

# Westminster City Council: Local Plan policies: Viability Review

Prepared for Westminster City Council

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## 0 Executive Summary

- 0.1 The NPPF states that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan". This summary report and its supporting appendices test the ability of development typologies in Westminster to support local plan policies while making contributions to infrastructure that will support growth through CIL
- 0.2 The testing relies upon a series of residual valuations of development typologies based on developments that have come forward in the City in the recent past. The residual value of each development is calculated by deducting the costs of development (build costs, fees, disposal costs, finance and profit) from the value of the completed building.
- 0.3 The residual values for each typology have been used to test the impact of the main policies which may have an impact on viability:
  - Affordable housing: We have appraised residential schemes with 35% affordable housing in line with draft policy 9 (Policy 10 in the Regulation19 version of the plan) which seeks to maximise delivery of affordable housing in accordance with London Plan policy H6¹. The tenure of the affordable housing is assumed to be 40% rent (tested assuming social rents) and 60% intermediate, with four tiers of household income levels to ensure units are affordable to a range of those in need of intermediate housing.
  - The results of the appraisals show that the Council's policy approach will not have an adverse impact on viability. The results of appraisals with lower levels of affordable housing demonstrate that the gains in terms of 'viable' outcomes are very limited in comparison to the likely losses of affordable housing units that would result from a reduction below 35%. Furthermore, the Council's draft policy indicates that they will have regard to scheme-specific viability issues where these arise in exceptional circumstances.
  - Commercial scheme contribution towards affordable housing: The Council's requirement for commercial (office and hotel) schemes to contribute towards affordable housing should be readily absorbed by most office schemes but will need to be applied flexibly on hotel developments.
  - Sustainability requirements: the results of our appraisals indicate that sustainability requirements in the draft plan have a modest impact on overall viability and should be readily accommodated in almost all circumstances.
- 0.4 The Mayor of London adopted a replacement Charging Schedule (MCIL2) on 1 April 2019 which significantly increased CIL rates for office, retail and hotel developments in Westminster. These rates have been incorporated into our appraisals (alongside Westminster CIL with indexation). Clearly the imposition of higher Mayoral CIL rates may impact on the ability of the Council to increase its own rates in the future.
- 0.5 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers will often 'take a view' on future growth when deciding to proceed with developments and may therefore be in a position to absorb policy requirements even if these are unviable on a present day basis.
- 0.6 It is vital that developers do not overpay for sites in the anticipation of mitigating this overpayment by reducing the Council's planning requirements.

<sup>&</sup>lt;sup>1</sup> The original drafting sought to apply the requirement to 11 or more units which was drafted prior to the publication of the revised NPPF which reduced the threshold to 10 units. This change will not have any impact on the viability of developments in Westminster. London Plan policy H6 has been replaced post-examination with draft London Plan policy H5



### 1 Introduction

- 1.1 Westminster City Council ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies alongside adopted Westminster Community Infrastructure Levy ('CIL') rates. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test the impact of emerging policies.
- 1.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's emerging planning policies alongside adopted levels of Westminster CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 1.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the National Planning Policy Framework ('NPPF') and National Planning Practice Guidance ('NPPG') are satisfied.
- 1.4 As an area wide study this assessment makes overall judgements as to viability of development within the City of Westminster and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based either on submitted planning applications or assessments of likely development capacity and the latter this may differ from the quantum of development in actual planning applications that will come forward. The NPPF makes it clear that once a Local Plan has been tested, the starting presumption is that policy requirements are viable and the onus is on applicants to justify the need for site specific viability assessments to justify non-policy compliant schemes.
- 1.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>2</sup>, which identifies the purpose and role of viability assessments within plan-making. This identifies that: "The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan." Although the new NPPF emphasises testing of the viability of policies in emerging plans, the pattern of development in areas such as Westminster is too complex for upfront planning testing to reflect all individual site circumstances. However, the study plays an important role in testing the parameters within which local plan policies will operate.
- 1.6 The City of Westminster covers an area of 2,149 hectares, 76% of which is covered by conservation areas, with over 11,000 listed buildings and structures, a world heritage site, and five royal parks. Of this area, 38.2% (821 hectares) comprises greenspace. The remaining 1,323 hectares has to provide space among other things for development on a scale, and of a diversity, found nowhere else in the UK for example:

<sup>2</sup> Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG. The same cannot be said of some of the approaches advocated in the RICS guidance (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated in the draft PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.



- a resident population of over 230,000, projected by the Greater London Authority to grow to 242,100 by 2020, 250,000 by 2025 and to 254,600 by 2030. New housing targets introduced through the further alterations to the London Plan published in March 2015 suggest a need for at least 10,607 new homes between 2015 and 2025. Taking account of the area of land in the city actually available for building, Westminster already has a density of population comparable to that of Islington, the borough with the highest density of population in London.
- A workforce filling 717,400 jobs in over 50,000 active businesses (in both cases the most of any London borough), occupying 9 million square metres of office floor space and 8,500 retail premises covering 2.5 million square metres. The Greater London Authority's ('GLA') employment projections estimate that Westminster might see job growth of over 10% into the 2030s (GLA Economics, 2013).
- A retail and leisure complex in the West End that is the largest in London, attracting 55 million tourist trips to Westminster annually.
- 1.7 Westminster is also unusual in terms of the concentration of land ownership, with large landholdings by the Crown Estate and the Duke of Westminster (among others), as well as other developers prepared to take a longer term view on the value generated by developments. These owners are often prepared to proceed with developments that are notionally unviable as a short term 'speculative' development, on the basis that their asset value is enhanced in the long term.

#### **Economic and housing market context**

- 1.8 The implementation of Local Plan policies is heavily reliant upon the private sector to bring forward development to realise the vision of housing and employment growth. The propensity of landowners and developers to bring forward sites for development is dependent upon economic conditions. including demand and pricing of space in new developments. The housing and commercial property markets are inherently cyclical and also affected by internal and external shocks. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last guarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.
- 1.9 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. However in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.
- 1.10 The UK's first official growth figures since the referendum result vote exceeded initial estimates. Growth for Q3 according to the ONS figures was 0.5%, higher than analyst's predictions of 0.3%. The ONS highlighted that "the pattern of growth continues to be broadly unaffected following the EU referendum". Initial expectations were that the better than expected GDP figures would deter the



Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "the fundamentals of the UK economy are strong and today's data show that the economy is resilient". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period. Notwithstanding this the ONS indicate that "manufacturing is dependent upon both domestic and overseas demand for UK produced goods. Changes in output will reflect both domestic demand and how UK trade is faring post-referendum"; especially as Article 50 has now been triggered and the negotiation process to leave the EU is underway. Data from the construction sector indicated that the quarterly movement shows a growth of 1.5% in output, which the ONS state "may act as an indicator of how confident enterprises are in investing in buildings and the infrastructure as longer term assets".

- 1.11 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. Despite this, the ONS Head of GDP Darren Morgan observed that "the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing".
- 1.12 The Office of Budgetary Responsibility's '*Economic and fiscal outlook*' report (November 2017) indicates that UK GDP slowed to an annualised rate of 1.2% over the first three quarters of 2017, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year.
- 1.13 BNP Paribas Real Estate's UK Housing Market Prospects Q3 2017 report indicates that "our Q2 forecast for a period of muted activity and price change remain unchanged". In this report we note that "we expect the average UK house price to rise by around 3.5%, effectively remaining close to flat in real terms given the current pace of inflation. We expect the average UK home to have increased in value by 13.7% or just over £28,000 over the next four years. This translates to an average UK house price increase of 3.4% per annum, although given the political and economic uncertainties ahead, the journey is unlikely to feel quite so benign with the average masking inevitable volatility".
- 1.14 The May Halifax House Price Index Report identifies that overall prices in the three months to April were marginally lower than in the preceding three months; the first quarterly decline since November 2012. The annual rate of growth remained at 3.8% in April, the lowest rate since May 2013. Martin Ellis, the Halifax housing economist comments that, "Housing demand appears to have been curbed in recent months due to the deterioration in housing affordability caused by a sustained period of rapid house price growth during 2014-16. Signs of a decline in the pace of job creation, and the beginnings of a squeeze on households' finances as a result of increasing inflation may also be constraining the demand for homes".
- 1.15 This view is shared by Robert Gardiner, Nationwide's Chief Economist, who comments in their April House Price Index report, that "in some respects, the softening in house price growth is surprising because the unemployment rate is near to a 40-year low, confidence is still relatively high and mortgage rates have fallen to new all-time lows in recent months". However he balances this by highlighting that, "while monthly figures can be volatile, the recent softening in price growth may be a further indication that households are starting to react to the emerging squeeze on real incomes or to affordability pressures in key parts of the country".
- 1.16 Notwithstanding the above both the Halifax and Nationwide consider that a combination of the continuing low mortgage rates, together with an on-going acute shortage of properties on the market should support house prices. Nationwide conclude that as a result they remain of the opinion that "a small increase in house prices of around 2% is likely over the course of 2017 as a whole". However, the outcome of the General Election on 8 June which saw the Conservative Party lose its majority may result in additional uncertainty in the short term, both in terms of the content of a legislative programme but also the negotiations on the UK's exit from the EU. These factors may impact on buyer activity.



#### **Local Housing Market Context**

1.17 House prices in the City of Westminster have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 1.15.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 1.15.2). There was a notable spike in sales volumes prior to 1 April 2016 when additional Stamp Duty was levied to purchasers buying to rent or for second homes. By May 2018, sales values had increased by 97% in comparison to the lowest point in the cycle in March 2009, or 77% higher than the previous peak in December 2007.

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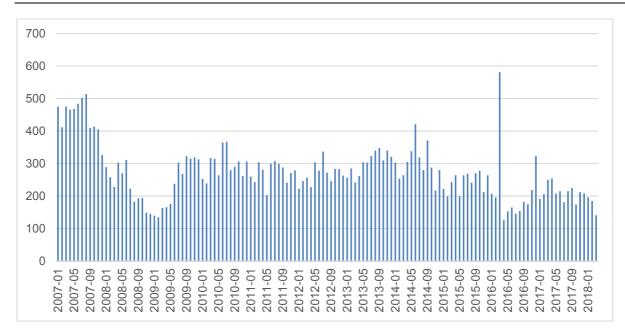
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Figure 1.15.1: Average sales value in Westminster

Source: Land Registry

1.18 There are differences between the different markets within Westminster, with values in the superprime market following a different trajectory to those in the prime and mainsteam markets. The super-prime market has been impacted more by the result of the referendum on the UK's membership of the EU than the other Westminster markets.

Figure 1.15.2: Sales volumes in Westminster (sales per month)



Source: Land Registry

1.19 The future trajectory of house prices is currently uncertain, although Strutt & Parker's 'Residential Quarterly Report Summer 2018' prediction is that is that values are expected to increase over the next five years. Medium term predictions are that properties in Prime Central London markets will grow over the period between 2018 and 2022. Prices will remain unchanged in 2018 and then increase by 4% in 2019; 5% in 2020; 6% in 2021; and 6% in 2022. This equates to cumulative growth of 18% between 2018 and 2022 inclusive.

#### Private rented sector market context

- 1.20 Nationally, the proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy<sup>3</sup>. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital. In Westminster, 2011 census data indicates that circa 40% of households rent their homes, up 8% in comparison to the 2001 census<sup>4</sup>.
- 1.21 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. According to Molior, 40% of residential units completed in London in the first half 2018 were sold into the private rented sector. Investment yields have remained stable in the London market at 3% to 4% and rents increased by 0.8% in the year to June 2018<sup>5</sup>. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 1.22 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.

<sup>&</sup>lt;sup>3</sup> Knight Frank PRS Update August 2017

<sup>&</sup>lt;sup>4</sup> Figures for owner occupation are 30.5% in 2011, down from 34.2% in 2001

<sup>&</sup>lt;sup>5</sup> Knight Frank UK residential market update July 2018



- 1.23 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 1.24 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

#### **National Policy Context**

#### **The National Planning Policy Framework**

- 1.25 In July 2018, the government published a revised National Planning Policy Framework ('NPPF') and revised National Planning Practice Guidance ('NPPG').
- 1.26 Paragraph 34 of the NPPF states that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".
- 1.27 Paragraph 57 of the NPPF suggests that "Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning quidance, including standardised inputs, and should be made publicly available".
- 1.28 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period.
- 1.29 Prior to the publication of the updated NPPF, the meaning of a "competitive return" (the term used in the previous NPPF) had been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group<sup>6</sup> concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value<sup>7</sup>, although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably

<sup>&</sup>lt;sup>6</sup> Viability Testing Local Plans: Advice for planning practitioners, June 2012

<sup>&</sup>lt;sup>7</sup> RICS Guidance Note: Financial Viability in Planning, August 2012



be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

#### **Mayoral CIL**

1.30 The city is located within Mayoral CIL Zone 1, which attracts a rate of £50 per square metre before indexation<sup>8</sup> which has been used to fund circa £300 million of the costs of the Crossrail construction project. The consultation on the proposed amendments to the Mayoral CIL indicates that a rate of £60 per square metre will be levied in Westminster, with higher rates on offices (£185 per square metre); retail (£165 per square metre); and hotels (£140 per square metre) within the Central Activities Zone. Future receipts from the Mayoral CIL will be used to contribute towards funding Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

#### **Westminster CIL**

1.31 The Council approved its CIL Charging Schedule on 20 January 2016 and it came into effect on 1 May 2016. Table 1.30.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics<sup>9</sup>). For residential developments (covering all C use classes) in the Prime zone, the adopted rate is £550 per square metre. In the Core zone, the adopted rate is £400 per square metre; and in the Fringe zone the adopted rate is £200 per square metre. CIL rates for commercial development (offices, hotels, nightclubs, casinos and retail) are £200, £150 and £50 per square metre in the Prime, Core and Fringe zones respectively. All other uses attract a nil rate.

Table 1.28.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development type	Prime	Core	Fringe
Residential (all C uses)	£550	£400	£200
	(£637)	(£464)	(£232)
Commercial (offices, hotels, nightclubs, casinos, retail)	£200	£150	£50
	(£232)	(£174)	(£58)
All other uses	Nil		

#### **Local Policy context**

- 1.32 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). As these policy requirements are already priced in, we have focused on the new policies which add to the cumulative effect on development viability.
- 1.33 Westminster is drafting revisions to city Plan policies which it anticipates issuing for consultation later in 2018<sup>10</sup>. We set out a summary of the policies identified as potentially having cost implications for developments below:
  - Policy 8 seeks to increase housing delivery by targeting the delivery of 1,495 new homes per year and Policy 40 (Policy 42 in the Regulation19 version of the plan) seeks to ensure that housing is delivered at appropriate densities to optimise the use of land (following post-informal)

<sup>&</sup>lt;sup>8</sup> The impact of indexation is discussed in section 6.

<sup>&</sup>lt;sup>9</sup> As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. November 2015: 271; June 2018: 314. Change is 15.87%. The indexed rates are used in the appraisals.

<sup>&</sup>lt;sup>10</sup> Following informal consultation in 2018 and amendments to the Plan prior to formal consultation under Regulation 19, some policy numbers changed. Where policies referenced in this report have changed number, this is indicated throughout the report to aid understanding of the viability impacts of the policies.



consultation in 2018 the emphasis in this policy changed from 'appropriate density' to making the most efficient use of the site).

- Policy 9 seeks the delivery of 35% affordable housing on all schemes providing 10 or more residential units, or more than 1,000 square metres of residential floorspace. The Council will require a tenure mix of 60% intermediate housing and 40% for social or affordable rent. The Council's presumption is that affordable housing will be provided on site. The unit mix of affordable housing will be set out in an accompanying Affordable Housing Statement, updated annually. Upon publication of the Plan, the first statement will set out the following requirements:
  - Social housing: 5% one beds; 40% two beds; 40% three beds, with the remaining 15% to be determined by the Council based on demands on the waiting list:
  - Intermediate housing: 60% one beds and 40% two beds (or larger).

For intermediate housing, the Council will seek to apply the following affordability criteria:

- 30% of households on incomes up to lower quartile;
- 25% of households on incomes between lower quartile to median;
- 25% of households on incomes between median to upper quartile;
- 20% of households on incomes between upper quartile and GLA upper income level for intermediate housing (currently £90,000 per annum).

Any payments in lieu will be charged at £18,491 per square metre in the Prime zone; £12,450 per square metre in the Core zone; and £8,134 per square metre in the Fringe zone<sup>11</sup>.

- Policy 9 requires that developments providing less than 35% affordable housing be subject to post permission viability reviews. This will be set out in an SPD and will use arrangements similar to the 'threshold' approach in the Mayor of London's Affordable Housing and Viability SPG.
- Policy 10 (Policy 11 in the Regulation19 version of the plan) sets standards for housing, including mix and unit configuration, as well as setting out the circumstances in which specialist housing will be supported.
- Policy 9 requires that self-contained housing schemes for older people provide 35% affordable housing.
- Policy 12 (Policy 11 in the Regulation19 version of the plan) requires that new student housing developments are let at rents that are at a level considered to be affordable to a student living away from home. This is defined in the London Plan Annual Monitoring Report as 55% of the maximum maintenance loan available to a student living in London and away from home, which currently equates to £155 per week. (following post-informal consultation in 2018 this policy changed to require 35% of the purpose-built student accommodation to be secured as affordable student housing as defined in the London Plan.)
- Policy 11 (Policy 12 in the Regulation19 version of the plan) requires that shared living or coliving schemes provide long term management. This would be a standard feature of a co-living scheme so creates no additional cost burden. Proposals for innovative housing which does not meet the definition of affordable housing will be required to meet the affordable housing policy which requires 35% as affordable. We note, however, that draft London Plan policy H18 (b) requires that 35% of units in purpose built shared living schemes should be provided at a 50% discount to market rent.
- Policy 9 (Policy 10 in the Regulation 19 version of the plan) sets out the Council's requirements for financial contributions towards affordable housing from office and hotel developments exceeding 750 additional square metres.

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<sup>&</sup>lt;sup>11</sup> These figures have been arrived at following independent analysis by BNP Paribas Real Estate



- Policy 14 sets out a minimum marketing period of 18 months for floorspace which owners are seeking to convert to non-office use and sets out the Council's aims to deliver additional office floorspace and sets out a presumption in favour of retention of existing employment floorspace.
- Policy 15 sets out a minimum marketing period of 18 months for floorspace which owners are seeking to convert to non-retail use. In practice, this period reflects the reasonable void assumptions that developers would make in their appraisals when bidding for sites, so this requirement does not generate any additional burden.
- Policy 21 (Policy 23 in the Regulation19 version of the plan) sets out a minimum marketing period of 18 months for owners seeking to convert medical floorspace to other uses. This is not a development cost as any loss in income will be borne by existing owners through a reduction in the price developers offer to acquire such sites. Landowners will need to accept this outcome in order to crystallise the potential value arising from a change of use that is facilitated by the marketing period proving no demand. This is clearly a somewhat speculative process, as the marketing process could identify a suitable occupant, which would prevent the change of use.
- Policy 22 sets out a minimum marketing period of 18 months for owners seeking to convert institutional floorspace to other uses. This is not a development cost as any loss in income will be borne by existing owners. The same observations made in regards to Policy 21 (Policy 23 in the Regulation19 version of the plan) also apply here. (This policy was deleted in in the Regulation19 version of the plan).
- Policy 23 (Policy 24 in the Regulation19 version of the plan) sets out a minimum marketing period of 18 months for owners seeking to convert tailoring floorspace to other uses. This is not a development cost as any loss in income will be borne by existing owners. The same observations made in regards to Policy 21 (Policy 23 in the Regulation19 version of the plan) also apply here.
- Policy 18 Part B (Policy 17 Part B in the Regulation 19 version of the plan) seeks to protect public houses and will only permit redevelopment for other uses if the premises are marketed for 18 months. This is not a development cost as any losses of income will be borne by existing owners. The same observations made in regards to Policy 21 (Policy 23 in the Regulation 19 version of the plan) also apply here.
- Policy 30 (Policy 19 Part D in the Regulation19 version of the plan) requires that all major development will contribute towards employment, training and skills initiatives and that communities benefit from the opportunities that are generated by development. This can include using developers' established approaches or programmes for employment and training initiatives in construction and operational phases. This policy is already embedded in existing policy (S19 of the Westminster City Plan) and therefore reflects existing best practice in the city.
- Policy 31 (Policy 20 in the Regulation19 version of the plan) outlines requirements for all new major developments to be designed to ensure they are capable of installation of up to date digital connectivity. This is a requirement that developers would be building into their developments as standard, as occupiers would expect this as a norm. There are no additional costs arising from the policy requirement.
- Policy 43 (Policy 45 in the Regulation19 version of the plan) outlines requirements for security measures in high-risk developments. Developers will be aware of the particular requirement for such measures on the site they are seeking to develop and will reflect the requirements in their bids for the land.
- Policy 24 (Policy 26 in the Regulation19 version of the plan) sets out a requirement for cycle parking within developments. This does not exceed London Plan requirements and is already factored into development design.



- Policy 24 (paragraph 24.7) (Policy 26, paragraph 26.12 in the Regulation19 version of the plan) indicates that the Council may require larger developments to accommodate a Cycle Hire docking station.
- Policy 28 relates to developments which do not provide car parking. Developers clearly have the choice to meet the parking standards set out in Policy 28 to avoid the need for mitigation measures.
- Policy 27 (Policy 31 in the Regulation19 version of the plan) requires that developments provide at least 50% of all electric vehicle charging points/spaces with 'active provision' – the remainder must be passive provision. This will be required by the market in any event as residents increasingly switch from petrol or diesel cars to electric.
- Policy 32 (Policy 33 in the Regulation19 version of the plan) outlines a requirement for all new major development to be air quality neutral which reflects London Plan standards.
- Policy 36 (Policy 37 in the Regulation19 version of the plan) addresses climate change mitigation including carbon offset payments which are already in place.
- Policy 33 (Policy 36 in the Regulation19 version of the plan) reflects pre-existing requirements for developments to provide sustainable drainage systems.
- Policy 35 outlines requirements for open space which will need to be addressed through configuring building footprints to accommodate this requirement as well as green roofs.
- 1.34 In summary, most of the policies in the plan will not represent an additional financial burden upon developments. Where policies are likely to result in an additional financial burden, their impact has been incorporated into our appraisals.

