH required | 0 |
| 117 | Office with retail on existing office | Prime | £193,821,333 | £167,038,984 | £26,782,349 | 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 B8 | 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 | £624,215,293 | £505,208,870 | £119,006,423 | Viability | AH required | 0 |
| 126 | ST: Resi on existing electricity transfer station | Prime | £53,543,421 | £130,749 | £53,412,672 | Viability | AH required | 0 |
| 127 | ST: Resi with office on existing resi and D1 | Core | £6,679,569 | £16,541,101 | £9,861,532 | Non-viability | AH required | 0 |
| 128 | Nightclub in cinema basement | Prime | £207,637 | £229,331 | £21,693 | Non-viability | No resi | 0 |
| 129 | Nightclub with leisure on existing retail and office | Prime | £328,811,716 | £106,805,519 | £222,006,196 | Viability | No resi | 0 |
| 130 | Nightclub with resi on existing retail | Prime | £3,815,974 | £21,677,213 | £17,861,238 | Non-viability | No AH required | 0 |
| 131 | | | | | | | | |