#### **Development context**

- 1.35 Westminster's stock includes diverse forms of housing, ranging from high density development to lower density housing. Westminster has virtually no surplus industrial land that can be released for housing and as a consequence of the historic fabric development tends to be small scale. Many sites accommodate existing offices, shops and housing with high existing use values and new housing is often delivered through change of use and enhancing densities of sites. Re-use and intensification of sites in Westminster also frequently delivers office, retail and other commercial floorspace in addition to new housing.
- 1.36 The diversity of Westminster's stock can also be seen through sales data. In the ten-year period 2008-2018, 85.8% of sales were for properties worth less than £2 million, with the remainder falling into the "prime" category. In 2018, 76% of properties sold for less than £2 million. Prime properties are widespread across Westminster, with a particular "core" in Knightsbridge and Belgravia, a "periphery" around Hyde Park and parts of Belgravia. Sales of properties worth £5 million+ show the same concentration around Knightsbridge and Belgravia with "hotspots" at St John's Wood and along Park Lane.
- 1.37 Westminster has few development sites of a significant scale, but does have three 'Opportunity Areas' (Paddington, Victoria and part of the Tottenham Court Road Area) which have already delivered a substantial quantum of new housing and commercial floorspace.

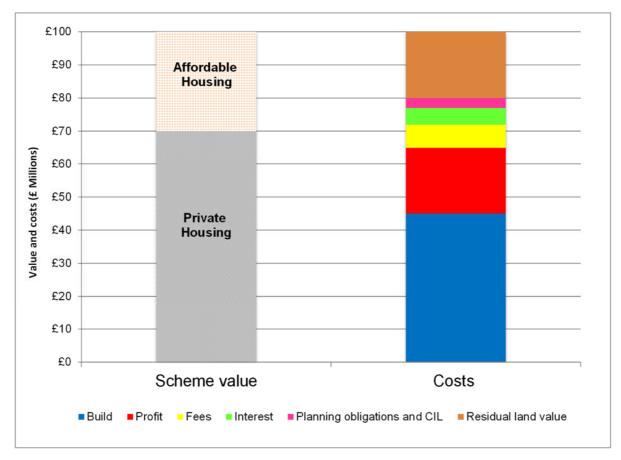


## 2 Methodology and appraisal approach

2.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Westminster and tests the Council's emerging planning policy requirements alongside existing CIL rates and emerging Mayoral CIL rates.

#### Approach to testing development viability

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



- 2.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 2.4 Issues with establishing key appraisal variables are summarised as follows:
  - Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like Westminster, many sites will be



previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken:

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 17-20% profit on value of the private housing element. Profit on commercial uses is typically included at 15% of value.
- 2.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value<sup>12</sup>' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 2.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

#### Viability benchmark

- 2.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The 2021 National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "the current use value of the land or its value for a realistic alternative use that complies with planning policy" (paragraph 024; reference ID 10-024-20140306). The 2018 NPPF indicates at paragraph 34 that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this". The draft PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 2.8 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses".

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<sup>&</sup>lt;sup>12</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.



- 2.9 The Local Housing Delivery Group published guidance<sup>13</sup> in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy".
- 2.10 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "is based on a premium over current use values" with the "precise figure that should be used as an appropriate premium above current use value [being] determined locally". The guidance considers that this approach "is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner".
- 2.11 The examination on the Mayor of London's first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (paragraph 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (paragraph 9).

2.12 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).

- 2.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 2.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 2.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so

<sup>&</sup>lt;sup>13</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

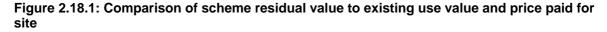


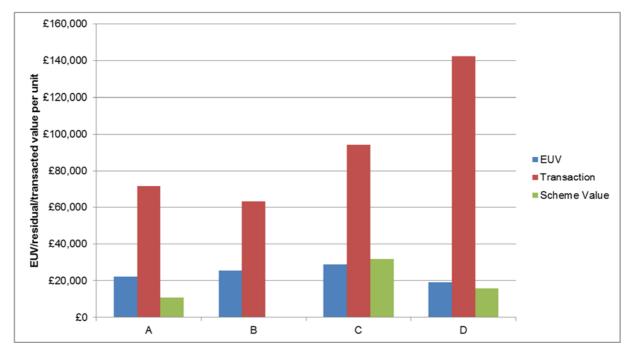
benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Westminster, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning":

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

- 2.16 The Guidance goes on to state that "it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites".
- 2.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 2.14. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
  - Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
  - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
  - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
  - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 2.18 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 2.18.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).







- 2.19 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 3.
- 2.20 The NPPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value should be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The NPPG does temper this approach by indicating that "the landowner premium should be tested and balanced against emerging policies" and that "the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 2.17 and 2.18.



## 3 Appraisal assumptions

3.1 We have appraised 176 development proposals on sites across the city to represent the types of sites that the Council expects to come forward over the Plan period. The development typologies are identified in Appendix 1. 156 of the developments are based on submitted applications and the remaining 20 are hypothetical development scenarios to test single uses<sup>14</sup>.

**Table 3.1.1: Development proxies** 

Primary use	Actual planning applications	Hypothetical proxies	Total
Residential	75	6	81
Retail	24	8	32
Office	26	6	32
Strategic sites	8	-	8
Casino	3	-	3
D1	1	-	1
Hotel	16	-	16
Nightclub	3	-	3
Totals	156	20	176

#### Residential sales values

3.2 The nature of the residential market in Westminster has been explained earlier. "Core" residential values in Westminster reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of both transacted properties in the area and properties currently on the market to establish appropriate values for testing purposes. This exercise indicates that developments in Westminster will attract average sales values ranging from circa just under £11,000 per square metre to £31,000 per square metre in the highest value part of the prime area (see Table 3.8.1).

Table 3.8.1: Average sales values used in appraisals

Area	Average values £s per sq ft	Average values £s per sq m
Prime (Mayfair, Knightsbridge, Belgravia, Whitehall, Covent Garden, Strand, St John's Wood)	£2,080	£22,400
Core (Soho, Fitzrovia, Pimlico, Westbourne Grove, Paddington, Bayswater, Marylebone, Victoria)	£1,465	£15,750
Fringe (Lisson Grove, Church Street, Queens Park, Churchill)	£1,022	£11,000

3.3 As noted earlier in the report, Strutt & Parker predict that sales values in Prime London markets will increase by circa 18% over the five years 2018 to 2022. To test the impact of the potential increase in sales values, we have modelled a sensitivity analysis with an increase in prices of 10%, alongside construction inflation of 5% to provide the Council with an indication of the impact of changes in costs and values on viability.

<sup>&</sup>lt;sup>14</sup> 136 application schemes and 20 hypothetical development typologies were previously tested for establishing the Council's CIL rates. The current exercise adds an additional 20 application schemes to bring the total to 176.



- 3.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £11,000 per square metre (£1,022 per square foot) to £22,400 per square metre (£2,080 per square foot). The highest sales values are achieved in Mayfair, Knightsbridge and Belgravia. Developments in parts of the north of the borough (Lisson Grove, Church Street and Queens Park) are lowest.
- 3.5 We have tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 15%.

#### Affordable housing tenure and values

3.6 Draft Policy 9 requires schemes capable of providing 10 or more units, or more than 1,000 square metres of floorspace or which have a site area of 0.5ha or more to provide 35% affordable housing with a tenure mix of 40% social or affordable rent and 60% intermediate. The policy is applied to the gross floor area. We have assumed that the rented housing is provided as social rent with a capital value of £1,925 per square metre. The rents assumed are based on the MHCLG formulae for target rents, as summarised in Table 3.6.1.

Table 3.6.1: Social rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£113.77	£136.86	£157.25	£166.37

- 3.7 In the July 2015 Budget, the Chancellor announced that Registered Providers ('RPs') will be required to reduce rents by 1% per annum for the following four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. From 2019/20 onwards, RPs will be permitted to increase rents by CPI plus 1% per annum. Given that rents will be increasing by CPI plus 1% by the time the new Local Plan will be in place, we have applied this assumption to our appraisals.
- 3.8 As noted in Section 1.30, the Council is seeking to target households on a range of incomes to purchase or rent intermediate housing, as follows:
  - 30% of households on incomes up to lower quartile;
  - 25% of households on incomes between lower quartile to median;
  - 25% of households on incomes between median to upper quartile;
  - 20% of households on incomes between upper quartile and GLA upper income level for intermediate housing (currently £90,000 per annum).

For the purposes of assessing the capital values generated for intermediate housing, we have assumed that the qualifying incomes for the four bands are as follows:

Lower quartile: £22,500Median quartile: £45,000Upper quartile: £67,500

■ GLA upper income level: £90,000

Based on the Council's preferred mix (60% one beds and 40% two beds) and income thresholds above, the shared ownership units generate a blended capital value of £3,710 per square metre.

3.9 The CLG/HCA 'Shared Ownership and *Affordable Homes Programme 2016-2021: Prospectus'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals which we rely upon for testing potential CIL rates assume nil grant. Clearly if grant



funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

#### Rents and yields for commercial development

3.10 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 3.10.1. These assumptions are informed by lettings of similar floorspace in the area over the past eighteen months<sup>15</sup>. Our appraisals assume a 12-month rent-free period for all commercial floorspace to reflect the incentives offered by developers in negotiation with tenants.

Table 3.10.1: Commercial rents (£s per square metre) and yields

Use	Prime rent	Prime yield	Core rent	Core yield	Fringe rent	Fringe yield
Retail	1,887	3.00%	779	4.00%	492	5.00%
Office	942	3.50%	746	3.50%	595	4.00%
B2/B8	175	6.00%	175	6.00%	175	6.00%
C1	700	4.50%	600	4.75%	425	5.00%
C2	250	5.00%	250	5.00%	250	5.00%
D1/D2	300	6.50%	250	6.50%	250	6.50%

#### **Build costs**

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

Table 3.11.1: Build costs before external works and sustainability allowances

Development type	Cost per square metre	Cost per square foot
Retail	£2,096	£195
Offices	£2,448	£227
B2	£1,237	£115
B8	£1,237	£115
Hotels	£2,879	£267
D1/D2	£1,600	£149
Residential	£2,946 - £3,388	£274 - £315

3.12 In addition, the base costs above are increased by 15% to account for external works (including car parking spaces) and 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations.

#### Zero carbon and BREEAM

3.13 The 'Greater London Authority Housing Standards Review: Viability Assessment' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above to reflect the requirements of draft London Plan policy S12 c.

Lettings listed on CoStar in March 2018; Savills: 'West End Office Market Watch' February 2018; and Jones Lang LaSalle 'Central London Office Market Report Q4 2017



3.14 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard<sup>16</sup>. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

#### **Accessibility standards**

3.15 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £924 per unit. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £7,908 per unit<sup>17</sup>. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

#### **Professional fees**

3.16 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

#### **Development finance**

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

#### **Marketing costs**

3.18 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.2% for sales legal fees.

#### **Mayoral CIL**

- 3.19 Mayoral CIL is payable on most developments that receive planning consent from 1 April 2012 onwards. Westminster falls within Zone 1, where a CIL of £50 per square metre (before indexation) is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.
- 3.20 The Mayor has recently issued a consultation on amendments to the CIL which will (if adopted) increase the rate in Westminster to £80 per square metre. In the parts of the borough within the Central Activities Zone, the Mayor is proposing to charge £185 per square metre on offices, £165 per square metre on retail and £140 per square metre on hotels. We have applied these increased rates in our appraisals. The proposed Mayoral CIL rates passed examination in September 2018 and will be effective as of 1 April 2019. The Council would need to consider any potential impact of this change in Mayoral CIL rates on its own rates. We have applied the new Mayoral CIL rates in our appraisals.

#### **Westminster CIL**

3.21 As previously noted, the Council approved its CIL Charging Schedule on 20 January 2016 and it came into effect on 1 May 2016. Table 3.21.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics<sup>18</sup>). For residential developments (covering all C use classes) in the Prime zone, the adopted rate is £550 per square metre. In the Core zone, the adopted rate is £400 per square metre; and in the Fringe zone the adopted rate is £200 per square metre. CIL rates for commercial development (offices, hotels, nightclubs, casinos and retail) are £200, £150 and £50

<sup>&</sup>lt;sup>16</sup> Based on 'Delivering Sustainable Buildings: savings and payback', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

<sup>&</sup>lt;sup>17</sup> Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

<sup>&</sup>lt;sup>18</sup> As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. November 2013: 239; June 2018: 316. Change is 32.2%. The indexed rates are used in the appraisals.



per square metre in the Prime, Core and Fringe zones respectively. All other uses attract a nil rate.

Table 3.21.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development type	Prime	Core	Fringe	
Residential (all C uses)	£550	£400	£200	
	(£637)	(£464)	(£232)	
Commercial (offices, hotels, nightclubs, casinos, retail)	£200	£150	£50	
	(£232)	(£174)	(£58)	
All other uses	Nil			

3.22 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Westminster but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

#### Commercial contribution towards affordable housing<sup>19</sup>

3.23 As noted in Section 1, small scale hotels and offices in the CAZ comprising 750 to 999 square metres<sup>20</sup> will be required to make a financial contribution towards the provision of affordable housing, as follows:

Prime: £18,491

Core: £12,450

Fringe: £8,134

3.24 The payment is calculated on the net increase in floorspace (i.e. the proposed floorspace in the application scheme less any existing floorspace). So on a scheme of 1,999 square metres in the Core zone with an existing floorspace of 1,000 square metres, the financial contribution would be £4,357,000 (35% of 999 square metres = 350 square metres, multiplied by £12,450 per square metre). We have also tested additional thresholds of 1,500 and 2,000 square metres.

Table 3.24: Schemes under 1,000 square metres additional floorspace threshold

Type of uses	Existing floorspace square metres	Proposed floorspace square metres	Net additional floorspace
Proxy 1 - small office scheme - PIL	1,000	1,999	999
Proxy 2 - small office scheme - PIL	1,000	2,500	1,500
Proxy 3 - small office scheme - PIL	1,000	3,000	2,000
Proxy 16 - small hotel scheme - PIL	1,000	1,999	999
Proxy 17 - small hotel scheme - PIL	1,000	2,500	1,500
Proxy 18 - small hotel scheme - PIL	1,000	3,000	2,000

 $<sup>^{19}</sup>$  The City Plan policy on commercial contributions in the CAZ changed between informal consultation in 2018 (as described in paragraphs 3.23 - 3.26 and 5.5-5.9 of this report) and formal consultation under Regulation 19. The 'mixed use' element of Policy 9 was split out into its own policy (Policy 10) and the thresholds and approach were amended in line with the viability evidence presented in this report.

<sup>&</sup>lt;sup>20</sup> Schemes of 1,000 or more square metres will be required to provide affordable housing on-site.



3.25 Larger hotel and office developments (1,000 square metres or more) within the CAZ are required to provide 35% affordable housing on-site. Developments would not be required to provide private housing. So a scheme providing 2,000 square metres in total would need to provide 35% of the uplift in floorspace as affordable. If the existing floorspace is 1,000, the scheme would provide 1,000 square metres of net additional space, of which 350 square metres (35%) would need to be provided as affordable housing. We have also tested the policy requirement at 15%, 20%, 25% and 30% of net additional floorspace.

Table 3.2.5: Schemes over 1,000 square metre threshold (on- site affordable housing)

Type of uses	Existing Floor space square metres	Proposed Floor space square metres	Net additional floor space square metres	15% Aff Hsg	20% Aff Hsg	25% Aff Hsg	30% Aff Hsg	35% Aff Hsg
Proxy 4 - office - on- site affordable	1,000	2,000	1,000	150	200	250	300	350
Proxy 5 - office - on- site affordable	1,000	2,500	1,500	225	300	375	450	525
Proxy 6 - office - on- site affordable	1,000	3,000	2,000	300	400	500	600	700
Proxy 7 - office - on- site affordable	1,000	3,500	2,500	375	500	625	750	875
Proxy 8 - office - on- site affordable	10,000	30,000	20,000	3,000	4,000	5,000	6,000	7,000
Proxy 9 - office - on- site affordable	15,000	45,000	30,000	4,500	6,000	7,500	9,000	10,500
Proxy 19 - hotel - on-site affordable	1,000	2,000	1,000	150	200	250	300	350
Proxy 20 - hotel - on-site affordable	1,000	2,500	1,500	225	300	375	450	525
Proxy 21 - hotel - on-site affordable	1,000	3,000	2,000	300	400	500	600	700
Proxy 22 - hotel - on-site affordable	1,000	3,500	2,500	375	500	625	750	875
Proxy 23 - hotel - on-site affordable	10,000	30,000	20,000	3,000	4,000	5,000	6,000	7,000
Proxy 24 - hotel - on-site affordable	15,000	45,000	30,000	4,500	6,000	7,500	9,000	10,500



3.26 The emerging mixed-use policy also gives the option of provision of affordable housing off-site through a payment in lieu. This is based on 35% of the net additional floorspace multiplied by the relevant amount per square metre at paragraph 3.23.

#### Section 106 costs

3.27 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for all types of development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process. This accords with the Council's evidence of sums sought on planning applications in Westminster, when items that do not satisfy the three tests identified by Regulation 122 and the other restrictions on use of planning obligations under the CIL Regulations are excluded.

#### **Employment and training contributions**

3.28 The Council indicates that the requirements of policy 30 (Policy 18 in the Regulation19 version of the plan) for financial contributions towards employment and training will amount to £5.18 per square metre of commercial floorspace and £3.90 per square metre of residential floorspace. We have incorporated these amounts into our appraisals as additional Section 106 contributions (in addition to the £20 per square metre noted in paragraph 3.25.

#### Electric car charging points

3.29 The cost of a KEBA P30 b-series 3 Phase Type 2 charging point is currently £1001.40 plus stainless steel pedestal at £390.93<sup>21</sup>. In addition, we have assumed £500 per charging point for extra over costs and fitting. The total cost per charging point is therefore £1,982.33. Our appraisals assume that 50% of units will be provided with access to an electric charging point.

#### Student housing - affordable student housing provision

3.30 Policy 12 (Policy 11 in the Regulation 19 version of the plan) requires that student housing schemes are let at rents that are at a level considered to be affordable to a student living away from home. By definition, all rents are affordable as markets are self-regulating (if pricing is too high, demand will fall and the price will need to be adjusted downwards). The new draft London Plan policy H17 A4 requires that student housing makes provision for affordable student accommodation, which is defined as no more than 55% of the annual maintenance loan available to students living away from home in London. This currently equates to £155 per week.

#### **Development and sales periods**

3.31 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the outcomes of the appraisals are relatively conservative.

#### Developer's profit

3.32 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the

<sup>&</sup>lt;sup>21</sup> https://evconnectors.com/ev-homecharge-wall-charger?language=en&currency=GBP&gclid=CjwKCAiA4OvhBRAjEiwAU2FoJeyp7qmsjRVdimvXQ6m2vPldN\_cB1aBKfbL0fBdOwwZQsc1fh510DBoCt88QAvD\_BwE



impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

- 3.33 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 3.34 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 3.35 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a presale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

#### **Exceptional costs**

3.36 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical' and that are over and above standard build costs. However, in the absence of details of site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

#### Benchmark land value

- 3.37 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 3.38 We have based the current use value for each site on the actual floorspace on the site at the time planning applications were submitted. For the 20 hypothetical developments, we have assumed that the new development will result in an intensification of development, with a lesser volume of space on site than will be developed. Our rent and yield assumptions for the existing floorspace are summarised in Table 3.35.1. These assumptions are based on the lower quartile of lettings in Westminster over the past 18 months, therefore reflecting poorer quality stock which is more likely to be redeveloped than stock which attracts higher rents.

#### Table 3.35.1: Rents and yields for existing floorspace



Use	Prime rent	Prime yield	Core rent	Core yield	Fringe rent	Fringe yield
Retail	£500	5.50%	£400	6.25%	£175	6.50%
Office	£550	5.50%	£450	5.75%	£350	6.25%
B2/B8	£110	8.00%	£110	8.00%	£110	8.00%
C1	£300	6.00%	£275	6.00%	£250	6.00%
C2	£175	6.00%	£140	6.00%	£140	6.00%
D1/D2	£150	8.00%	£120	8.00%	£120	8.00%

- 3.39 Redevelopment proposals that generate residual land values below current use values are in most straightforward commercial situations unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks to underpin an area-wide assessment of viability rather than definitive fixed variables on a site by site basis.
- 3.40 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been included to reflect the 'average' situation. This level of return is competitive when compared to other forms of investment.
- 3.41 While landowners may have expectations beyond a premium of 20%, the NPPG notes that landowners will need to make adjustments to their expectations to reflect the reasonable expectation on the part of the community that development in their area will be able to contribute towards local infrastructure and affordable housing requirements. If landowners fail to recognise and reflect this reasonable expectation, it is likely that sites will need to remain in their existing use.



## 4 Appraisal outputs

- 4.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 to 4. We have appraised 176 developments, reflecting different densities and types of development across the city. These typologies include non-residential uses, including offices, hotels and retail floorspace.
- 4.2 Each appraisal incorporates (where relevant) 35% affordable housing in line with Policy 9. The affordable housing is assumed to be provided as 40% rent (at social and affordable rents) and 60% intermediate housing (affordable to households on four income thresholds as noted in Section 2). We have also tested the schemes with 30%, 25% and 20% affordable housing.
- 4.3 For each development typology, we have applied a sales value reflecting the value typically found within the area the site is located. Where the residual land value of a typology exceeds the benchmark land value, the scheme can absorb the policy requirements sought by the Council. Conversely, if the residual land value is lower than the benchmark land value, the scheme cannot viably absorb the full extent of policy requirements.
- 4.4 Finally, all the scenarios are tested with sales value growth of 10% and 5% inflation on costs to provide an indication of the impact of medium term growth.



### 5 Assessment of appraisal results

5.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the city. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options. All the appraisals include Mayoral CIL (at the proposed rates in the MCIL2 draft Charging Schedule) and Westminster's rates, indexed to current levels. There are other policies in the London Plan and the Council's draft plan that are embedded in base development costs, as noted in Section 1.

#### Affordable housing (Policy 9)

- 5.2 As noted in Section 4.2, we have tested the schemes with 35% affordable (40% social rent and 60% intermediate) and also 30%, 25% and 20% affordable housing with the same 40%/60% tenure split. The full results, showing the residual land values for each scheme compared to each site's existing use value, are attached as Appendix 2.
- 5.3 Not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as Westminster where virtually all schemes will involve a degree of recycling of existing buildings (either through demolition or refurbishment and conversion). The appraisals demonstrate the degree to which varying the affordable housing policy below the emerging target of 35% would actually improve viability. Table 5.3.1 summarises the results in terms of 'viable' and 'non-viable' schemes at the varying affordable housing levels. We also show the results reflecting growth in sales values of 10% and inflation on costs at 5%.

Table 5.3.1: 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
35%	Off	48	56%
30%	Off	48	56%
25%	Off	52	61%
20%	Off	56	66%
35%	On	47	55%
30%	On	48	56%
25%	On	49	58%
20%	On	52	61%

Table 5.3.2: 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
35%	Off	51	60%
30%	Off	53	62%
25%	Off	57	67%
20%	Off	60	71%
35%	On	50	59%
30%	On	52	61%
25%	On	53	62%
20%	On	57	67%



- 5.4 As can be noted in Table 5.3.1, the Council would gain little in terms of increasing the number of viable schemes by reducing its affordable housing below the proposed 35% in the draft plan. For example, a 30% target would not result in an increase in the number of viable schemes. The results also indicate that the application of sustainability requirements in policies 32, 33 and 36 (Policies 33, 36 and 37 in the Regulation19 version of the plan) has little bearing on the viability of developments in the city.
  - Commercial contributions towards affordable housing (Policy 9 (Policy 10 in the Regulation19 version of the plan))
- 5.5 Policy 9 (Policy 10 in the Regulation 19 version of the plan) requires that commercial schemes in the CAZ contribute towards affordable housing, either on site or through a payment in lieu depending on the size of the scheme. As noted in paragraphs 3.23 to 3.26, we have tested 15 proxies for office developments and 15 proxies for hotel developments.
- 5.6 Proxies 1 (offices) and 16 (hotels) test the viability of the emerging requirement for a payment in lieu on small sites, where net additional floorspace is up to 999 square metres. Proxies 2, 3, 17 and 18 test higher thresholds of 1,500 and 2,000 square metres for both offices and hotels. The results are summarised in Table 5.6.1. These indicate that the requirement for a payment in lieu on office schemes will not affect viability, with significant surpluses generated above benchmark land values. However, the viability of hotel schemes is more marginal and the requirement for a payment in lieu will make developments unviable if it is increased above 15% of net additional floorspace.

Table 5.6.1: Payment in lieu on commercial schemes (net additional floorspace of 999 square metres)

Development type	Existing floor space	Proposed floor space	Net addition- al floor	BLV £ millions	Residual land values (£ millions) / affordable housing percentage							
	ораво	ориос	space		15%	20%	25%	30%	35%			
Proxy 1 - small office scheme	1,000	1,999	999	£6.02	£11.60	£11.04	£10.47	£9.91	£9.34			
Proxy 2 - small office scheme	1,000	2,500	1,500	£6.02	£14.09	£13.24	£12.39	£11.54	£10.69			
Proxy 3 - small office scheme	1,000	3,000	2,000	£6.02	£17.32	£16.18	£15.05	£13.91	£12.78			
Proxy 16 - small hotel scheme	1,000	1,999	999	£2.41	£2.43	£1.86	£1.30	£0.73	£0.16			
Proxy 17 - small hotel scheme	1,000	2,500	1,500	£2.41	£2.61	£1.76	£0.91	£0.06	-£0.80			
Proxy 18 - small hotel scheme	1,000	3,000	2,000	£2.41	£2.80	£1.66	£0.53	-£0.62	-£1.77			

5.7 For hotel and office developments above 1,000 square metres of net additional floorspace, the Council is intending to seek 35% on-site affordable housing. The amount of floorspace required is based on 35% of the net additional floorspace. For example, a scheme providing 2,000 square metres of floorspace on a site with 1,000 square metres of existing space would provide 350 square metres of affordable housing (i.e. 35% of 1,000 square metres) and 1,650 square metres of commercial floorspace. Proxies 4 to 9 and 19 to 24 test the viability of this policy approach on offices and hotels respectively. The schemes range in scale from 2,000 square metres to 45,000 square metres. The results are summarised in Table 5.7.1, indicating that the policy requirement should not adversely impact on viability with all schemes generating higher residual land values than benchmark land values at 35% affordable housing.



Table 5.7.1: On-site affordable housing on commercial developments (all floor areas in square metres)

Development type	Existing floorspace	Proposed floorspace	Net additional floorspace	On-site af	On-site affordable (square metres)					Residual land values (£ millions) / affordable housing percentage				
				15%	20%	25%	30%	35%		15%	20%	25%	30%	35%
Proxy 4 - office	1,000	2,000	1,000	150	200	250	300	350	£6.02	£12.28	£11.84	£11.40	£10.96	£10.52
Proxy 5 - office	1,000	2,500	1,500	225	300	375	450	525	£6.02	£14.46	£13.82	£13.18	£12.54	£11.90
Proxy 6 - office	1,000	3,000	2,000	300	400	500	600	700	£6.02	£17.10	£16.24	£15.39	£14.53	£13.68
Proxy 7 - office	1,000	3,500	2,500	375	500	625	750	875	£6.02	£20.30	£19.13	£17.95	£16.78	£15.61
Proxy 8 - office	10,000	30,000	20,000	3,000	4,000	5,000	6,000	7,000	£60.22	£177.66	£168.83	£160.00	£151.16	£142.33
Proxy 9 - office	15,000	45,000	30,000	4,500	6,000	7,500	9,000	10,500	£90.33	£254.09	£240.44	£226.79	£213.13	£199.48
Proxy 19 - hotel	1,000	2,000	1,000	150	200	250	300	350	£2.41	£3.25	£3.06	£2.86	£2.66	£2.47
Proxy 20 - hotel	1,000	2,500	1,500	225	300	375	450	525	£2.41	£3.92	£3.62	£3.33	£3.04	£2.74
Proxy 21 - hotel	1,000	3,000	2,000	300	400	500	600	700	£2.41	£4.89	£4.48	£4.08	£3.67	£3.26
Proxy 22 - hotel	1,000	3,500	2,500	375	500	625	750	875	£2.41	£5.05	£4.49	£3.93	£3.37	£2.82
Proxy 23 - hotel	10,000	30,000	20,000	3,000	4,000	5,000	6,000	7,000	£24.07	£41.73	£38.05	£34.37	£30.69	£27.01
Proxy 24 - hotel	15,000	45,000	30,000	4,500	6,000	7,500	9,000	10,500	£36.10	£73.47	£67.37	£61.27	£55.17	£49.07



5.8 Finally, we have tested the option of seeking an off-site financial contribution on commercial schemes providing more than 1,000 square metres of floorspace. For example, a scheme of 2,000 square metres on a site with 1,000 square metres of existing floorspace would make a financial contribution on 350 square metres (35% of the 1,000 net additional square metres). In the Core Zone, this would be charged at £12,450 per square metre, or a total of £4,357,500. The results are summarised in Table 5.8.1.

Table 5.8.1: Commercial schemes providing 1,000 square metres net additional floorspace or more with financial contribution towards affordable housing

Develop- ment type	Existing floor space	Prop- osed floor	Net addition -al floor	BLV £ millions	Residual land values (£ millions) / affordable housing percentage									
	ориоо	space	space		15%	20%	25%	30%	35%					
Proxy 10 - office	1,000	2,000	1,000	£6.02	£12.11	£11.54	£10.97	£10.41	£9.84					
Proxy 11 - office	1,000	2,500	1,500	£6.02	£14.71	£13.86	£13.01	£12.16	£11.31					
Proxy 12 - office	1,000	3,000	2,000	£6.02	£16.56	£15.43	£14.29	£13.16	£12.03					
Proxy 13 - office	1,000	3,500	2,500	£6.02	£19.04	£17.62	£16.20	£14.79	£13.37					
Proxy 14 - office	10,000	30,000	20,000	£60.22	£173.17	£161.82	£150.47	£139.12	£127.77					
Proxy 15 - office	15,000	45,000	30,000	£90.33	£237.54	£220.57	£203.60	£186.63	£169.66					
Proxy 25 - hotel	1,000	2,000	1,000	£2.41	£2.31	£1.74	£1.18	£0.61	£0.04					
Proxy 26 - hotel	1,000	2,500	1,500	£2.41	£2.61	£1.76	£0.91	£0.06	-£0.81					
Proxy 27 - hotel	1,000	3,000	2,000	£2.41	£2.62	£1.49	£0.35	-£0.79	-£1.94					
Proxy 28 - hotel	1,000	3,500	2,500	£2.41	£2.98	£1.56	£0.14	-£1.30	-£2.74					
Proxy 29 - hotel	10,000	30,000	20,000	£24.07	£26.30	£14.96	£3.62	-£7.83	-£19.33					
Proxy 30 - hotel	15,000	45,000	30,000	£36.10	£42.07	£25.05	£8.02	-£9.13	-£26.40					

5.9 As can be noted in the table, office developments are able to absorb the financial contribution and generate residual land values exceeding the benchmark land values. However, hotel development is more marginal and residual land values fall below benchmark land values if the financial contribution exceeds 15% affordable of net additional floorspace.

**Sustainability requirements (policies 32, 33 and 36** (Policies 33, 36 and 37 in the Regulation 19 version of the plan))

5.10 As noted in Section 3, we have allowed a cumulative allowance of 7.4% of base build costs for meeting the additional sustainability requirements above Part L of the Building Regulations.

Table 5.10.1: Impact of sustainability requirements

Affordable housing percentage	Number of viable schemes without sustainability allowance	Number of viable schemes with sustainability allowance	Change resulting from sustainability requirement
35%	45	44	-1
30%	45	45	-
25%	49	46	-3
20%	53	49	-4



### 6 Conclusions

- 6.1 The NPPF states that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan". This summary report and its supporting appendices test the ability of development typologies in Westminster to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 6.2 We have tested the impact of the main policies which may have an impact on viability:
  - Affordable housing: We have appraised residential schemes with 35% affordable housing in line with draft policy 9 (Policy 10 in the Regulation19 version of the plan) which seeks to maximise delivery of affordable housing in accordance with London Plan policy H6<sup>22</sup>. The tenure of the affordable housing is assumed to be 40% rent (tested assuming social rents) and 60% intermediate, with four tiers of household income levels to ensure units are affordable to a range of those in need of intermediate housing.
  - The results of the appraisals show that the Council's policy approach will not have an adverse impact on viability. The results of appraisals with lower levels of affordable housing demonstrate that the gains in terms of 'viable' outcomes are very limited in comparison to the likely losses of affordable housing units that would result from a reduction below 35%. Furthermore, the Council's draft policy indicates that they will have regard to scheme-specific viability issues where these arise in exceptional circumstances.
  - Commercial scheme contribution towards affordable housing: The Council's requirement for commercial (office and hotel) schemes to contribute towards affordable housing should be readily absorbed by most office schemes but will need to be applied flexibly on hotel developments.
  - Sustainability requirements: the results of our appraisals indicate that sustainability requirements in the draft plan have a modest impact on overall viability and should be readily accommodated in almost all circumstances.
- 6.3 The Mayor of London has recently consulted on a replacement Charging Schedule (MCIL2) which has significantly increased CIL rates for office, retail and hotel developments in Westminster. These rates have been incorporated into our appraisals (alongside Westminster CIL with indexation). Clearly the imposition of higher Mayoral CIL rates may impact on the ability of the Council to increase its own rates in the future.

#### **Additional observations**

- 6.4 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact.
- 6.5 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In Westminster, almost all sites are in a productive use, whether that be providing employment or housing and there are few sites where development is a critical driver.
- 6.6 It is critical that developers do not over-pay for sites such that the value generated by developments is

<sup>&</sup>lt;sup>22</sup> The original drafting sought to apply the requirement to 11 or more units which was drafted prior to the publication of the revised NPPF which reduced the threshold to 10 units. This change will not have any impact on the viability of developments in Westminster. London Plan policy H6 has been replaced post-examination with draft London Plan policy H5



paid to the landowner, rather than being used to meet policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to abnormal costs). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.



# Appendix 1 - Sites details

1 2 nster CIL	DD NO Address	4 5		8 9 sting (square metre	s)		12	13		15 D2 includes		
1 CAZ 2 CAZ	pp No Address	Office MU Office - MU with resi and retail	Site area Retail A1-A5 Reta	3,087 2,337	B2 industrial	o storage   - -	- Hotel	o∠ resi inst -	ال - -	D2 F 147	Resi units 3	Resi sqm 688
3 CAZ 4 CAZ 5 CAZ		Residential only on existing office Residential only on existing resi Hotel with resi		255	-		- - 1,440		-	-	3	532
6 CAZ 7 CAZ		Retail MU Residential only on existing office	1,699	1,084 1,168	-			-	666	429	2	242
8 CAZ 9 CAZ 10 CAZ		Residential only on existing office D1 Residential only on existing office		544 - 1,096	-		-		- 630 -		-	
11 CAZ 12 CAZ		Office - MU Residential MU		10,550	-		-	8,141	-	-	-	
13 CAZ 14 CAZ 15 CAZ		Retail only  Residential only on existing resi  Office - MU	965 - 1,944	15,719	-	- :			- :		- 1	150
16 CAZ 17 NWEDA		Residential only on existing resi Residential only on existing office	-	92	-	- :	-		-		2	79 <sup>-</sup>
18 NWEDA 19 NWEDA		Residential only on existing resi Residential only on existing other		-		- 948	-		-	-	-	17
20 NWEDA 21 NWEDA 22 NWEDA		Residential only on existing other Residential only on existing resi Office - MU		1,657	8,773 - -		-		175	-	-	- :
23 MARYLEBONE 24 MARYLEBONE		Residential MU Residential only on existing office		914	-	-		4,250	-		-	:
25 MARYLEBONE 26 MARYLEBONE 27 MARYLEBONE		Residential only on existing resi Residential only on existing resi Residential only on existing office	-	- - 849	-		750 - -	- :	-		1	7
28 MARYLEBONE 29 MARYLEBONE		Residential only on existing resi Residential only on existing resi Residential only on existing office	-	- 819	-	-	-	-	-	36 404	1	12
30 MARYLEBONE 31 MARYLEBONE 32 MARYLEBONE	****	Residential only on existing resi	-	- - 543	-	-	- 1,176		-		1 - 2	8- - 150
33 MARYLEBONE 34 MARYLEBONE	*****	Residential only on existing office Residential MU e Office - MU	1,175 3,097	2,054 5,993	-		- :			-	8 21	660
85 PIMILCO 86 PIMILCO		Residential only on existing resi Residential only on existing office		- 293	-	- :		- :	-	100	- 2	10 20
37 PIMILCO 38 PIMILCO 39 KNIGHTSBRIDGE		Residential only on existing other Residential only on existing other Residential only on existing resi	540 -		-		- :		-		- 1	1,03
40 KNIGHTSBRIDGE 41 KNIGHTSBRIDGE	2003.2 2003.2	Residential only on existing resi Residential only on existing resi		-	-	-	-		-	-	1	31! 15
12 KNIGHTSBRIDGE 13 OUTSIDE POL AR 14 OUTSIDE POL AR		Residential only on existing office Residential MU		3,872	-	1,672		12,958			- - 29	8,70
15 OUTSIDE POL AR 16 OUTSIDE POL AR		Residential only on existing other Residential MU Residential only on existing office	64	1,530	-		- :		- :	- :	1	5
17 OUTSIDE POL AR 18 OUTSIDE POL AR		Hotel - conv of car park Office	103	104	-	1,280	-			- :	-	- :
9 OUTSIDE POL AR 60 OUTSIDE POL AR 61 OUTSIDE POL AR		Residential only on existing resi Residential only on existing resi Residential only on existing resi		-	-		-		-		- 1	54 25 38
52 OUTSIDE POL AR 53 OUTSIDE POL AR	****	Residential only on existing resi Residential only on existing resi	100	-	-		-	-			2	22 94
4 OUTSIDE POL AR 5 OUTSIDE POL AR		Residential only on existing resi  L Residential only on existing other		-	-	-	- :		-	22,930	1 16	15 6,00
56 OUTSIDE POL AR 57 OUTSIDE POL AR 58 OUTSIDE POL AR		Residential only on existing resi Residential MU Residential only on former hotel/resi	746	-	-	-	2,059 1,733		-		60 - 1	8,16 - 88
9 OUTSIDE POL AR 0 OUTSIDE POL AR	**************************************	Residential MU Residential MU	1,147 115	-	-	-	-		-	- 354	16 10	2,70 1,04
61 OUTSIDE POL AR 62 Prime 63 Prime		Residential MU SOffice - Mu with resi	100	33,903 6,525	-	1,396	7,270 6,192	- :	- :	9,028	- 62	6,97
4 Prime 5 Core		Office and hotel Retail only Residential only	613	880 -	-					30 99		- 6
6 Core 7 Core	*****	Hotel extension Hotel extension	-	-	-	-			-	:	-	
68 Core 69 Fringe 70 Core	**************************************	Hotel extension Office Hotel extension			-				- :	- :		
1 Core 2 Prime		Hotel extension Residential only on existing office	-	5,000	-	-	-		-		-	- :
'3 Prime '4 Core '5 Core		Residential only on existing office Residential only on existing office Residential only on existing office		10,000 5,000 10,000	-				-			-
'6 Fringe '7 Fringe		Residential only on existing office Residential only on existing office		5,000 10,000	-		-	-	-	-	-	-
8 Prime 9 Prime		Office on existing office Office on existing office	-	5,000 2,500	-	-		-	-	-	-	-
0 Core 1 Core 2 Fringe		Office on existing office Office on existing office Office on existing office	-	5,000 2,500 5,000	-	- :	- :		-		- :	
33 Fringe 34 Prime		Office on existing office Retail on existing retail	2,500	2,500	-	- :	- :	-	-	- :	- :	-
5 Prime 6 Prime		Retail on existing retail Retail on existing retail	5,000 2,500	-	-	-	-	-	-	-	-	
37 Prime 38 Core 39 Core		Retail on existing retail Retail on existing retail Retail on existing retail	5,000 2,500 5,000	-	-	-	-					
90 Fringe 91 Fringe		Retail on existing retail  Retail on existing retail	2,500 5,000	-	-	-	-	-	-	-	-	-
92 Core 93 Prime 94 Prime		Hotel  Residential only  Retail and resi on existing office and B8	-	- - 8.291	-	21,568	1,176 - -	38,056	- :		- :	
95 Prime 96 Prime	2 (3 ) A	Retail with resi on existing retail and office Retail with office on existing retail and office		197 8,100	-		-		3,799	590	-	
7 Prime 8 Prime 9 Prime		Retail on existing office and retail Retail on existing office and retail	1,676 1,909	4,212 9,817	-	-	-	-	-		- 4	140
00 Prime 01 Prime		Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	500 2,437	17,144 8,685	-	-	-	60,238	217 - 154	2,467	- :	- :
12 Prime 13 Prime		Retail with office on existing retail  Retail with office on existing retail and offi	525 ice 1,178	516 3,457	-	- :	-		-		-	-
4 Prime 5 Prime 6 Prime		Retail on existing office and retail Retail with resi on existing office	182 - 882	697 244 756	-	-	-	·	-	83 - -	2	- 8 -
7 Prime 8 Prime		Retail on existing retail and office Hotel on existing govt building Hotel on existing govt building		-	-		- :		4,825			- :
9 Prime 0 Prime	100.0 100.0	Hotel with retail on existing members club Hotel on existing office		719	-		-		-	3,867	-	-
1 Prime 2 Core 3 Prime		Hotel on existing hotel (Extension) Hotel on existing office Office with resi on existing C2		2,494	-	-	-	60,238	- - 217	-		
4 Prime 5 Prime		Office with resi on existing office and B8 Office with retail on existing office and ret		8,291 17,643	-	21,568 -	-		-	-	-	
6 Prime 7 Prime 8 Prime		Office with retail on existing hotel and retail Office with retail on existing office Office with retail on existing office and ret	-	- 18,191 3,457	-	- :	6,187	- :	-	3,507		:
8 Prime 9 Prime 0 Prime		Office on existing office Office on existing office	-	3,457 3,190 1,347	-	-	-		- - 507	-	-	
1 Prime 2 Prime		Office with retail on existing office and ret Office on existing office		8,100 1,327	-		-	-		590		:
3 Core 4 Core 5 Prime		Resi and office on existing office and B8 Resi on existing resi, retail and D1 Resi, retail, office and hotel on existing ho	- 636 otel and off 829	8,291 - 50,958	-	21,568	- - 10,745		- 169 -		- 50 -	4,07
6 Prime 7 Core	<u> </u>	Resi on existing electricity transfer station Resi with office on existing resi and D1			-				620	1,092	- 45	3,00
8 Prime 9 Prime 0 Prime		Nightclub in cinema basement Nightclub with leisure on existing retail an Nighclub with resi on existing retail	- d leisure 9,843 1,814	1,543	-	-	-		- 1,229 -	1,907 7,424		37
1 Prime 2 Prime		Casino with leisure on existing retail  Casino with leisure on existing retail and le	-	1,543	-		46,000		1,229	7,424		-
3 Prime 4 Core		Casino on existing nightclub  Resi with office on existing office and B8	1,299	- 8,291	-	- 21,568	- :		- :		- :	:
5 Core 6 Prime 7 Prime	*****	Resi with office on existing C2 Resi with office/retail on existingoffice Resi with retail on existing office and retai	500 ii 1,909	- 17,144 9,817	-			60,238	217	2,467		
8 Prime 9 Prime	****	Resi on existing office Resi with office on existing office and reta	-	1,163 3,605	-	-	-		-	-	-	- :
0 Prime 1 Prime	****	Resi on existing office Resi on existing office	- 6	1,199 371	-	-		:	-	-	-	:
2 Prime 3 Prime 4 Core		Resi with retail on existing office and retail Resi on existing D1 Resi on existing office		697 - 514	-	-	-		- 571 -			
5 Prime 6 Fringe		Resi with retail on existing retail and office Resi on existing resi	525	516 222	-	-	-		- 186	171	- 151	- 5,61
7 Fringe 8 Fringe 9 Fringe		Resi on existing telephone exchange Resi on existing public house (disused) Resi unit on existing resi (roof extension)	321	-	-	-	-	-	-	1,631 184	- 1	
0 Fringe 1 Fringe		Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)		-	-		-		-	-	- - 3	-
2 Core 3 Prime		Resi with retail, storage and gym on exist Resi on existing electricity sub-station		172	-	111	-	- :	81	12,551 7,300	1	15
i4 Prime i5 Core i6 Core		Resi on existing resi Resi on existing office Hotel on existing hotel		400	-		- - 1,396					50
66 Core 67 Prime 68 Core		Hotel on existing hotel Resi on existing retail/office Resi and retail on existing office	545 250	3,868 3,611	-		1,396 -		-		3	50
59 Fringe 60 Prime		Resi (older persons's) on existing resi Retail and resi on existing retail	19,360	3,095	-	- 469	-	-	- 158	22,882	204	10,81
1 Prime 2 Core 3 Core		Conversion of hotel to residential T: Resi with retail on existing SG Hotel and resi on existing office	-	11,321	-		3,695			10,645	-	:
64 Core 65 Prime		ST: Office/retail on existing B8/SG r Resi/retail/office on existing retail/resi/office	-	247	-	-	-		- - 141	19,581	- - 37	2,57
66 Core 67 Core		Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail	1,337	60,080 8,378	-	-	-		-	-	-	-
68 Core		Resi with office/retail on existing resi/office Resi with office/retail on existing retail/office/resi/retail on existing office/resi/retail	ce -	14,826 2,836 10,674	-	-	-		-	25,649 5,188	268 6 40	49,63 979 4,182
69 Core 70 Core				10,074		- 1	-			-		
9 Core 10 Core 11 Core 12 Prime 13 Core		Resi on exitsing warehouse ST: Resi and retail on existing instituiona Resi and retail on existing office	-	- - 1,557	-	1,281	-	:	386 100	23,300	22 16	1,752 6,000

1 18 stminste <b>Floor areas</b> -	19 20 - proposed (square metre	21 22 es)	23	24	25 I	26 DC includes S	27 G	28	29 30 Mayoral CIL (rate per	31 square metre)	32 33	34	35	36 3	7
1 351 2 1,165	Retail A1-A5 B1 office B 3,700	2 industrial B8 storage	-	C2 resi inst E - -	01 I - -	255 -	4 17	1,358 1,792	Retail A1-A Retail A1-A 165 165 165 165	185 185	80 80 80 80	140 140	80 80	80 8	Resi 30
3 - 4 - 5 - 6 3,962	- - - 1,640		2,303			-	2 1 6 6	316 836 746 936	165 165 165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
7 - 8 - 9 -			-		1,079	-	7 1	1,218 666	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
10 - 11 - 12 780	10,875		-	-	-	-	6 8 78	1,433 1,327 8,888	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
13 1,348 14 - 15 3,318	- - 12,978		-	-	-	-	2	- 180 -	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	
16 - 17 - 18 - 19 -			-	-	-	-	2 1 5 16	1,386 276 172 1,034	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
20 - 21 - 22 -	- - - 1,413		-			-	3 9	1,034 11,553 275 606	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
23 - 24 - 25 -	258		- - 800	2,623	-	-	100 5	15,817 1,199	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
26 - 27 - 28 -			-		-	-	1 9 1	177 849 160	165 165 165 165 165 165		80 80 80 80 80 80	140	80	80 8	30 30 30
29 - 30 - 31 -			- - 1,361	-	-	419 - -	5 1 -	1,092 100 -	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
32 - 33 1,236 34 3,095	5,591 8,141		-	-	- 445 -	-	10 24 18	813 3,866 663	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
35 - 36 - 37 - 38 -	-		-	-	-	-	1 39 10	250 1,307 935 600	165 165 165 165 165 165 165 165		80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
39 - 40 - 41 -			-			-	8 1 1	186 350 219	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
42 - 43 2,498 44 -	300 99		-		3,849	32,888 1,656	10 448 6	3,032 144,703 8,703	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
45 67 46 - 47 -			1,280	-	-	-	1 2	78 1,169 -	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
48 104 49 - 50 -	104		-	-	-	-	- 1 1	- 545 381	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
51 - 52 - 53 -					-	-	1 1 1	512 320 1,137	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
54 - 55 - 56 -			-	-	- 82 -	- 422 -	1 133 71	279 52,837 9,100	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30
57 1,017 58 - 59 277 60 115			-			- 24	22 15 16 10	3,216 2,876 2,707 1,040	165 165 165 165 165 165 165 165	185	80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
61 171 62 - 63 -	- 66,740 6,192		9,035	-	-	10,703	20 170	3,021 30,802	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
64 1,757 65 - 66 -			- - 56		-	120	3	- 199 -	165 165 165 165 165 165		80 80 80 80 80 80	140 140	80 80	80 8 80 8	30
67 - 68 - 69 -	- - 83		140 46 -		-	-	-		165 165 165 165 165 165	185	80 80 80 80 80 80	140	80	80 8	30 30 30
70 - 71 - 72 -			41 191 -	-	-	-	-	- - 8,500	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80	80 8	30 30 30
73 - 74 - 75 -			-	-	-	-	-	16,000 7,000 14,000	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
76 - 77 - 78 -	7,500		-	-	-	-	-	7,000 14,000 -	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30
79 - 80 - 81 - 82 -	4,000 7,500 4,000 7,500		-			-	16 9	1,250 750	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
83 - 84 4,500 85 8,000	4,000		-	-	-	-	-	-	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
86 4,500 87 8,000 88 4,500			-	-	-	-	- - 13	- - 1,000	165 165 165 165 165 165	185	80 80 80 80 80 80	140	80	80 8	30 30 30
89 8,000 90 4,500 91 8,000			-	-	-	-	19 - -	1,500 - -	165 165 165 165 165 165	185 185 185	80 80 80 80 80 80	140 140 140	80 80 80	80 8 80 8	30 30 30
92 - 93 - 94 5,786	32,972		2,361	-		-	- 162	38,056 24,290	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30
95 6,951 96 3,934 97 4,289 98 3,010	8,369 -		-	-	-	2,406	18 - 24 42	1,622 - 2,995 8,425	165 165 165 165 165 165 165 165	185	80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
98 3,010 99 1,922 100 1,277 101 1,519	33,609 6,808		-		179 - -	3,296 3,528 754	285 47 42	39,056 15,006 11,449	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
102 525 103 1,451 104 207	4,737				-	-	6 - 6	545 - 856	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
105 174 106 1,033 107 -	-		- - 15,840	-	-	- - 1,107	3 3 1	230 756 1,566	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
108 - 109 594 110 -			7,894 1,200 846		191 - -	2,647 -	-		165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
111 - 112 - 113 1,922	33,609		328 2,949 -	-	- - 179	3,296	285	39,056	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30
114 5,786 115 5,827 116 302 117 579	32,972 27,424 1,904 19,890		-	-	-	3,336	162 - 38 25	24,290 - 5,315 3,316	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
117 579 118 1,451 119 -	4,737 4,200 2,233		-	-	-	-	-	- - -	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
121 3,934 122 - 123 5,786	8,369 1,524 32,972		-	-	-	-	- 3 162	- 405 24,290	165 165 165 165 165 165	185 185 185	80 80 80 80 80 80	140 140 140	80 80 80	80 8 80 8 80 8	30 30 30
124 687 125 2,894 126 -	57,933 -		- 13,554 -	-	233	-	93 151 132	9,517 25,905 14,192	165 165 165 165 165 165	185 185 185	80 80 80 80 80 80	140 140 140	80 80 80	80 8 80 8 80 8	30 30 30
127 - 128 - 129 9,948	1,134 - 1,543		15,077	-	4,953 - 869	1,907 6,499	104 - -	6,464 - -	165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
130 - 131 - 132 9,948 133 -	- 1,543		44,947 15,077	-	- 869 429	1,242 1,053 9,798 7,114	- - -	980 - - -	165 165 165 165 165 165 165 165		80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
134 5,786 135 1,922 136 1,277	32,972 33,609 6,808		-	-	- 179 -	3,296 3,528	162 285 47	24,290 39,056 15,006	165 165 165 165 165 165	185 185 185	80 80 80 80 80 80	140 140 140	80 80	80 8 80 8	30 30 30
137 3,010 138 - 139 756	- - 1,971		-	-	-	2,406 - -	42 1 5	8,425 1,497 2,132	165 165 165 165 165 165	185 185 185	80 80 80 80 80 80	140 140 140	80 80 80	80 8 80 8 80 8	30 30 30
140 - 141 - 142 207	-		-	-	-	-	8 5 6	1,432 492 856	165 165 165 165 165 165	185 185 185	80 80 80 80 80 80	140 140 140	80 80 80	80 8 80 8 80 8	30 30 30
143 - 144 - 145 525			-	-			4 4 6	661 587 545	165 165 165 165 165 165	185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
146 - 147 - 148 - 149 -	358		:	-	241	327	194 20 14 1	7,205 2,661 1,046 46	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
149 - 150 - 151 - 152 665		- 693	-	-	-	2,497	1 1 4 60	46 44 39 11,623	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30 30
152 665 153 - 154 - 155 -		- 693		-	-		132 5	11,623 18,160 740 450	165 165 165 165 165 165 165 165	185 185	80 80 80 80 80 80	140 140	80 80	80 8 80 8	30 30 30
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1 69 70 71 72 73  Westminst(Yields  Site ref Retail A1-A Retail A1-A B1 office B2 industric B8 storage C1 Hote	74 75 76 77 78    1	79 80 81 82 osts (1-A5 Retail A1-A B1 office B2 industris B8	83 84 85 86 87 8 storage C1 Hotel	88 89 90 91  Net to gross  Retail A1-A5 Retail A1-A B1 office B2 industr	92 93 94 95 96 97 98 ial B8 storage C1 Hotel C2 resi inst D1 D2 Resi
1   3,00%   3,00%   3,50%   6,00%   6,00%   4,50   2   3,00%   3,50%   6,00%   6,00%   4,50   3   4,00%   3,50%   6,00%   6,00%   4,50   4   3,00%   3,00%   3,50%   6,00%   6,00%   4,70   5   3,00%   3,00%   3,50%   6,00%   6,00%   4,50   6   3,00%   3,00%   3,50%   6,00%   6,00%   4,50   7   4,00%   4,00%   3,50%   6,00%   6,00%   4,50	19%   5.00%   6.50%   6.50%   6.50%   70	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600	2.946         80%         80%         80%           2.946         80%         80%         80%           3.388         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           3.388         80%         80%         80%	85%         80%
8         3.00%         3.00%         3.50%         6.00%         6.00%         4.50%           9         4.00%         4.00%         3.50%         6.00%         6.00%         4.50           10         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           11         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           12         4.00%         4.00%         3.50%         6.00%         6.00%         4.50           13         3.00%         3.00%         3.50%         6.00%         6.00%         4.50	9% 5.00% 6.50% 6.50% % 5.00% 6.50% 6.50% % 5.00% 6.50% % 5.00% 6.50% % 5.00% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946         80%         80%         80%           3,388         80%         80%         80%           3,388         80%         80%         80%           2,946         80%         80%         80%           2,946         80%         80%         80%           2,946         80%         80%         80%	85%         85%         80%         80%         80%         80%         80%           85%         85%         80%         80%         80%         80%         80%           85%         85%         80%
14 4.00% 4.00% 5.50% 6.00% 6.00% 4.50% 15 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 16 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 16 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 17 4.00% 4.00% 3.50% 6.00% 6.00% 6.00% 4.50 18 5.00% 5.00% 4.00% 6.00% 6.00% 5.00% 5.00% 19 5.00% 5.00% 4.00% 6.00% 6.00% 5.00% 5.00% 5.00% 5.00% 6.00% 6.00% 6.00% 6.00% 5.00% 5.00% 5.00% 6.00% 6.00% 6.00% 6.00% 6.00% 5.00% 5.00% 6	19%         5.00%         6.50%         6.50%           19%         5.00%         6.50%         6.50%           39%         5.00%         6.50%         6.50%           9%         5.00%         6.50%         6.50%           19%         5.00%         6.50%         6.50%	2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 3,388 80% 80% 80% 80% 80% 80% 80% 80% 80% 8	85%         85%         80%
21         5.00%         5.00%         4.00%         6.00%         6.00%         5.00%           22         5.00%         5.00%         4.00%         6.00%         6.00%         5.00           23         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           24         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           25         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           26         4.00%         4.00%         3.50%         6.00%         6.00%         4.78	9%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946         80%         80%         80%           3,388         80%         80%         80%           2,946         80%         80%         80%           2,946         80%         80%         80%           3,388         80%         80%         80%           2,946         80%         80%         80%	65%         85%         80%
27 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 28 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 29 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 30 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 31 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 32 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 32 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 33 4.00% 4.00% 3.50% 6.00% 6.00% 6.00% 4.75	576 5.00% 6.50% 6.50% 6.50% 5.00% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 5.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	3,388 80% 80% 80% 80% 2,946 80% 80% 80% 3,388 80% 80% 80% 3,388 80% 80% 80% 2,946 80% 80% 2,946 80% 80% 80% 80% 80% 80%	85%         80%
34 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 35 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 36 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 37 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 38 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 39 3,00% 3,00% 3,50% 6,00% 6,00% 4,75 39 3,00% 3,00% 3,50% 6,00% 6,00% 4,50	\$76	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 3,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85%         85%         80%         80%         80%         80%         80%           85%         85%         80%
40 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 41 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 42 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 43 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 44 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 45 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 46 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 46 3.00% 3.00% 3.50% 6.00% 6.00% 4.50		2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	3,388 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 86% 85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80
47 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 48 4.00% 3.50% 5.00% 6.00% 6.00% 4.75 49 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 50 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 51 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 52 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 53 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 53 3.00% 3.00% 3.50% 6.00% 6.00% 4.55	9% 5.00% 6.50% 6.50% 9% 5.00% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,679         1,600         1,000	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85%         85%         80%
54         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           55         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           56         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           57         4.00%         4.00%         3.50%         6.00%         6.00%         4.75           58         4.00%         4.00%         3.50%         6.00%         6.00%         4.75           59         4.00%         4.00%         3.50%         6.00%         6.00%         4.75	19% 5.00% 6.50% 6.50% 19% 5.00% 6.50% 6.50% 19% 5.00% 6.50% 19% 5.00% 6.50% 19% 5.00% 6.50% 19% 5.00% 6.50% 19% 5.00% 6.50% 19% 5.00% 6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	3,388 80% 80% 80% 2,946 80% 80% 80% 2,946 80% 80% 80% 3,388 80% 80% 80% 3,388 80% 80% 80% 3,388 80% 80% 80% 3,388 80% 80%	85%         85%         80%         80%         80%         80%         80%           85%         85%         80%         80%         80%         80%         80%           85%         85%         80%
60 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 611 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 622 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 63 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 644 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 655 4.00% 4.00% 3.50% 6.00% 6.00% 4.50 666 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 666 4.00% 4.00% 3.50% 6.00% 6.00% 6.00%	576         5.00%         6.50%         6.50%           176         5.00%         6.50%         6.50%           179         5.00%         6.50%         6.50%           179         5.00%         6.50%         6.50%           176         5.00%         6.50%         6.50%           176         5.00%         6.50%         6.50%	2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 86% 85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80
67 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 68 4,00% 4,00% 3,50% 6,00% 6,00% 4,75 69 5,00% 5,00% 4,00% 6,00% 6,00% 5,00% 70 4,00% 4,00% 3,50% 6,00% 6,00% 6,00% 4,75 71 4,00% 4,00% 3,50% 6,00% 6,00% 6,00% 4,75 72 3,00% 3,00% 3,50% 6,00% 6,00% 6,00% 4,50 73 3,00% 3,00% 3,50% 6,00% 6,00% 4,50 73 3,00% 3,00% 3,50% 6,00% 6,00% 4,50 73 3,00% 3,00% 3,50% 6,00% 6,00% 4,50 73 3,00% 3,00% 3,50% 6,00% 6,00% 4,50 73 3,00% 3,00% 3,50% 6,00% 6,00% 4,50 73 3,00% 3,00% 3,50% 6,00% 6,00% 6,00% 4,50 73 3,00% 6,	396         5.00%         6.50%         6.50%           996         5.00%         6.50%         6.50%           396         5.00%         6.50%         6.50%           396         5.00%         6.50%         6.50%           996         5.00%         6.50%         6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85%         85%         80%
74 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 75 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 76 5.00% 5.00% 6.00% 6.00% 6.00% 5.00% 77 5.00% 5.00% 4.00% 6.00% 6.00% 5.00% 78 3.00% 3.00% 3.50% 6.00% 6.00% 5.00% 5.00% 79 3.00% 3.00% 3.50% 6.00% 6.00% 4.50		2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85%         85%         80%         80%         80%         80%         80%           85%         85%         80%
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94 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 95 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 96 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 97 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 98 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 99 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 99 3.00% 3.00% 3.50% 6.00% 6.00% 4.50	9% 5.00% 6.50% 6.50% 9% 5.00% 6.50% 6.50% 9% 5.00% 6.50% 9% 5.00% 6.50% 9% 6.50% 6.50% 9% 6.00% 6.50% 6.50% 9% 6.50% 6.50% 9% 6.50% 9% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85%         80%
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107 3.00% 3.00% 5.50% 6.00% 6.00% 4.50 108 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 109 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 110 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 111 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 112 4.00% 4.00% 3.50% 6.00% 6.00% 4.50 113 3.00% 3.00% 3.50% 6.00% 6.00% 4.50	19%   5.00%   6.50%	2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%	85%         80%
114   3.00%   3.00%   3.50%   6.00%   6.00%   4.50   115   3.00%   3.00%   3.50%   6.00%   6.00%   4.50   116   3.00%   3.00%   3.50%   6.00%   6.00%   4.50   117   3.00%   3.00%   3.50%   6.00%   6.00%   4.50   118   3.00%   3.00%   3.50%   6.00%   6.00%   4.50   119   3.00%   3.00%   3.50%   6.00%   6.00%   4.50	9% 5.00% 6.50% 6.50% 9% 5.00% 6.50% 6.50% 9% 5.00% 6.50% 9% 5.00% 6.50% 9% 6.00% 6.50% 9% 5.00% 6.50% 6.50% 9% 5.00% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946         80%         80%         80%           2,946         80%         80%         80%           3,388         80%         80%         80%           2,946         80%         80%         80%           2,946         80%         80%         80%           2,946         80%         80%         80%	85%         80%
120   3.00%   3.00%   3.50%   6.00%   6.00%   4.50     121   3.00%   3.00%   3.50%   6.00%   6.00%   4.50     122   3.00%   3.00%   3.50%   6.00%   6.00%   4.50     123   4.00%   4.00%   3.50%   6.00%   6.00%   4.75     124   4.00%   4.00%   3.50%   6.00%   6.00%   4.75     125   3.00%   3.00%   3.50%   6.00%   6.00%   4.50     126   3.00%   3.00%   3.50%   6.00%   6.00%   4.50     126   3.00%   3.00%   3.50%   6.00%   6.00%   4.50     127   128   128   128   128   128     128   128   128   128   128     129   128   128   128   128     129   128   128   128     120   128   128     120   128   128     120   128   128     120   128   128     120     120   120     120   120     120   120     120   120     120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   120     120   12	9% 5.00% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 3.388 80% 80% 80% 2,946 80% 80% 80% 80% 80% 2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 86% 85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80
127 4.00% 4.00% 3.50% 6.00% 6.00% 4.75 128 3.00% 3.00% 3.50% 6.00% 6.00% 4.55 129 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 130 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 131 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 132 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 133 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 133 3.00% 3.00% 3.50% 6.00% 6.00% 4.50	19%   5.00%   6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80%	85%         85%         80%
134         4,00%         4,00%         3,50%         6,00%         6,00%         4,75           135         4,00%         4,00%         3,50%         6,00%         6,00%         4,75           136         3,00%         3,00%         3,50%         6,00%         6,00%         4,50           137         3,00%         3,00%         3,50%         6,00%         6,00%         4,50           138         3,00%         3,00%         3,50%         6,00%         6,00%         4,50           139         3,00%         3,00%         3,50%         6,00%         6,00%         4,50		2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600	2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           3.388         80%         80%         80%	85%         85%         80%         80%         80%         80%         80%         80%           85%         85%         80%
140 3.00% 3.00% 5.50% 6.00% 6.00% 4.50 141 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 142 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 143 3.00% 3.00% 3.50% 6.00% 6.00% 4.50 144 4.00% 3.00% 3.50% 6.00% 6.00% 4.78 145 3.00% 3.00% 3.50% 6.00% 6.00% 5.00% 146 5.00% 5.00% 3.50% 6.00% 6.00% 5.00% 5.00%	19%         5.00%         6.50%         6.50%           19%         5.00%         6.50%         6.50%           19%         5.00%         6.50%         6.50%           3%         5.00%         6.50%         6.50%           19%         5.00%         6.50%         6.50%	2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	3,388 80% 80% 80% 80% 2,946 80% 80% 80%	85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80
147 5.00% 5.00% 4.00% 6.00% 6.00% 5.00 148 5.00% 5.00% 4.00% 6.00% 6.00% 5.00 149 5.00% 5.00% 4.00% 6.00% 6.00% 5.00 150 5.00% 5.00% 4.00% 6.00% 6.00% 5.00 151 5.00% 5.00% 4.00% 6.00% 6.00% 5.00 152 4.00% 4.00% 6.00% 6.00% 5.00 152 3.00% 5.00% 5.00% 6.00% 6.00% 4.00% 5.00 153 3.00% 3.00% 3.50% 6.00% 6.00% 4.75		2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%           2.946         80%         80%         80%	85%         85%         80%
154         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           155         4.00%         4.00%         3.50%         6.00%         6.00%         4.75           156         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           157         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           158         4.00%         4.00%         3.50%         6.00%         6.00%         6.00%         5.00%           159         5.00%         5.00%         4.00%         6.00%         6.00%         5.00%         5.00%	9%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237         1,237	1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600           1.237         2.879         2.879         1.600         1.600	2,946         80%         80%         80%           2,946         80%         80%         80%           2,946         80%         80%         80%           3,388         80%         80%         80%           3,388         80%         80%         80%           2,946         80%         80%         80%	85%         85%         80%         80%         80%         80%         80%           85%         85%         80%         80%         80%         80%         80%           85%         85%         80%
160         3.00%         3.00%         3.00%         6.00%         6.00%         4.00%         4.50           161         3.00%         3.00%         6.00%         6.00%         6.00%         4.00%           162         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           163         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           164         4.00%         4.00%         3.50%         6.00%         6.00%         4.78           165         3.00%         3.00%         3.50%         6.00%         6.00%         4.78           166         4.00%         4.00%         3.50%         6.00%         6.00%         6.00%		2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237         1,237           2,096         2,448         1,237         1,237           2,096         2,448         1,237         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	3,388 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 86% 86% 85% 85% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80
167         4.00%         4.00%         3.50%         6.00%         6.00%         4.00%         4.75           168         4.00%         4.00%         3.50%         6.00%         6.00%         4.75           169         4.00%         3.50%         6.00%         6.00%         6.00%         4.75           170         4.00%         4.00%         3.50%         6.00%         6.00%         4.75           171         4.00%         4.00%         3.50%         6.00%         6.00%         4.50           172         3.00%         3.00%         3.50%         6.00%         6.00%         4.50	\$\cdot \) 5.00\( \) 6.50\(	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	2,946 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	85%         85%         80%         80%         80%         80%         80%           85%         85%         80%         80%         80%         80%         80%           85%         85%         80%
173         4.00%         4.00%         3.50%         6.00%         6.00%         6.00%         4.75           174         5.00%         5.00%         4.00%         6.00%         6.00%         6.00%         6.00%         6.00%         4.50           176         3.00%         3.00%         3.50%         6.00%         6.00%         4.50           176         4.00%         4.00%         3.50%         6.00%         6.00%         4.75	0% 5.00% 6.50% 6.50% 0% 5.00% 6.50% 6.50%	2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,096         2,448         1,237           2,096         2,448         1,237	1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600           1,237         2,879         2,879         1,600         1,600	3,388 80% 80% 80% 80% 2,946 80% 80% 80% 80% 80% 3,388 80% 80% 80% 80% 80%	85%         85%         80%

1 Westminste	99 100 101 Rents on existing floorspace	102 103 104	4 105 106 10	7 108 109 Yield on existing		12 113 114	115 116	117 118 Premi	119 120 122 ium Build start (QI	123 124 125 JARTERS)	126 127 12	B 129 130	0 131
Site ref	Retail A1-A Retail A1-A B1 office           705         705         629           705         705         629           365         365         441	125 125 300 125 125 300 125 125 275	0 175 150 150 0 175 150 150 5 140 120 120	Resi         Retail A1-A Retail           0         13,970         5.5%         5           0         10,549         5.5%         5           0         10,353         5.0%         5	A1-A B1 office B2 indus .5% 5.0% 7.0 .5% 5.0% 7.0 .0% 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	2 resi inst D1 D2 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	Resi 8.0% 8.0% 8.0%	floorspace         Retail A1-A Retail A2-A Retail A1-A Ret	ail A1-A B1 office B2 industri B8 st 3 3 3 3 3 3 3	orage C1 Hotel	st D1         D2           3         3         3           3         3         3           3         3         3	Resi 3 3 3 3 3 3
4 5 6 7	705 705 629 705 705 629 705 705 629 365 365 441	125 125 300 125 125 300 125 125 300 125 125 275	0 175 150 150 0 175 150 150 5 140 120 120	0 13,163 5.5% 5 0 11,106 5.5% 5 0 13,230 5.0% 5	5%         5.0%         7.0           .5%         5.0%         7.0           .5%         5.0%         7.0           .0%         5.0%         7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20%         836         3           20%         3,049         3           20%         6,538         3           20%         1,218         3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
9 10 11	705 705 629 365 365 441 705 705 629 705 705 629	125 125 300 125 125 275 125 125 300 125 125 300	5 140 120 120 0 175 150 150 0 175 150 150	0 10,978 5.0% 5 0 13,962 5.5% 5 0 13,230 5.5% 5	5% 5.0% 7.0 0% 5.0% 7.0 5% 5.0% 7.0 5% 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20% 666 3 20% 1,079 3 20% 1,433 3 20% 12,202 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
12 13 14 15	365 365 441 705 705 629 365 365 441 705 705 629	125         125         275           125         125         300           125         125         275           125         125         300           125         125         300	0 175 150 15 5 140 120 120 0 175 150 15	0 13,908 5.5% 5 0 12,250 5.0% 5 0 13,440 5.5% 5	0% 5.0% 7.0 5% 5.0% 7.0 0% 5.0% 7.0 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20%     9,668     3       20%     1,348     3       20%     180     3       20%     16,296     3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
16 17 18 19	705 705 629 365 365 441 252 252 248 252 252 248	125 125 300 125 125 275 125 125 225 125 125 225	5 140 120 120 5 140 120 120 5 140 120 120	0 9,800 5.0% 5 0 8,050 5.0% 5 0 8,050 5.0% 5	.5% 5.0% 7.0 .0% 5.0% 7.0 .0% 6.0% 7.0 .0% 6.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20% 1,386 3 20% 276 3 20% 172 3 20% 1,034 3	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
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24 25 26 27	365 365 441 365 365 441 365 365 441 365 365 441	125 125 275 125 125 275 125 125 275 125 125 275 126 127 275	5         140         120         12           5         140         120         12           5         140         120         12           5         140         120         12	0 9,800 5.0% 5 0 12,600 5.0% 5 0 12,600 5.0% 5	.0% 5.0% 7.0 .0% 5.0% 7.0 .0% 5.0% 7.0 .0% 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20% 1,199 3 20% 800 3 20% 177 3 20% 849 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
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41 42 43 44	705 705 629 705 705 629 705 705 629 705 705 629 705 705 629	125 125 300 125 125 300 125 125 300 125 125 300 125 125 300	0 175 150 150 0 175 150 150 0 175 150 150	0 18,200 5.5% 5 0 18,200 5.5% 5 0 21,700 5.5% 5	5.0% 5.0% 7.0 5.0% 5.0% 7.0 5.0% 5.0% 7.0 5.0% 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20% 219 3 20% 3,032 3 20% 184,238 3 20% 10,458 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
45 46 47 48	705 705 629 705 705 629 705 705 629 365 365 441 365 365 441	125 125 300 125 125 300 125 125 275 125 125 275	0 175 150 150 0 175 150 150 5 140 120 120	0 14,700 5.5% 5 0 9,380 5.5% 5 0 9,100 5.0% 5	5% 5.0% 7.0 5% 5.0% 7.0 0% 5.0% 7.0 0% 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20% 1,169 3 20% 1,169 3 20% 1,280 3 20% 208 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
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61 62 63 64	365 365 441 705 705 629 705 705 629 705 705 629	125 125 275 125 125 300 125 125 300 125 125 300 125 125 300	0 175 150 150 0 175 150 15	0 13,230 5.5% 5 0 13,230 5.5% 5	0% 5.0% 7.0 5% 5.0% 7.0 5% 5.0% 7.0 5% 5.0% 7.0	0% 7.0% 6.0% 0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0%	20% 3,192 3 20% 108,245 3 20% 15,227 3 20% 1,877 3	3 3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3
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69 70 71 72	252         252         248           365         365         441           365         365         441           705         705         629	125 125 225 125 125 275 125 125 275 125 125 275 125 125 300	5 140 120 120 5 140 120 120	0 10,500 5.0% 5 0 9,800 5.0% 5	.0% 6.0% 7.0 0% 5.0% 7.0 0% 5.0% 7.0 5.0% 7.0	0% 7.0% 6.0% 0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0%	20% 83 3 20% 41 3 20% 191 3 20% 8,500 3	3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3
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77 78 79 80	252         252         248           705         705         629           705         705         629           365         365         441	125         125         225           125         125         300           125         125         300           125         125         275	0 175 150 15 5 140 120 12	0 17,500 5.5% 5 0 12,600 5.0% 5	.0% 6.0% 7.0 5% 5.0% 7.0 5% 5.0% 7.0 0% 5.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20%     14,000     3       20%     7,500     3       20%     4,000     3       20%     8,750     3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3
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146 147 148 149	252         252         248           252         252         248           252         252         248           252         252         248           252         252         248	125 125 225 125 125 225 125 125 225 125 125 225 125 125 225	5 140 120 120 5 140 120 120 5 140 120 120	0 15,680 5.0% 5 0 15,680 5.0% 5 0 15,680 5.0% 5	.0% 6.0% 7.0 0% 6.0% 7.0 0% 6.0% 7.0 0% 6.0% 7.0	7.0% 6.0% 7.0% 6.0% 7.0% 6.0%	6.0% 8.0% 6.0% 8.0% 6.0% 8.0% 6.0% 8.0%	8.0% 8.0% 8.0%	20% 8,131 3 20% 2,661 3 20% 1,046 3 20% 46 3	3 3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3	3 3 3 3 3 3 3 3 3 3 3 3	3 3 3 3 3 3
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	37	6	6 6	6 6	6	6 6	6	6 6	9		9	9		9	9		9			1	9 Core	37	No Al	H required
	40	4	4 4 4 4	4	4		4			7	7 7	7	7 7 7 7	7	7 7	7 7	7 7	7	7	1	7 Prime 7 Prime	40	No Al	H required H required
	42	6	6 6	4 5 6	6	6 6	6	6 6	9					9	9			7 9	9	1	9 Prime	42	AH re	equired
	44 45	6 4	6 6 4 4	6 6	6 4	6 6	6 4	6 6	9	9		15	9 9		9 7	9 7		9	9	1	9 Prime 7 Prime	44 45	AH re	equired AH required
	47	6	6 6	6 6	6		6			7 9	7 9	9	7 7 9 9	9	7 9	7 9	7 9	7 9	7	1	9 Core	46 47	AH re	equired esi
	49	4	4 4	4 4	4	4 4	4	4 4	1 7	7 7	7 7	7	7 7 7 7 7	7 7	7 7 7	7 7	7 7	7 7 7	7	1	7 Prime	49	No Al	H required
	51 52	4 4	4 4 4 4	4 4	4 4	4 4 4 4	4 4	4 4	1 7	7	7	· · · · · · · · · · · · · · · · · · ·	7 7 7 7	7	7 7	7 7	7 7	7 7	7	1 1	7 Prime 7 Prime	51 52	No Al	AH required AH required
	54	4	4 4	4 4	4	4 4	4	4 4 4 4 8	7 1 7	7 7	7 7	7 7	7 7 7 1 44	7	7 7	7	7 7	7	7	1	7 Prime	54	No Al	H required
	56	8	8 8	8 8	8	8 8	8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	2 1 1 1	1 Prime 1 Core	56	AH re	equired
	58 59	6 6	6 6 6 6	6 6	6 6	6 6 6 6	6	6 6	9 6 9	9	9 9	9	9 9 9 9	9	9 9	9 9	9 9	9	9	1	9 Core 9 Core	58 59	AH re	equired equired
	61	6	6 6	6 6 6 8 8	6	6 6	6	6 6	9	9	9		9 9	9	9	9	9	9	9	1	9 Core	61	AH re	equired
	63	8		8 8	8															1 1	1 Prime	63	No re	esi
	65 66	4	4 4	4	4	4 4	4	4 4	1 7	7	7 7	1	7 7	7	7 7	7	7	7	7	1 1	7 Core 7 Core	65 66	No Al	AH required esi
Column	68	4		·	4					7	7	7	7 7 7 7	7	7	7		7 7 7	7 7	1	7 Core	68	No re	esi
Part	70 71	4		4	4	4 4 4		4 4	1 7		7	7	7 7 7 7	7	7		7	7	7	1 1	7 Core 7 Core	70 71	No re	esi esi
Part	73	8	8 8	8 8	8 8	8 8	8 8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	2 1	1 Prime	73	AH re	equired
Column	75	8		8 8					3 11	11	11	11	1 11	11	11	11	11	11	1	2 1	1 Core	75	AH re	equired
State	77 78	8 8	8 8 8 8	8 8	8 8	8 8 8 8	8 8	8 8	3 11 3 11	11 11	11 11	11 11	1 11 1 11	11 11	11 11	11 11	11 11	11 11	1	2 1 1 1	1 Fringe 1 Prime	77 78	AH re No re	equired esi
Series Se	80	8		8 8					3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Core	80	AH re	equired
Help Help Help Help Help Help Help Help	82	8		8 8			8 8 8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Fringe	82	No re	esi
September 1981	85	8		8 8	8	8 8	8 8	8 8 8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	1 1 1 1	1 Prime 1 Prime	84 85	No re	esi esi
Color	87	8	8 8	8 8	8	8 8	<del>-</del>	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Prime	87	No re	esi
No.   Color	89	8	8 8	8 8	8	8 8	8 8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Core	89	AH re	equired
State   Stat	92	6	6 6		6	6 6	6	6 6	9	9	9	9	9 9	11	11 9	9	9	9	9	1 1 1	1 Fringe 9 Core	92	No re	esi
March   Marc	94	8	8 8	12 8	8	8 8	8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	2 1	1 Prime	94	AH re	equired
March   Marc	96	8	8 8	8 6	8	8 8	8	8 8	3 11	11	11	11	1 11	11	11	11	11	11		1 1	1 Prime	96	No re	esi
1	99	8	8 8	8 8	8	8 8	8 8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	3 1	1 Prime	99	AH re	equired
See 1. 10	101	8	8 8	8 8	8	8 8	8	8 8	3 11	11	11		1 11	11	11	11	11	11	1	1 1	1 Prime	101	AH re	equired
The content of the	103 104	8 4	4 4	8 8	4	4 4	4	4 4	1 7	11 7	7	11	1 11 7 7		11 7	7	7	11 7	7	1 1 1	1 Prime 7 Prime	103 104	No re	esi AH required
Color   Colo	106	4	4 4		4	4 4	4	4 4	1 7	7	7	7	7 7	7	7	7	7	7	7	1	7 Prime	106	No Al	H required
111 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	108	8	8 8	8 8	8				3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Prime	108	No re	esi
110   10   10   10   10   10   10   10	111	6	6 6	6 6	6	6 6	6	6 6	9	9	9	9	9 9	9	9	9	9	9	9	1	9 Prime	111	No re	esi
150 B B B B B B B B B B B B B B B B B B B	113	8	8 8	8 8	8 8	8 8 8 8 8	8 8 8	o 8 8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	3 1	1 Prime	113	AH re	equired
111	115 116	8 8	8 8 8 8	8 8	8	8 8		8 8	3 11 3 11	11 11	11 11	11 11	1 11 1 11	11 11	11 11	11 11	11 11	11 11	1	1 1 1 1	1 Prime 1 Prime	115 116	No re	esi equired
120 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	118	8	8 8	8 8	8 8	8 8 8 8	8 8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Prime	118	AH re No re	equired esi
120   20	120	8	8 8	6 8 8					3 11	11	11	11	1 11	11	11	11	11	11	1	1 1	1 Prime	120	No re	esi
125 0 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	122 123	8 8	8 8 8 8	8 8			8 8	8 8	3 11 3 11	11 11	11 11	11 11	1 11 1 11	11 11	11 11	11 11	11 11	11 11	1	1 1 3 1	1 Prime 1 Core	122 123 Strategic	No Al	H required equired
127 B B B B B B B B B B B B B B B B B B B	125	8	8 8	8 8 8			8 8	8 8 8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	3 1	1 Prime	125 Strategic	AH re	equired
130 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	127 128	8 4	8 8 4 4	8 8	8 4	8 8 4 4	4	4 4	3 11 1 7	11 7	11 7	11 7	1 11 7 7	11 7		11 7	11 7	11	1	2 1 1	1 Core 7 Prime	127 Strategic 128	AH re	equired esi
132 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	130	6	6 6	6 6	6	6 6	6	6 6	9	9	9			9	9	9	9	9		1	9 Prime	130	No Al	H required
134 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	132 133	6	<u> </u>	, 6 6 6			<del>-</del>	6 6 6 6	6 9 6 9	9	9		9 9	9	9 9	9	9	9 9	9	1	9 Prime 9 Prime	132 133	No re	esi esi
137 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	134 135	8 8		8 8			8		3 11	11	11 11	11	1 11	11	11	11	11 11	11	1	3 1 4 1	1 Core 1 Core	134 135	AH re	equired equired
190 4 4 4 4 4 4 4 4 4 4 4 4 4 4 7 7 7 7 7	137	8	8 8	8 8 8	8		<del>-</del> -		3 11		11			11	11	11	11	11	1	1 1	1 Prime	137	AH re	equired
141 4 4 4 4 4 4 4 4 4 4 4 4 4 7 7 7 7 7	139 140	4	4 4	4	4		4 4	4 4	1 7 1 7	7		1	7 7	7	7	7		7	7	1	7 Prime 7 Prime	139 140	AH re	equired equired
144 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 7	141 142	4	4 4	4	4		4	4 4	1 7	7	7		7 7	7	7 7	7	7	7	7	1	7 Prime 7 Prime	141 142	No Al	H required H required
146 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	144	4	ļ	4 4	4	4 4	4	4 4	1 7	7 7	7 7		7 7 7 7	7 7	7 7	7 7	7 7	7 7 7	7	1	7 Core	144	No Al	H required
148 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	146 147	8 5	8 8 5 5	8 8 5 5	8 5	8 8 5 5	8 5	8 8 5 5	3 11 5 8	8	8	8	8 8	11	11 8	8	8			3 1 1	1 Fringe 8 Fringe	146 147	AH re	equired equired
151	149	4	4 4		4	4 4	4	4 4	1 7	8 7	7	<u> </u>	8 8 7 7	7	7	7	7	7		1	8 Fringe 7 Fringe	149	AH re	equired AH required
153 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	151	4	4 4	4 4 8 8	4	4 4	4	4 4	1 7	7	7	11	7 7 7 1 11	7	7	7	7	7 7 11	7	1	7 Fringe	151	No Al	H required
156 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 7	153 154	8 4	8 8 4 4	8 8	8 4	8 8 4 4	8 4	8 8 4 4	3 11 4 7		11 7			11	11 7		11 7			3 1 1	1 Prime 7 Prime	153 154	AH re	equired \H required
158 6 6 6 6 6 6 6 6 6 6 6 6 9 9 9 9 9 9 9	156	4	4 4	4	4	4 4	4	4 4	1 7	7	7	,	7 7	7	7	7	7	7	7	2	7 Core	156	No re	esi
160 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	158	6		, 6 6 6 8 8					9	9	9	9	9 9	9	9	9	9	9	9	1	9 Core	158	AH re	equired
163 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	160 161	8 6	6 6		6	6 6	6	6 6	3 11 6 9	11 9	11 9	11	1 11 9 9	11	11 9	11 9	11 9	11 9	1 9	3 1 2	1 Prime 9 Prime	160 161	AH re	equired equired
165 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	163	8	8 8		8	8 8	8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	3 1	1 Core	163	AH re	equired
167 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	165 166	8	8 8		8	8 8	8	8 8	3 11	11	11	11	1 11	11	11 11	11	11	11 11	1	2 1 3 1	1 Prime 1 Core	165 166	AH re	equired
170 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	167 168	8 10	8 8 10 10	8 8	8 10 1	8 8 0 10	8 10	8 8 10 10	11 13	11 13	11 13	11 13	1 11 3 13	11	11 13	11 13	11 13	11 13	1	1 1 5 1	1 Core 3 Core	167 168	AH re	equired equired
172 10 10 10 10 10 10 10 10 10 10 10 10 10	170	8	8 8	8 8	8	8 8	8	8 8	3 11	11	11	11	1 11	11	11	11	11	11	1	2 1	1 Core	170	AH re	equired
174 4 4 4 4 4 4 4 4 4 7 7 7 7 7 7 7 7 7	172 173	10 4	10 10 4 4	10	10 1 4	0 10 4 4	10 4	10 10 4 4	13 1 7	13 7	13 7	13 7	3 13 7 7	13 7	13 7	13 7	13 7	13 7	3 7	3 1 1	3 Prime 7 Core	172 173	AH re	equired equired
170 4 4 4 4 4 4 4 4 4 4 4 7 7 7 7 7 7 7 7	175	4	4 4	4	4	4 4	4	4 4	1 7	7	7	7	7 7	7	7	7	7	7	7	1	7 Prime	175	AH re	equired equired



## Appendix 2 - Appraisal results (present day)

Proxy number 1 Office 2 Office	Development type	Sustainability:				Viable/Non	Rented percentage	
2 Office		Area		BLV 536 004 248	Surplus/Deficit £9,866,950	viable	Ald required	Com PIL
3 Resi	ce - MU with resi and retail	Prime Prime Core	£45,961,198 £34,109,987 £458,775	£36,094,248 £21,459,506 £1,535,666	£12,650,481 -£1,076,891	Viable	AH required AH required No AH required	0
5 Hote	el with resi	Prime Prime Prime	£3,003,933 £9,604,587 £121,095,462	£5,976,526 £3,963,133 £27,987,321	-£2,972,593 £5,641,454 £93,108,140	Viable	No AH required No AH required No AH required	0
7 Resi	idential only on existing office	Core Prime	£3,513,636 £2,405,636	£27,967,321 £7,561,217 £4,995,281	-£4,047,581 -£2,589,645	Non-viable	AH required  No AH required	0
	idential only on existing office	Core Prime Prime	-£462,136 £4,425,426 £101,914,881	£761,410 £10,064,022 £96,875,390	-£1,223,546 -£5,638,595 £5,039,491		No resi AH required AH required	0
12 Resi 13 Reta	idential MU ail only	Core Prime	£29,050,336 £36,247,129	£4,416,346 £8,980,477	£24,633,991 £27,266,651	Viable Viable	AH required No resi	0
15 Office	ce - MU	Core Prime Prime	£525,328 £196,370,395 £4,225,338	£1,451,647 £162,430,981 £8,912,901	-£926,319 £33,939,414 -£4,687,564	Non-viable Viable Non-viable	No AH required No resi AH required	0
17 Resi 18 Resi	idential only on existing office idential only on existing resi	Core Fringe	£462,075 £189,837	£554,044 £1,012,869	-£91,969 -£823,033	Non-viable Non-viable	No AH required No AH required	0
20 Resi	idential only on existing other	Fringe Fringe Fringe	£1,018,565 £10,755,234 £467,384	£150,920 £1,396,651 £211,503	£867,644 £9,358,584 £255,882	Viable	AH required AH required No AH required	0
22 Office 23 Resi	ce - MU idential MU	Fringe Core	£5,336,731 £20,096,680	£3,370,380 £2,305,548	£1,966,351 £17,791,132	Viable Viable	No AH required AH required	0
25 Resi	idential only on existing resi	Core Core	£2,016,942 £1,605,343 £541,932	£5,504,307 £1,805,183 £728,860	-£3,487,365 -£199,840 -£186,928	Non-viable Non-viable Non-viable	AH required No resi No AH required	0
27 Resi 28 Resi	idential only on existing office idential only on existing resi	Core	£2,138,451 £489,537	£5,112,863 £1,232,468	-£2,974,412 -£742,931	Non-viable Non-viable	No AH required No AH required	0
	idential only on existing resi	Core Core	£2,176,045 £183,856 £2,732,722	£4,858,502 £732,549 £2,830,527	-£548,693	Non-viable Non-viable Non-viable	AH required No AH required No resi	0
32 Resi	idential only on existing office	Core	£1,857,962 £48,333,508	£4,577,890 £23,700,153	-£2,719,928 £24,633,355	Non-viable Viable	No AH required AH required	0
		Core Core	£590,789 £2,441,742	£85,741,251 £855,497 £3,406,913	£11,861,366 -£264,709 -£965,171	Non-viable Non-viable	No AH required No AH required AH required	0 0
38 Resi	idential only on existing other	Core Core Prime	£1,815,279 £1,202,949 £962,312	£8,378,517 £2,562,115 £2,801,187	-£6,563,239 -£1,359,165 -£1,838,875		No AH required No AH required No AH required	0 0
40 Resi	idential only on existing resi	Prime Prime	£1,812,862 £1,246,251	£4,805,181 £2,273,820	-£2,992,319 -£1,027,570	Non-viable	No AH required	0
43 Resi	idential MU	Prime Prime Prime	£16,648,354 £827,618,252 £24,721,342	£35,554,646 £13,559,176 £87,019,530	-£18,906,292 £814,059,076 -£62,298,188	Viable		0
45 Resi 46 Resi	idential MU idential only on existing office	Prime Prime	£2,137,178 £1,524,399	£1,201,233 £14,049,227	£935,945 -£12,524,828	Viable	No AH required AH required	0
48 Office	ce	Core Prime	£2,493,211 £1,342,270 £706,125	£203,774 £1,115,010 £3,863,488	£2,289,437 £227,259 -£3,157,363	Viable	No resi No resi No AH required	0
50 Resi 51 Resi	idential only on existing resi idential only on existing resi	Prime Prime	£493,287 £2,021,843	£1,801,246 £4,569,171	-£1,307,959 -£2,547,327	Non-viable Non-viable	No AH required No AH required	0
53 Resi		Prime Prime Prime	£1,260,983 £2,906,358 £955,408	£3,546,388 £8,844,274 £1,783,985	-£2,285,405 -£5,937,916 -£828,576		No AH required AH required No AH required	0 0 0
55 Resi 56 Resi	idential only on existing other idential only on existing resi	Prime Prime	£144,034,271 £32,640,249	£64,263,076 £97,064,778	£79,771,195 -£64,424,528	Viable Non-viable	AH required AH required	0
58 Resi	idential only on former hotel/resi	Core Core	£9,108,514 £3,096,627 £4,578,506	£8,495,344 £10,804,332 £25,644,772	£613,170 -£7,707,705 -£21,066,266		AH required AH required AH required	0 0
60 Resi 61 Resi	idential MU idential MU	Core Core	£2,335,263 £5,837,110	£8,237,341 £696,707	-£5,902,077 £5,140,403	Non-viable Viable	AH required AH required	0
63 Offic	ce and hotel	Prime Prime	£636,393,444 £80,177,910 £48,737,749	£406,054,545 £76,957,293 £13,788,890	£230,338,898 £3,220,616 £34,948,859		AH required No resi No resi	0
65 Resi 66 Hote	idential only el extension	Core	£675,297 £106,521	£648,050 £0	£27,247 £106,521	Viable Viable	No AH required No resi	0
		Core Core Fringe	£280,280 £85,534 £310,673	£0 £0 £0	£280,280 £85,534 £310,673		No resi No resi No resi	0
71 Hote	el extension	Core Core	£74,897 £385,292	£0 £0	£74,897 £385,292	Viable	No resi No resi	0
73 Resi	idential only on existing office	Prime Prime Core	£41,318,211 £77,783,847 £19,195,842	£45,912,507 £91,825,014 £30,111,090	-£4,594,296 -£14,041,167 -£10,915,248	Non-viable	AH required AH required AH required	0
75 Resi 76 Resi	idential only on existing office idential only on existing office	Core Fringe	£38,401,619 £6,934,900	£60,222,180 £10,170,126	-£21,820,561 -£3,235,225	Non-viable	AH required AH required AH required	0
78 Office 79 Office	ce on existing office	Fringe Prime Prime	£13,880,008 £63,510,999 £33,867,362	£20,340,252 £45,912,507 £22,956,254	£17,598,492 £10,911,109	Viable Viable	No resi No resi	0
81 Offic		Core	£49,151,463 £39,318,855 £26,593,265	£21,077,763 £15,055,545 £10,170,126	£28,073,700 £24,263,310 £16,423,139	Viable Viable Viable	AH required AH required	0
83 Offic	ce on existing office	Fringe Fringe Prime	£14,177,646 £117,241,157	£10,170,126 £5,085,063 £23,265,485	£9,092,583 £93,975,672	Viable	No resi No resi No resi	0
86 Reta	ail on existing retail	Prime Prime Prime	£208,437,617 £117,240,880 £208,437,340	£46,530,970 £23,265,485 £46,530,970	£161,906,647 £93,975,395 £161,906,370	Viable	No resi No resi No resi	0
88 Reta 89 Reta	ail on existing retail ail on existing retail	Core Core	£26,545,143 £47,200,688	£11,861,642 £23,723,283	£14,683,501 £23,477,405	Viable	AH required No resi	0
	ail on existing retail	Fringe Fringe Core	£7,861,615 £13,985,744 £4,598,061	£7,112,811 £14,225,623 £2,830,527	£748,804 -£239,878 £1,767,533	Non-viable		0
93 Resi 94 Reta	i on existing other all with resi on existing office and B8	Prime Prime	£172,836,070 £515,606,838	£39,039,841 £79,565,718	£133,796,230 £436,041,120	Viable Viable	AH required AH required	0
96 Reta	ail with office on existing retail and offic		£191,121,379 £173,373,546 £126,463,203	£44,867,576 £96,551,115 £56,058,737	£146,253,803 £76,822,431 £70,404,466	Viable	AH required No resi AH required	0
98 Reta 99 Reta	ail on existing office and retail ail with office on existing C2	Prime Prime	£111,397,118 £475,235,326	£107,910,141 £61,821,282	£3,486,977 £413,414,044	Viable Viable	AH required AH required	0
101 Reta	ail with office on existing retail	Prime Prime Prime	£150,403,883 £85,721,374 £16,786,576	£162,373,283 £102,447,659 £9,623,923	-£11,969,400 -£16,726,285 £7,162,654	Non-viable	AH required AH required No AH required	0
103 Reta 104 Reta	ail with office on existing retail and offic ail on existing office and retail	Prime Prime	£77,913,623 £9,474,497	£42,706,604 £8,103,869	£35,207,019 £1,370,628	Viable Viable	No resi No AH required	0
106 Reta	ail on existing retail and office	Prime Prime Prime	£5,775,124 £31,601,632 £54,120,556	£3,324,791 £15,150,034 £0	£2,450,333 £16,451,598 £54,120,556	Viable	No AH required  No AH required  AH required	0
108 Hotel	el on existing govt building el with retail on existing members club	Prime Prime	£24,193,559 £18,717,845	£577,713 £463,008	£23,615,847 £18,254,837	Viable Viable	No resi No resi	0
111 Hote	el on existing hotel (Extension)	Prime Prime Core	£2,711,555 £1,041,691 £5,409,857	£6,602,219 £0 £15,019,412	-£3,890,663 £1,041,691 -£9,609,554	Viable	No resi No resi No resi	0
113 Office 114 Office	ce with resi on existing C2 ce with resi on existing office and B8	Prime Prime	£475,233,475 £507,984,389	£61,821,282 £79,565,718	£413,412,193 £428,418,671	Viable Viable	AH required AH required	0
116 Office	ce with retail on existing hotel and retail	Prime Prime Prime	£384,082,927 £42,254,911 £194,437,752	£248,517,253 £22,463,653 £167,038,884	£135,565,674 £19,791,258 £27,398,869	Viable	No resi AH required AH required	0
118 Office 119 Office	ce with retail on existing office and retai ce on existing office	Prime Prime	£77,911,549 £35,555,747	£42,706,604 £29,292,180	£35,204,945 £6,263,568	Viable Viable	No resi No resi	0
121 Office	ce with retail on existing office and retail	Prime Prime Prime	£18,895,962 £173,370,090 £14,363,527	£12,429,534 £96,551,115 £12,185,179	£6,466,428 £76,818,975 £2,178,348		No resi No resi No AH required	0 0
123 ST: 124 ST:	Resi and office on existing office and B Resi on existing resi, retail and D1	Core Core	£274,716,379 £23,287,489	£53,363,808 £37,851,433	£221,352,571 -£14,563,944	Viable Non-viable	AH required AH required	0
126 ST:	Resi, retail, office and hotel on existing Resi on existing electricity transfer stat Resi with office on existing resi and D1	Prime	£629,228,221 £56,492,252 £7,976,122	£505,208,870 £130,749 £16,541,101	£124,019,352 £56,361,504 -£8,564,979	Viable	AH required AH required AH required	0
128 Nigh 129 Nigh	ntclub in cinema basement ntclub with leisure on existing retail and	Prime Prime	-£215,897 £328,669,000	£228,331 £106,805,519	-£444,228 £221,863,481	Non-viable Viable	No resi No resi	0
131 Casi 132 Casi	ino with leisure on existing retail and le		£4,020,960 £144,724,176 £328,230,777	£21,677,213 £126,600,078 £106,805,519	£17,656,253 £18,124,098 £221,425,258	Viable	No AH required No resi No resi	0
133 Casi 134 Resi	ino on existing nightclub i with office on existing office and B8	Prime Core Core	-£1,034,116 £274,714,925 £280,743,999	£12,088,746 £53,363,808 £32,638,444	-£13,122,862 £221,351,117 £248,105,555	Non-viable Viable	No resi AH required AH required	0
136 Resi 137 Resi	i with office/retail on existingoffice i with retail on existing office and retail	Prime Prime	£150,398,980 £111,391,806	£162,373,283 £107,910,141	-£11,974,303 £3,481,665	Non-viable Viable	AH required AH required	0
138 Resi 139 Resi	i on existing office i with office on existing office and retail	Prime Prime	£6,640,253 £46,739,039 £5,639,436	£10,679,249 £42,213,682 £11,009,819	-£4,038,996 £4,525,357 -£5,370,383	Non-viable Viable	AH required AH required AH required	0
141 Resi 142 Resi	i on existing office i with retail on existing office and retail		£2,187,365 £9,469,157	£3,462,545 £8,103,869	-£1,275,181 £1,365,288	Non-viable Viable	No AH required No AH required	0
143 Resi 144 Resi	i on existing D1	Prime Core	£1,399,346 £1,333,751 £15,514,775	£68,368 £3,095,420 £9,623,923	£1,330,978 -£1,761,669 £5,890,852	Viable Non-viable	No AH required No AH required No AH required	0 0
146 Resi 147 Resi	i on existing resi i on existing telephone exchange	Fringe Fringe	£32,610,032 £12,607,259	£71,972,364 £1,971,205	-£39,362,332 £10,636,055	Non-viable Viable	AH required AH required	0
148 Resi 149 Resi	i on existing public house (disused) i unit on existing resi (roof extension)	Fringe Fringe Fringe	£4,966,022 £204,294 £194,532	£878,330 £0 £0	£4,087,692 £204,294 £194,532	Viable Viable	AH required No AH required No AH required	0
151 Resi 152 Resi	i unit on existing resi (roof extension) i with retail, storage and gym on existin	Fringe Core	£179,296 £26,217,525	£0 £3,576,446	£179,296 £22,641,079	Viable Viable	No AH required AH required	0
153 Resi 154 Resi	i on existing electricity sub-station i on existing resi	Prime Prime Core	£72,155,662 £3,288,151 £1,011,992	£874,052 £6,394,369 £2,408,887	£71,281,610 -£3,106,217 -£1,396,895	Non-viable	AH required No AH required No AH required	0
156 Hotel 157 Resi	el on existing hotel i on existing retail/office	Core Prime	£10,947,981 £13,640,721	£3,360,048 £44,943,815	£7,587,933 -£31,303,095	Viable Non-viable	No resi AH required	0
158 Resi 159 Resi	i and retail on existing office i (older persons's) on existing resi	Core Fringe Prime	£11,862,824 £58,699,208 £350,815,389	£22,932,393 £92,482,347 £211,421,076	-£11,069,569 -£33,783,139 £139,394,313	Non-viable	AH required	0 0
161 Resi 162 ST:	idential on existing hotel conv Resi with retail on existing SG	Prime Core	£7,105,563 £124,065,607	£10,169,289 £12,865,404	-£3,063,726 £111,200,203	Non-viable Viable	AH required AH required	0
164 ST:		Core Core Prime	£34,823,527 £300,377,404 £38,286,997	£68,177,530 £23,665,333 £36,081,379	-£33,354,003 £276,712,070 £2,205,618	Viable Viable	AH required No resi AH required	0 0
166 Hotel	el/Resi/Retail on existing office ce/resi/retail on existing office & retail	Core	£115,780,910 £66,058,518	£361,814,858 £56,797,748	-£246,033,948 £9,260,769	Non-viable Viable	AH required AH required	0
169 Resi	i with office/retail on existing resi/office/ i with office/retail on existing retail/office ce/resi/retail on existing office/resi/retail		£183,442,502 £60,658,887 £206,345,656	£529,248,318 £24,523,270 £119,433,159	-£345,805,816 £36,135,617 £86,912,497		AH required AH required AH required	0 0
171 Resi 172 ST:	i on exitsing warehouse Resi and retail on existing instituional	Core Prime	£39,991,080 £101,638,057	£15,133,552 £57,976,747	£24,857,528 £43,661,311	Viable Viable	AH required AH required	0
174 Resi	i on existing garage	Core Fringe Prime	£5,438,909 £6,739,102 £6,460,023	£11,032,479 £1,779,039 £18,418,415	£4,960,062 -£11,958,392	Non-viable	AH required AH required AH required	0 0
176 Resi		Core	£18,282,032	£10,257,475	£8,024,557		AH required	0

WESTMIN	STER LOCAL PLAN	Viable and AH reqrd	48 schemes	56%	Off	AH percentage	30%
Proxy number	Development type	Sustainability:  Area	Off	Commercial AH cont BLV	Off Viable/Non Surplus/Deficit viable	Rented percentage	40% Com PIL
2	Office MU Office - MU with resi and retail Residential only on existing office	Prime Prime	£46,528,108 £34,629,724 £551,362	£36,094,248 £21,459,506 £1,535,666	£10,433,860   Viable £13,170,218   Viable -£984,304   Non-viable	AH required AH required No AH required	0
4 5	Residential only on existing once Hotel with resi	Core Prime Prime	£3,364,840 £9,893,694	£5,976,526	-£2,611,686 Non-viable £5,930,561 Viable	No AH required  No AH required	0
7	Retail MU Residential only on existing office	Prime Core	£121,386,471 £4,004,909		£93,399,150 Viable -£3,556,309 Non-viable	No AH required  AH required	0
9	Residential only on existing office D1 Residential only on existing office	Prime Core Prime	£2,694,029 -£461,953 £5,043,712		-£2,301,251 Non-viable -£1,223,362 Non-viable -£5,020,310 Non-viable	No AH required No resi AH required	0 0
11 12 13	Office - MU Residential MU	Prime Core	£102,450,187 £32,145,062 £36,247,388	£96,875,390 £4,416,346 £8,980,477	£5,574,797 Viable £27,728,716 Viable £27,266,911 Viable	AH required AH required	0
14	Retail only Residential only on existing resi Office - MU	Prime Core Prime	£36,247,388 £591,421 £196,370,692		-£860,226 Non-viable £33,939,710 Viable	No resi No AH required No resi	0
16 17	Residential only on existing resi Residential only on existing office	Prime Core	£4,820,615 £537,375	£554,044	-£4,092,286 Non-viable -£16,669 Non-viable	AH required No AH required	0
18 19 20	Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe	£225,359 £1,222,562 £13,030,711		-£787,511 Non-viable £1,071,641 Viable £11,634,060 Viable	No AH required AH required AH required	0
21 22	Residential only on existing resi  Office - MU	Fringe Fringe	£538,060 £5,448,602		£326,557 Viable £2,078,222 Viable	No AH required No AH required	0
23	Residential MU Residential only on existing office	Core Core	£24,112,007 £2,343,059 £1,605,849	£5,504,307	-£3,161,248 Non-viable	AH required AH required	0
25 26 27	Residential only on existing resi Residential only on existing resi Residential only on existing office	Core Core	£609,546 £2,455,402	£728,860	-£199,335   Non-viable -£119,314   Non-viable -£2,657,461   Non-viable	No resi No AH required No AH required	0
28 29	Residential only on existing resi Residential only on existing office	Core Core	£550,747 £2,511,340	£1,232,468 £4,858,502	-£681,721 Non-viable -£2,347,161 Non-viable	No AH required AH required	0
30 31 32	Residential only on existing resi Hotel Residential only on existing office	Core Core	£216,991 £2,733,349 £2,114,098		-£515,559 Non-viable -£97,178 Non-viable -£2,463,792 Non-viable	No AH required No resi No AH required	0
33 34	Residential MU Office - MU	Core Core	£49,490,376 £68,804,541	£23,700,153 £56,741,251	£25,790,223 Viable £12,063,290 Viable	AH required No AH required	0
35 36 37	Residential only on existing resi Residential only on existing office Residential only on existing other	Core Core	£672,821 £2,802,354 £2,085,472	£855,497 £3,406,913 £8,378,517	-£182,676   Non-viable -£604,559   Non-viable -£6,293,045   Non-viable	No AH required AH required No AH required	0
38 39	Residential only on existing other Residential only on existing resi	Core Prime	£1,379,677 £1,073,575	£2,562,115 £2,801,187	-£1,182,437 Non-viable -£1,727,613 Non-viable	No AH required No AH required	0
40 41 42	Residential only on existing resi Residential only on existing resi Residential only on existing office	Prime Prime Prime	£2,021,556 £1,377,153 £18,392,712	£2,273,820	-£2,783,625 Non-viable -£896,667 Non-viable -£17,161,934 Non-viable	No AH required No AH required AH required	0
43 44	Residential MU Residential only on existing other	Prime Prime	£906,471,345 £27,911,218	£13,559,176 £87,019,530	£892,912,168 Viable -£59,108,312 Non-viable	AH required AH required	0
45 46 47	Residential MU Residential only on existing office Hotel - conv of car park	Prime Prime Core	£2,173,933 £1,823,967 £2,494,154		£972,699 Viable  -£12,225,260 Non-viable  £2,290,379 Viable	No AH required AH required No resi	0
48 49	Office Residential only on existing resi	Core Prime	£1,343,248 £846,340	£1,115,010 £3,863,488	£228,237 Viable -£3,017,148 Non-viable	No resi No AH required	0
50 51 52	Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£591,625 £2,258,206 £1,409,113	£1,801,246 £4,569,171	-£1,209,622 Non-viable -£2,310,965 Non-viable -£2,137,275 Non-viable	No AH required No AH required No AH required	0
53 54	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime	£3,307,857 £1,084,734	£8,844,274 £1,783,985	-£5,536,417 Non-viable -£699,251 Non-viable	AH required No AH required	0
55 56	Residential only on existing other Residential only on existing resi Residential MU	Prime Prime	£163,096,877 £36,497,603 £9,923,078	£64,263,076	£98,833,801 Viable -£60,567,175 Non-viable £1,427,734 Viable	AH required AH required	0 0
57 58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£9,923,078 £3,851,625 £5,289,225	£10,804,332 £25,644,772	-£6,952,707 Non-viable -£20,355,547 Non-viable	AH required AH required AH required	0
60 61	Residential MU Residential MU	Core Core	£2,609,052 £6,630,174	£8,237,341	-£5,628,288 Non-viable £5,933,467 Viable	AH required AH required	0
62 63	Office - Mu with resi Office and hotel Retail only	Prime Prime	£647,834,419 £80,179,153 £48,739,054	£406,054,545 £76,957,293 £13,788,890	£241,779,873 Viable £3,221,860 Viable £34,950,163 Viable	AH required No resi No resi	0
65 66	Residential only Hotel extension	Core Core	£756,844 £107,867	£0	£108,795 Viable £107,867 Viable	No AH required No resi	0
67 68 69	Hotel extension Hotel extension Office	Core Core Fringe	£281,645 £86,919 £312,078		£281,645 Viable £86,919 Viable £312,078 Viable	No resi No resi No resi	0 0
71	Hotel extension Hotel extension	Core Core	£76,324 £386,738	£0	£386,738 Viable	No resi No resi	0
72 73 74	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Prime Core	£45,769,499 £86,161,545 £21,652,289	£91,825,014	-£143,008 Non-viable -£5,663,470 Non-viable -£8,458,801 Non-viable	AH required AH required AH required	0
75 76	Residential only on existing office Residential only on existing office	Core Fringe	£43,313,093 £8,336,584	£60,222,180 £10,170,126	-£16,909,087 Non-viable -£1,833,542 Non-viable	AH required AH required	0
77 78 79	Residential only on existing office Office on existing office Office on existing office	Prime Prime	£16,681,918 £63,512,540 £33,868,923	£20,340,252 £45,912,507 £22,956,254	£17,600,033 Viable £10,912,669 Viable	AH required No resi No resi	0
80 81	Office on existing office Office on existing office	Core Core	£50,392,677 £40,312,157	£21,077,763 £15,055,545	£29,314,914 Viable £25,256,612 Viable	AH required AH required	0
82 83 84	Office on existing office Office on existing office Retail on existing retail	Fringe Fringe Prime	£26,594,884 £14,179,285 £117,242,816	£10,170,126 £5,085,063 £23,265,485	£16,424,758 Viable £9,094,222 Viable £93,977,331 Viable	No resi No resi No resi	0
85 86	Retail on existing retail  Retail on existing retail	Prime Prime	£208,439,296 £117,242,578	£46,530,970 £23,265,485	£161,908,326 Viable £93,977,093 Viable	No resi No resi	0
87 88 89	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Core Core	£208,439,059 £26,546,881 £47,202,445	£46,530,970 £11,861,642 £23,723,283	£161,908,089 Viable £14,685,239 Viable £23,479,162 Viable	No resi AH required	0 0
90	Retail on existing retail  Retail on existing retail  Retail on existing retail	Fringe Fringe	£7,863,393 £13,987,541	£7,112,811	£750,581 Viable -£238,082 Non-viable	No resi No resi No resi	0
92 93 94	Hotel Resi on existing other Retail with resi on existing office and B8	Core Prime	£4,599,907 £191,780,654 £526,749,980		£1,769,379 Viable £152,740,813 Viable £447,184,262 Viable	No resi AH required AH required	0 0
95 96	Retail with resi on existing office and Bo Retail with resi on existing retail and office Retail with office on existing retail and office	Prime Prime Prime	£191,903,705 £173,375,441	£44,867,576	£147,104,262 Viable £147,036,130 Viable £76,824,326 Viable	AH required  No resi	0
97 98	Retail on existing office and retail Retail on existing office and retail	Prime Prime	£127,906,209 £115,321,370	£56,058,737 £107,910,141	£71,847,473 Viable £7,411,229 Viable	AH required AH required	0
99 100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£492,886,664 £157,392,027 £91,053,539	£61,821,282 £162,373,283 £102,447,659	£431,065,382 Viable -£4,981,256 Non-viable -£11,394,120 Non-viable	AH required AH required AH required	0
102	Retail with office on existing retail Retail with office on existing retail and office	Prime Prime	£17,059,628 £77,915,657	£9,623,923 £42,706,604	£7,435,705 Viable £35,209,053 Viable	No AH required No resi	0
104 105 106	Retail on existing office and retail Retail with resi on existing office Retail on existing retail and office	Prime Prime Prime	£9,902,236 £5,891,600 £31,979,686	£8,103,869 £3,324,791 £15,150,034	£1,798,367 Viable £2,566,809 Viable £16,829,652 Viable	No AH required No AH required No AH required	0 0
107 108	Hotel on existing govt building Hotel on existing govt building	Prime Prime	£54,851,705 £24,195,693	£0 £577,713	£54,851,705 Viable £23,617,980 Viable	AH required No resi	0
109 110 111	Hotel with retail on existing members club Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime Prime	£18,719,998 £2,713,761 £1,043,918	£6,602,219	£18,256,990   Viable -£3,888,457   Non-viable £1,043,918   Viable	No resi No resi No resi	0
112 113	Hotel on existing office Office with resi on existing C2	Core Prime	£5,412,069 £492,885,078 £518,963,231	£15,019,412 £61,821,282	-£9,607,342 Non-viable £431,063,796 Viable	No resi AH required	0 0
115 116	Office with resi on existing office and B8 Office with retail on existing office and reta Office with retail on existing hotel and retai	Prime	£384,085,198 £44,731,621		£439,397,513 Viable £135,567,945 Viable £22,267,968 Viable	AH required No resi AH required	0
117 118	Office with retail on existing office Office with retail on existing office and retail	Prime Prime	£195,983,827 £77,913,880	£167,038,884 £42,706,604	£28,944,943 Viable £35,207,276 Viable	AH required No resi	0
119 120 121	Office on existing office Office on existing office Office with retail on existing office and retail	Prime Prime Prime	£35,558,097 £18,898,332 £173,372,478	£12,429,534	£6,265,918 Viable £6,468,798 Viable £76,821,363 Viable	No resi No resi No resi	0 0
122 123	Office on existing office ST: Resi and office on existing office and E	Prime Core	£14,554,453 £281,726,743	£12,185,179 £53,363,808	£2,369,274 Viable £228,362,935 Viable	No AH required AH required	0
124 125 126	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat	Prime	£26,089,879 £636,704,576 £62,925,124	£505,208,870 £130,749	-£11,761,554 Non-viable £131,495,706 Viable £62,794,375 Viable	AH required AH required AH required	0
27 28	ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Core Prime	£9,109,243 -£213,253	£16,541,101 £228,331	-£7,431,858 Non-viable -£441,584 Non-viable	AH required No resi	0
129 130 131	Nightclub with leisure on existing retail and Nighclub with resi on existing retail Casino on existing hotel	Prime Prime Prime	£328,671,588 £4,495,070 £144,726,804	£106,805,519 £21,677,213 £126,600,078	£221,866,069 Viable -£17,182,142 Non-viable £18,126,725 Viable	No resi No AH required No resi	0 0
132 133	Casino with leisure on existing retail and le Casino on existing nightclub	Prime Prime	£328,233,425 -£1,031,411	£106,805,519 £12,088,746	£221,427,906 Viable -£13,120,157 Non-viable	No resi No resi	0
134 135 136	Resi with office on existing office and B8 Resi with office on existing C2 Resi with office/retail on existingoffice	Core Core Prime	£281,725,497 £291,848,245 £157,387,824		£228,361,688   Viable £259,209,801   Viable -£4,985,459   Non-viable	AH required AH required AH required	0 0
137 138	Resi with retail on existing office and retail Resi on existing office	Prime Prime	£115,316,817 £7,387,417	£107,910,141 £10,679,249	£7,406,676 Viable -£3,291,832 Non-viable	AH required AH required	0
139 140 141	Resi with office on existing office and retail Resi on existing office Resi on existing office	Prime Prime Prime	£47,801,980 £6,354,317 £2,434,845	£11,009,819	£5,588,299 Viable -£4,655,502 Non-viable -£1,027,700 Non-viable	AH required AH required No AH required	0 0
142 143	Resi with retail on existing office and retail Resi on existing D1	Prime Prime	£9,897,660 £1,612,812	£8,103,869 £68,368	£1,793,791 Viable £1,544,445 Viable	No AH required No AH required	0
144 145 146	Resi on existing office Resi with retail on existing retail and office Resi on existing resi	Core Prime Fringe	£1,523,662 £15,691,325 £35,877,445	£9,623,923	-£1,571,758 Non-viable £6,067,402 Viable -£36,094,919 Non-viable	No AH required No AH required AH required	0 0
147 148	Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe	£13,911,813 £5,480,620	£1,971,205 £878,330	£11,940,608 Viable £4,602,290 Viable	AH required AH required	0
149 150 151	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£230,159 £219,423 £201,720	£0		No AH required No AH required No AH required	0
152 153	Resi with retail, storage and gym on existing Resi on existing electricity sub-station	Core Prime	£29,640,062 £80,386,969	£3,576,446 £874,052	£26,063,616 Viable £79,512,916 Viable	AH required AH required	0
154 155 156	Resi on existing resi Resi on existing office Hotel on existing hotel	Prime Core Core	£3,659,212 £1,158,474 £10,951,160	£6,394,369 £2,408,887	-£2,735,156 Non-viable -£1,250,414 Non-viable £7,591,112 Viable	No AH required No AH required No resi	0 0
157 158	Resi on existing retail/office Resi and retail on existing office	Prime Core	£16,436,988 £12,918,769	£44,943,815 £22,932,393	-£28,506,827 Non-viable -£10,013,624 Non-viable	AH required AH required	0
159 160	Resi (older persons's) on existing resi Retail and resi on existing retail	Fringe Prime	£66,443,737 £365,537,604	£92,482,347 £211,421,076	-£26,038,610 Non-viable £154,116,528 Viable	AH required AH required	0
161 162 163	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office	Prime Core Core	£8,194,147 £142,468,475 £37,644,248	£12,865,404	-£1,975,142 Non-viable £129,603,071 Viable -£30,533,282 Non-viable	AH required AH required AH required	0
164 165	ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core Prime	£300,380,643 £40,216,191	£23,665,333 £36,081,379	£276,715,310 Viable £4,134,811 Viable	No resi AH required	0
166 167 168	Hotel/Resi/Retail on existing office  Office/resi/retail on existing office & retail  Resi with office/retail on existing resi/office,	Core Core	£124,840,258 £67,722,423 £197,362,716	£56,797,748	-£236,974,600 Non-viable £10,924,675 Viable -£331,885,602 Non-viable	AH required AH required AH required	0 0
169 170	Resi with office/retail on existing retail/office Office/resi/retail on existing office/resi/retail	Core Core	£62,818,917 £208,917,735	£24,523,270 £119,433,159	£38,295,648 Viable £89,484,576 Viable	AH required AH required	0
171 172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core Prime Core	£45,768,107 £122,835,168 £5,970,308	£57,976,747	£30,634,554   Viable £64,858,422   Viable -£5,062,171   Non-viable	AH required AH required AH required	0 0
174 175	Resi on existing garage Resi on existing office and resi	Fringe Prime	£7,597,089 £7,727,754	£1,779,039 £18,418,415	£5,818,050 Viable -£10,690,661 Non-viable	AH required AH required	0
176	Resi on exisitng office	Core	£21,572,917	£10,257,475	£11,315,442 Viable	AH required	0

	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	52 schemes Off	61% Commercial AH cont	Off		AH percentage Rented percentage	25% 40%
Proxy number	Development type Office MU Office - MU with resi and retail	Area Prime Prime	RLV £47,095,017 £35,149,462	BLV £36,094,248 £21,459,506	Surplus/Deficit £11,000,770 £13,689,956	Viable/Non viable Viable	AH required AH required	Com PIL 0
3 4 5	Residential only on existing office Residential only on existing resi Hotel with resi	Core Prime Prime	£643,948 £3,725,748 £10,182,801	£1,535,666 £5,976,526 £3,963,133	-£891,717 -£2,250,778 £6,219,668		No AH required No AH required No AH required	0 0
6 7 8	Retail MU Residential only on existing office Residential only on existing office	Prime Core Prime	£121,677,482 £4,496,182 £2,982,422	£27,987,321 £7,561,217 £4,995,281	£93,690,161 -£3,065,035 -£2,012,859	Viable Non-viable	No AH required AH required	0 0 0
9 10 11	D1 Residential only on existing office Office - MU	Core Prime Prime	-£461,769 £5,661,997 £102,985,492	£761,410 £10,064,022 £96,875,390	-£1,223,179 -£4,402,025 £6,110,102	Non-viable	No resi AH required AH required	0 0
12 13 14	Residential MU Retail only Residential only on existing resi	Core Prime Core	£35,239,788 £36,247,649 £657,512	£4,416,346 £8,980,477 £1,451,647	£30,823,442 £27,267,172 -£794,135		AH required No resi No AH required	0 0 0
15 16 17	Office - MU Residential only on existing resi Residential only on existing office	Prime Prime Core	£196,370,987 £5,415,892 £612,675	£162,430,981 £8,912,901 £554,044	£33,940,006 -£3,497,009 £58,631	Viable Non-viable	No resi AH required No AH required	0 0
18 19 20	Residential only on existing enec Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe Fringe	£260,882 £1,426,557 £15,306,189	£1,012,869 £150,920 £1,396,651		Non-viable Viable	No AH required AH required AH required AH required	0
21 22 23	Residential only on existing resi Office - MU Residential MU	Fringe Fringe Core	£608,735 £5,560,472 £28,123,289	£211,503 £3,370,380 £2,305,548	£397,233 £2,190,092 £25,817,741	Viable Viable	No AH required No AH required AH required	0
24 25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core Core	£2,669,177 £1,606,354 £677,160	£5,504,307 £1,805,183 £728,860	-£2,835,130 -£198,829	Non-viable Non-viable	AH required No resi No AH required	0 0
27 28 29	Residential only on existing office Residential only on existing resi Residential only on existing resi Residential only on existing office	Core Core	£2,772,353 £611,956 £2,846,636	£5,112,863 £1,232,468 £4,858,502	-£2,340,510	Non-viable Non-viable	No AH required No AH required AH required	0
30 31 32	Residential only on existing resi Hotel Residential only on existing office	Core Core	£250,125 £2,733,975 £2,370,233	£732,549 £2,830,527 £4,577,890		Non-viable	No AH required No resi No AH required	0 0
33 34 35	Residential MU Office - MU Residential only on existing resi	Core Core	£50,647,242 £69,006,465 £754,853	£23,700,153 £56,741,251 £855,497	£26,947,089 £12,265,214	Viable Viable Non-viable	AH required No AH required No AH required	0
36 37 38	Residential only on existing office Residential only on existing other Residential only on existing other	Core Core	£3,162,966 £2,355,666 £1,556,404	£3,406,913 £8,378,517 £2,562,115	-£243,947 -£6,022,851 -£1,005,710	Non-viable Non-viable Non-viable	AH required  No AH required  No AH required	0
39 40 41	Residential only on existing resi	Prime Prime Prime	£1,184,836 £2,230,248 £1,508,056	£2,801,187 £4,805,181 £2,273,820	-£1,616,352 -£2,574,933	Non-viable Non-viable Non-viable	No AH required No AH required No AH required	0
42 43 44	Residential only on existing office Residential MU Residential only on existing other	Prime Prime Prime	£20,137,070 £985,324,439 £31,101,095	£35,554,646 £13,559,176 £87,019,530	-£15,417,576 £971,765,262 -£55,918,435		AH required AH required AH required	0
45 46 47	Residential MU Residential only on existing office Hotel - conv of car park	Prime Prime Core	£2,210,688 £2,123,536 £2,495,097	£1,201,233 £14,049,227 £203,774	£1,009,455 -£11,925,691 £2,291,322	Viable Non-viable	No AH required AH required No resi	0
48 49 50	Office Residential only on existing resi Residential only on existing resi	Core Prime Prime	£1,344,226 £986,555 £689,962	£1,115,010 £3,863,488 £1,801,246	£229,215 -£2,876,933 -£1,111,284	Viable Non-viable	No resi No AH required No AH required	0
50 51 52 53	Residential only on existing resi	Prime Prime Prime Prime	£2,494,568 £1,557,244 £3,709,355	£1,601,246 £4,569,171 £3,546,388 £8,844,274	-£1,111,284 -£2,074,602 -£1,989,144 -£5,134,919	Non-viable Non-viable	No AH required No AH required AH required AH required	0 0
53 54 55 56	Residential only on existing resi Residential only on existing other Residential only on existing other	Prime Prime Prime Prime	£1,214,059 £182,159,158 £40,354,957	£1,783,985 £64,263,076 £97,064,778		Non-viable Viable Non-viable	No AH required  AH required  AH required  AH required	0 0
57 58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£10,737,641 £4,606,623 £5,999,946	£87,004,776 £8,495,344 £10,804,332 £25,644,772	£2,242,298 -£6,197,709 -£19,644,826	Viable Non-viable	AH required  AH required  AH required	0 0
60 61 62	Residential MU Residential MU Office - Mu with resi	Core Core Prime	£2,882,840 £7,423,238 £659,275,393	£8,237,341 £696,707 £406,054,545	-£5,354,500 £6,726,531 £253,220,848	Non-viable Viable Viable	AH required AH required AH required	0 0
63 64 65	Office and hotel Retail only Residential only	Prime Prime Core	£80,180,398 £48,740,357 £838,391	£76,957,293 £13,788,890 £648,050	£3,223,105 £34,951,466 £190,342	Viable Viable Viable	No resi No resi No AH required	0 0
66 67 68	Hotel extension Hotel extension Hotel extension	Core Core	£109,211 £283,010 £88,305	£0 £0 £0	£109,211 £283,010 £88,305	Viable	No resi No resi No resi	0 0 0
69 70 71	Office Hotel extension Hotel extension	Fringe Core Core	£313,484 £77,750 £388,185	£0 £0 £0	£313,484 £77,750 £388,185		No resi No resi No resi	0 0 0
72 73 74	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Prime Core	£50,220,788 £94,539,242 £24,101,166	£45,912,507 £91,825,014 £30,111,090	£4,308,281 £2,714,228 -£6,009,924	Viable Non-viable	AH required AH required AH required	0 0
75 76 77	Residential only on existing office Residential only on existing office Residential only on existing office	Core Fringe Fringe	£48,209,330 £9,738,268 £19,483,826	£60,222,180 £10,170,126 £20,340,252	-£856,425	Non-viable Non-viable	AH required AH required AH required	0 0
78 79 80	Office on existing office Office on existing office Office on existing office	Prime Prime Core	£63,514,081 £33,870,483 £51,633,891	£45,912,507 £22,956,254 £21,077,763	£17,601,574 £10,914,229 £30,556,128	Viable Viable	No resi No resi AH required	0 0
81 82 83	Office on existing office Office on existing office Office on existing office	Core Fringe Fringe	£41,305,458 £26,596,503 £14,180,925	£15,055,545 £10,170,126 £5,085,063	£26,249,913 £16,426,378 £9,095,862	Viable Viable Viable	AH required No resi No resi	0 0
84 85 86	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime	£117,244,475 £208,440,975 £117,244,277	£23,265,485 £46,530,970 £23,265,485	£93,978,990 £161,910,005 £93,978,792	Viable Viable	No resi No resi No resi	0 0
87 88 89	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Core Core	£208,440,777 £26,548,618 £47,204,203	£46,530,970 £11,861,642 £23,723,283	£161,909,807 £14,686,977 £23,480,920	Viable Viable	No resi AH required No resi	0 0
	Retail on existing retail Retail on existing retail Hotel	Fringe Core	£7,865,171 £13,989,339 £4,601,752	£7,112,811 £14,225,623 £2,830,527	£1,771,224	Non-viable Viable	No resi No resi No resi	0
93 94 95 96	Resi on existing other Retail with resi on existing office and B8 Retail with resi on existing retail and office	Prime Prime Prime	£210,725,238 £537,893,122 £192,686,032	£39,039,841 £79,565,718 £44,867,576	£171,685,397 £458,327,404 £147,818,456	Viable	AH required AH required AH required	0
97 98	Retail with office on existing retail and offic Retail on existing office and retail Retail on existing office and retail	Prime Prime	£173,377,337 £129,349,215 £119,245,623 £510,538,003	£96,551,115 £56,058,737 £107,910,141	£76,826,222 £73,290,478 £11,335,482	Viable	No resi AH required AH required	0 0
100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail Retail with office on existing retail	Prime Prime Prime Prime	£164,380,171 £96,385,704 £17,332,681	£61,821,282 £162,373,283 £102,447,659 £9,623,923	£448,716,721 £2,006,887 -£6,061,954 £7,708,758	Viable Viable Non-viable Viable	AH required AH required AH required	0 0
102 103 104 105		Prime Prime Prime Prime	£17,332,681 £77,917,691 £10,329,975 £6,008,078	£9,623,923 £42,706,604 £8,103,869 £3,324,791	£1,706,758 £35,211,087 £2,226,107 £2,683,287	Viable Viable	No AH required No resi No AH required No AH required	0 0
106	Retail on existing retail and office Hotel on existing govt building Hotel on existing govt building	Prime Prime Prime	£32,357,741 £55,582,854 £24,197,826	£15,150,034 £0 £577,713	£17,207,706 £55,582,854 £23,620,113	Viable Viable	No AH required AH required No resi	0 0
109 110 111	Hotel with retail on existing members club Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime Prime	£18,722,150 £2,715,968 £1,046,144	£463,008 £6,602,219 £0	£18,259,142 -£3,886,251 £1,046,144	Viable Non-viable	No resi No resi No resi	0
112 113 114	Hotel on existing office Office with resi on existing C2 Office with resi on existing office and B8	Core Prime Prime	£5,414,282 £510,536,680 £529,942,073	£15,019,412 £61,821,282 £79,565,718	-£9,605,130 £448,715,399 £450,376,356		No resi AH required AH required	0
115 116 117	Office with retail on existing office and reta Office with retail on existing hotel and retail Office with retail on existing office	Prime	£384,087,469 £47,208,331 £197,529,902	£248,517,253 £22,463,653 £167,038,884	£135,570,216 £24,744,678 £30,491,018	Viable Viable	No resi AH required AH required	0
118 119 120	Office with retail on existing office and reta Office on existing office Office on existing office		£77,916,210 £35,560,447 £18,900,702	£42,706,604 £29,292,180 £12,429,534	£35,209,606 £6,268,268 £6,471,168	Viable Viable Viable	No resi No resi No resi	0
121 122 123	Office with retail on existing office and reta Office on existing office ST: Resi and office on existing office and B	Prime Prime	£173,374,868 £14,745,379 £288,737,107	£96,551,115 £12,185,179 £53,363,808	£76,823,753 £2,560,199 £235,373,299	Viable Viable	No resi No AH required AH required	0
124 125 126	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat	Core Prime Prime	£28,883,249 £644,180,930 £69,357,995	£37,851,433 £505,208,870 £130,749	-£8,968,184 £138,972,060 £69,227,246	Non-viable Viable Viable	AH required AH required AH required	0 0 0
127 128 129	ST: Resi with office on existing resi and D1 Nightclub in cinema basement Nightclub with leisure on existing retail and	Core Prime Prime	£10,242,363 -£210,608 £328,674,175	£16,541,101 £228,331 £106,805,519	-£6,298,738 -£438,939 £221,868,656	Non-viable Non-viable Viable	AH required No resi No resi	0 0
130 131 132	Nighclub with resi on existing retail Casino on existing hotel Casino with leisure on existing retail and le	Prime Prime Prime	£4,969,181 £144,729,431 £328,236,072	£21,677,213 £126,600,078 £106,805,519	-£16,708,031 £18,129,353 £221,430,553	Non-viable Viable Viable	No AH required No resi No resi	0 0 0
133 134 135	Casino on existing nightclub Resi with office on existing office and B8 Resi with office on existing C2	Prime Core Core	-£1,028,705 £288,736,068 £302,952,491	£12,088,746 £53,363,808 £32,638,444	-£13,117,451 £235,372,260 £270,314,047	Non-viable Viable Viable	No resi AH required AH required	0 0 0
136 137 138	Resi with office/retail on existingoffice Resi with retail on existing office and retail Resi on existing office	Prime Prime Prime	£164,376,669 £119,241,828 £8,134,581	£162,373,283 £107,910,141 £10,679,249	£2,003,385 £11,331,687 -£2,544,668	Viable Non-viable	AH required AH required AH required	0 0
139 140 141	Resi with office on existing office and retail Resi on existing office Resi on existing office	Prime Prime Prime	£48,864,923 £7,069,200 £2,682,325	£42,213,682 £11,009,819 £3,462,545	£6,651,241 -£3,940,620 -£780,220		AH required AH required No AH required	0 0 0
142 143 144	Resi with retail on existing office and retail Resi on existing D1 Resi on existing office	Prime Prime Core	£10,326,162 £1,826,280 £1,713,573	£8,103,869 £68,368 £3,095,420	£2,222,293 £1,757,912 -£1,381,847	Viable Non-viable	No AH required No AH required No AH required	0 0
145 146 147	Resi with retail on existing retail and office Resi on existing resi Resi on existing telephone exchange	Prime Fringe Fringe	£15,867,873 £39,144,859 £15,216,366	£9,623,923 £71,972,364 £1,971,205	£6,243,951 -£32,827,505 £13,245,161	Viable	No AH required AH required AH required	0 0
148 149 150	Resi on existing public house (disused) Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£5,995,218 £256,023 £244,312	£878,330 £0 £0	£5,116,888 £256,023 £244,312	Viable Viable	AH required  No AH required  No AH required	0 0
151 152 153	Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin Resi on existing electricity sub-station	Prime	£224,143 £33,062,599 £88,618,275	£0 £3,576,446 £874,052	£224,143 £29,486,153 £87,744,223	Viable Viable	No AH required AH required AH required	0 0
154 155 156	Resi on existing resi Resi on existing office Hotel on existing hotel Resi on existing retail/office	Prime Core Core Prime	£4,030,274 £1,304,957 £10,954,338 £19,233,256	£6,394,369 £2,408,887 £3,360,048 £44,943,815	-£2,364,095 -£1,103,931 £7,594,290 -£25,710,559	Non-viable Viable	No AH required No resi	0 0
157 158 159	Resi on existing retail/office Resi and retail on existing office Resi (older persons's) on existing resi	Prime Core Fringe Prime	£19,233,256 £13,974,714 £74,188,267 £380,259,820	£44,943,815 £22,932,393 £92,482,347 £211,421,076	-£25,710,559 -£8,957,680 -£18,294,080 £168,838,744	Non-viable Non-viable	AH required AH required	0 0
160 161 162 163	Retail and resi on existing retail Residential on existing hotel conv ST: Resi with retail on existing SG	Prime Prime Core Core	£380,259,820 £9,282,731 £160,871,342 £40,464,968	£10,169,289 £12,865,404		Non-viable Viable	AH required AH required AH required AH required AH required	0 0
163 164 165 166	Hotel and resi on existing office ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office Hotel/Resi/Retail on existing office	Core	£40,464,968 £300,383,881 £42,145,383 £133,899,605	£68,177,530 £23,665,333 £36,081,379 £361,814,858	£276,718,548 £6,064,004 -£227,915,253	Viable Viable	No resi AH required AH required AH required	0 0
166 167 168 169	Hotel/Resu/Retail on existing office & retail Resi with office/retail on existing resi/office. Resi with office/retail on existing retail/office.	Core Core	£133,899,605 £69,386,330 £211,282,929 £64,978,947	£361,814,858 £56,797,748 £529,248,318 £24,523,270	£12,588,581 -£317,965,388 £40,455,677	Viable Non-viable	AH required AH required AH required AH required	0 0
170 171 172	Resi with office/retail on existing office/resi/retail Resi on exitsing warehouse ST: Resi and retail on existing instituional	Core Core Prime	£51,545,133 £144,001,095	£24,523,270 £119,433,159 £15,133,552 £57,976,747	£40,455,677 £92,056,655 £36,411,581 £86,024,349	Viable Viable	AH required AH required AH required AH required	0 0
172 173 174 175	Resi and retail on existing institutional Resi and retail on existing office Resi on existing garage Resi on existing office and resi	Core Fringe Prime	£6,501,707 £8,455,076 £8,995,487	£17,976,747 £11,032,479 £1,779,039 £18,418,415	£86,024,349 -£4,530,772 £6,676,037 -£9,422,928	Non-viable Viable	AH required AH required AH required AH required	0 0
	Resi on exisitng office	Core	£24,863,803	£10,257,475	£14,606,327	Viable	AH required	0

WESTMINS	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	56 schemes Off	66% Commercial AH cont	Off	Viable/Non	AH percentage Rented percentage	20% 40%
number 1	Development type Office MU	Area Prime	RLV £47,661,927	BLV £36,094,248	Surplus/Deficit £11,567,680		AH required	Com PIL 0
3 4	Office - MU with resi and retail Residential only on existing office Residential only on existing resi	Prime Core Prime	£35,669,199 £736,536 £4,086,654	£21,459,506 £1,535,666 £5,976,526	£14,209,693 -£799,130 -£1,889,872	Non-viable Non-viable	AH required  No AH required  No AH required	0
5 6	Hotel with resi Retail MU	Prime Prime	£10,471,908 £121,968,492	£3,963,133 £27,987,321	£6,508,776 £93,981,171	Viable Viable	No AH required No AH required	0
8 9	Residential only on existing office Residential only on existing office D1	Core Prime Core	£4,987,456 £3,270,814 -£461,587	£7,561,217 £4,995,281 £761,410	-£2,573,761 -£1,724,467 -£1,222,997	Non-viable	AH required  No AH required  No resi	0
10 11 12	Residential only on existing office Office - MU Residential MU	Prime Prime Core	£6,280,281 £103,520,798 £38,334,513	£10,064,022 £96,875,390 £4,416,346	-£3,783,741 £6,645,408 £33,918,168	Viable	AH required	0
13 14	Retail only Residential only on existing resi	Prime Core	£36,247,910 £723,605	£8,980,477 £1,451,647	£27,267,433		No resi No AH required	0
15 16 17	Office - MU Residential only on existing resi Residential only on existing office	Prime Prime Core	£196,371,284 £6,011,170 £687,976	£162,430,981 £8,912,901 £554,044	£33,940,302 -£2,901,731 £133,932		AH required	0
18 19 20	Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe Fringe	£296,404 £1,630,554 £17,581,665	£1,012,869 £150,920 £1,396,651	-£716,465 £1,479,634 £16,185,015	Viable	No AH required AH required AH required	0
21 22	Residential only on existing resi Office - MU	Fringe Fringe	£679,412 £5,672,342	£211,503 £3,370,380	£467,909 £2,301,962		No AH required	0
23 24 25	Residential MU Residential only on existing office Residential only on existing resi	Core Core	£32,108,345 £2,995,294 £1,606,860	£2,305,548 £5,504,307 £1,805,183	£29,802,796 -£2,509,013 -£198,324	Non-viable		0
26 27	Residential only on existing resi Residential only on existing office	Core Core	£744,772 £3,089,304	£728,860 £5,112,863	£15,913 -£2,023,559	Viable Non-viable	No AH required No AH required	0
28 29 30	Residential only on existing resi Residential only on existing office Residential only on existing resi	Core Core	£673,166 £3,181,933 £283,258	£1,232,468 £4,858,502 £732,549	-£559,301 -£1,676,569 -£449,291	Non-viable Non-viable Non-viable	No AH required AH required No AH required	0
31 32 33	Hotel Residential only on existing office Residential MU	Core Core	£2,734,602 £2,626,370 £51,804,110	£2,830,527 £4,577,890 £23,700,153	-£95,926 -£1,951,520 £28,103,957	Non-viable Non-viable Viable	No resi No AH required AH required	0
34 35	Office - MU Residential only on existing resi	Core	£69,208,390 £836,885	£56,741,251 £855,497	£12,467,139 -£18,612	Viable Non-viable	No AH required No AH required	0
36 37 38	Residential only on existing office Residential only on existing other Residential only on existing other	Core Core	£3,523,577 £2,625,860 £1,733,132	£3,406,913 £8,378,517 £2,562,115	£116,664 -£5,752,657 -£828,982	Non-viable Non-viable	No AH required	0
39 40 41	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,296,098 £2,438,942 £1,638,958	£2,801,187 £4,805,181 £2,273,820	-£1,505,089 -£2,366,240 -£634,862	Non-viable Non-viable Non-viable	No AH required	0 0
42 43	Residential only on existing office Residential MU	Prime Prime	£21,881,428	£35,554,646 £13,559,176	-£13,673,218 £1,050,618,355	Non-viable Viable	AH required AH required	0
44 45 46	Residential only on existing other Residential MU Residential only on existing office	Prime Prime Prime	£34,290,970 £2,247,444 £2,423,104	£87,019,530 £1,201,233 £14,049,227	-£52,728,559 £1,046,211 -£11,626,123	Viable	AH required  No AH required  AH required	0
47 48	Hotel - conv of car park Office	Core	£2,496,039 £1,345,203	£203,774 £1,115,010	£2,292,265 £230,193	Viable Viable	No resi No resi	0
49 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime	£1,126,770 £788,300 £2,730,931	£3,863,488 £1,801,246 £4,569,171	-£2,736,718 -£1,012,947 -£1,838,240	Non-viable Non-viable	No AH required No AH required	0 0
52 53 54	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,705,374 £4,110,853 £1,343,384	£3,546,388 £8,844,274 £1,783,985	-£1,841,014 -£4,733,421 -£440,601	Non-viable		0 0
55 56 57	Residential only on existing resi Residential only on existing other Residential only on existing resi Residential MU	Prime Prime	£201,124,921 £44,212,311	£64,263,076 £97,064,778	£136,861,845 -£52,852,467		AH required AH required	0
57 58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£11,552,206 £5,361,621 £6,710,665	£8,495,344 £10,804,332 £25,644,772	£3,056,862 -£5,442,711 -£18,934,106	Non-viable	AH required AH required AH required	0
60 61 62	Residential MU Residential MU Office - Mu with resi	Core Core Prime	£3,156,629 £8,216,303 £670,716,368	£8,237,341 £696,707 £406,054,545	-£5,080,711 £7,519,596 £264,661,823	Non-viable	AH required AH required	0 0
63 64	Office and hotel Retail only	Prime Prime	£80,181,642 £48,741,661	£76,957,293 £13,788,890	£3,224,349 £34,952,771	Viable Viable	No resi No resi	0
65 66 67	Residential only Hotel extension Hotel extension	Core Core	£919,939 £110,555 £284,375	£648,050 £0	£271,889 £110,555 £284,375	Viable	No AH required No resi No resi	0
68 69	Hotel extension Office	Core Fringe	£89,690 £314,890	£0 £0	£89,690 £314,890	Viable Viable	No resi No resi	0
70 71 72	Hotel extension Hotel extension Residential only on existing office	Core Core Prime	£79,176 £389,631 £54,672,077	£0 £0 £45,912,507	£79,176 £389,631 £8,759,569	Viable Viable	No resi No resi AH required	0
73 74 75	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Core Core	£102,916,938 £26,545,259 £53,096,115	£91,825,014 £30,111,090 £60,222,180	£11,091,924 -£3,565,831 -£7,126,065	Non-viable		0
76 77	Residential only on existing office Residential only on existing office	Fringe Fringe	£11,139,952 £22,285,735	£10,170,126 £20,340,252	£969,826 £1,945,483	Viable Viable	AH required AH required	0
78 79 80	Office on existing office Office on existing office Office on existing office	Prime Prime Core	£63,515,621 £33,872,043 £52,875,104	£45,912,507 £22,956,254 £21,077,763	£17,603,114 £10,915,790 £31,797,341	Viable Viable Viable	No resi No resi AH required	0
81 82 83	Office on existing office Office on existing office Office on existing office	Core Fringe Fringe	£42,298,761 £26,598,124 £14,182,564	£15,055,545 £10,170,126 £5,085,063	£27,243,216 £16,427,998 £9,097,501	Viable Viable Viable	AH required No resi No resi	0
84 85	Retail on existing retail Retail on existing retail	Prime Prime	£117,246,134 £208,442,653	£23,265,485 £46,530,970	£93,980,649 £161,911,683	Viable Viable	No resi No resi	0
86 87 88	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime Core	£117,245,975 £208,442,495 £26,550,356	£23,265,485 £46,530,970 £11,861,642	£93,980,490 £161,911,525 £14,688,715	Viable	No resi	0
89 90 91	Retail on existing retail Retail on existing retail Retail on existing retail	Core Fringe Fringe	£47,205,961 £7,866,948 £13,991,136	£23,723,283 £7,112,811 £14,225,623	£23,482,678 £754,136 -£234,487	Viable Viable	No resi No resi	0
92	Hotel Resi on existing other	Core Prime	£4,603,597 £229,669,822	£2,830,527 £39,039,841	£1,773,069 £190,629,981	Viable Viable	No resi AH required	0
94 95 96	Retail with resi on existing office and B8 Retail with resi on existing retail and office Retail with office on existing retail and office	Prime Prime	£549,036,263 £193,468,359 £173,379,234	£79,565,718 £44,867,576 £96,551,115	£469,470,545 £148,600,783 £76,828,119	Viable	AH required AH required No resi	0
97 98 99	Retail on existing office and retail Retail on existing office and retail	Prime Prime	£130,792,221 £123,169,875	£56,058,737 £107,910,141	£74,733,485 £15,259,734	Viable Viable	AH required AH required	0
100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£528,189,341 £171,368,314 £101,717,869	£61,821,282 £162,373,283 £102,447,659		Viable Non-viable	AH required AH required	0 0
102 103 104	Retail with office on existing retail Retail with office on existing retail and offic Retail on existing office and retail	Prime Prime Prime	£17,605,733 £77,919,726 £10,757,714	£9,623,923 £42,706,604 £8,103,869	£7,981,810 £35,213,122 £2,653,846	Viable	No AH required  No resi  No AH required	0
105 106	Retail with resi on existing office Retail on existing retail and office	Prime Prime	£6,124,554 £32,735,794	£3,324,791 £15,150,034	£2,799,763 £17,585,759	Viable Viable	No AH required No AH required	0
107 108 109	Hotel on existing govt building Hotel on existing govt building Hotel with retail on existing members club	Prime Prime Prime	£56,314,003 £24,199,958 £18,724,304	£0 £577,713 £463,008	£56,314,003 £23,622,246 £18,261,295	Viable Viable	AH required No resi No resi	0
110 111 112	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£2,718,174 £1,048,371 £5,416,493	£0	-£3,884,045 £1,048,371 -£9,602,919	Viable	No resi	0
113 114	Office with resi on existing C2 Office with resi on existing office and B8	Prime Prime	£528,188,283 £540,920,917	£61,821,282 £79,565,718	£466,367,001 £461,355,199	Viable Viable	AH required AH required	0
115 116 117	Office with retail on existing hotel and retail Office with retail on existing office	Prime	£384,089,740 £49,685,041 £199,075,976	£248,517,253 £22,463,653 £167,038,884	£135,572,487 £27,221,388 £32,037,092	Viable Viable Viable	No resi AH required AH required	0
118 119 120	Office with retail on existing office and retain Office on existing office Office on existing office	Prime Prime Prime	£77,918,541 £35,562,798 £18,903,073	£42,706,604 £29,292,180 £12,429,534	£35,211,937 £6,270,619 £6,473,539		No resi No resi No resi	0
121 122	Office with retail on existing office and retain Office on existing office	Prime Prime	£173,377,258 £14,936,305	£96,551,115 £12,185,179	£76,826,143 £2,751,126	Viable Viable	No resi No AH required	0
123 124 125	ST: Resi and office on existing office and E ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core Prime	£295,747,470 £31,672,615 £651,657,284	£53,363,808 £37,851,433 £505,208,870	£242,383,662 -£6,178,818 £146,448,414	Non-viable Viable	AH required AH required	0 0
126 127 128	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Prime	£75,790,866 £11,375,483 -£207,963	£130,749 £16,541,101 £228,331	£75,660,118 -£5,165,617 -£436,294	Viable Non-viable	AH required AH required No resi	0 0
129 130	Nightclub with leisure on existing retail and Nighclub with resi on existing retail Casino on existing hotel	Prime Prime	£328,676,763 £5,443,292 £144,732,058	£106,805,519 £21,677,213	£221,871,243 -£16,233,921 £18,131,980	Viable Non-viable	No resi No AH required	0
131 132 133	Casino with leisure on existing retail and le Casino on existing nightclub	Prime	£328,238,720 -£1,026,000	£106,805,519 £12,088,746	£221,433,201 -£13,114,746	Viable Non-viable	No resi No resi	0
134 135 136	Resi with office on existing office and B8 Resi with office on existing C2 Resi with office/retail on existingoffice	Core Core Prime	£295,746,640 £314,056,738 £171,365,513	£53,363,808 £32,638,444 £162,373,283	£242,382,832 £281,418,293 £8,992,230	Viable Viable Viable		0 0
137 138 139	Resi with retail on existing office and retail Resi on existing office	Prime Prime	£123,166,840 £8,881,745	£107,910,141 £10,679,249	£15,256,699 -£1,797,504	Viable Non-viable	AH required AH required	0
140 141	Resi with office on existing office and retail Resi on existing office Resi on existing office	Prime Prime Prime	£49,927,864 £7,784,082 £2,929,806	£42,213,682 £11,009,819 £3,462,545	£7,714,183 -£3,225,737 -£532,739		AH required No AH required	0 0
142 143 144	Resi with retail on existing office and retail Resi on existing D1 Resi on existing office	Prime Prime Core	£10,754,664 £2,039,747 £1,903,483	£8,103,869 £68,368 £3,095,420	£2,650,795 £1,971,379 -£1,191,937	Viable		0 0
145 146	Resi with retail on existing retail and office Resi on existing resi	Prime Fringe	£16,044,423 £42,412,273	£9,623,923 £71,972,364	£6,420,500 -£29,560,091	Viable Non-viable	No AH required AH required	0
148 149	Resi on existing telephone exchange Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£16,520,919 £6,509,815 £281,888	£1,971,205 £878,330 £0	£14,549,715 £5,631,485 £281,888	Viable Viable	AH required No AH required	0 0
150 151 152	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin	Fringe Fringe Core	£269,203 £246,568 £36,485,135	£0 £0 £3,576,446	£269,203 £246,568 £32,908,689		No AH required No AH required AH required	0 0
153 154	Resi on existing electricity sub-station Resi on existing resi	Prime Prime	£96,849,582 £4,401,335	£874,052 £6,394,369	£95,975,529 -£1,993,034	Viable Non-viable	AH required No AH required	0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,451,439 £10,957,516 £22,029,523	£44,943,815	£7,597,468 -£22,914,292	Non-viable	No resi AH required	0 0 0
158 159 160	Resi and retail on existing office Resi (older persons's) on existing resi Retail and resi on existing retail	Core Fringe Prime	£15,030,659 £81,932,796 £394,982,036	£22,932,393 £92,482,347 £211,421,076	-£7,901,735 -£10,549,551 £183,560,960	Non-viable Non-viable	AH required AH required	0 0
161 162	Residential on existing hotel conv ST: Resi with retail on existing SG	Prime Core	£10,371,315 £179,274,211	£10,169,289 £12,865,404	£202,026 £166,408,807	Viable Viable	AH required AH required	0
163 164 165	Hotel and resi on existing office ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office		£43,285,689 £300,387,121 £44,074,576	£23,665,333 £36,081,379	-£24,891,841 £276,721,787 £7,993,197	Viable Viable	No resi AH required	0 0
166 167 168	Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office,	Core	£142,958,952 £71,050,236 £225,203,144		-£218,855,906 £14,252,487 -£304,045,174	Non-viable Viable	AH required AH required	0
169 170	Resi with office/retail on existing retail/offic Office/resi/retail on existing office/resi/retail	Core	£67,138,977 £214,061,894	£24,523,270 £119,433,159	£42,615,707 £94,628,734	Viable Viable	AH required AH required	0
171 172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core Prime Core	£57,322,159 £165,034,107 £7,033,105	£15,133,552 £57,976,747 £11,032,479	£42,188,607 £107,057,360 -£3,999,373	Viable Non-viable		0 0
174 175 176	Resi on existing garage Resi on existing office and resi Resi on exisitng office	Fringe Prime Core	£9,313,064 £10,263,218 £28,154,687	£1,779,039 £18,418,415 £10,257,475	£7,534,024 -£8,155,197 £17,897,212	Viable Non-viable	AH required	0
110	2. 2 2.moning office			210,237,475	211,031,212		p w oquireu	Ľ

WESTMINS	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	47 schemes On	55% Commercial AH cont	Off		AH percentage Rented percentage	35% 40%
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit			Com PIL
2	Office MU Office - MU with resi and retail Residential only on existing office	Prime Prime Core	£45,665,201 £33,719,393 £378,321	£36,094,248 £21,459,506 £1,535,666	£9,570,953 £12,259,887 -£1,157,344	Viable	AH required AH required No AH required	0
5	Residential only on existing resi Hotel with resi Retail MU	Prime Prime Prime	£2,818,857 £9,441,985 £120,891,447	£5,976,526 £3,963,133 £27,987,321	-£3,157,669 £5,478,852 £92,904,126	Viable	No AH required No AH required No AH required	0
7 8	Residential only on existing office Residential only on existing office	Core Prime	£3,203,535 £2,258,195	£27,967,321 £7,561,217 £4,995,281	-£4,357,683 -£2,737,086	Non-viable	AH required  No AH required	0
9 10 11	D1 Residential only on existing office Office - MU	Core Prime Prime	-£462,136 £4,060,587	£761,410 £10,064,022 £96,875,390	-£1,223,546 -£6,003,434 £4,745,715		No resi AH required AH required	0
12 13	Residential MU Retail only	Core Prime	£27,141,692 £36,247,129	£4,416,346 £8,980,477	£22,725,346 £27,266,651	Viable Viable	AH required No resi	0
14 15 16	Residential only on existing resi Office - MU Residential only on existing resi	Core Prime Prime	£485,480 £196,370,395 £3,872,464	£1,451,647 £162,430,981 £8,912,901	-£966,167 £33,939,414 -£5,040,437	Non-viable Viable Non-viable	No AH required No resi AH required	0
17 18	Residential only on existing office Residential only on existing resi	Core Fringe	£400,974 £151,758	£554,044 £1,012,869	-£153,070 -£861,111	Non-viable Non-viable	No AH required No AH required	0
19 20 21	Residential only on existing other Residential only on existing other Residential only on existing resi	Fringe Fringe Fringe	£793,188 £8,237,083 £406,503	£150,920 £1,396,651 £211,503	£642,268 £6,840,432 £195,001	Viable	AH required AH required No AH required	0
22 23	Office - MU Residential MU	Fringe Core	£5,184,827 £16,707,810	£3,370,380 £2,305,548	£1,814,447 £14,402,262	Viable Viable	No AH required AH required	0
24 25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core	£1,751,503 £1,605,343 £502,746	£5,504,307 £1,805,183 £728,860		Non-viable	AH required No resi No AH required	0
27 28	Residential only on existing office Residential only on existing resi	Core Core	£1,923,975 £454,116	£5,112,863 £1,232,468	-£3,188,889 -£778,352	Non-viable Non-viable	No AH required No AH required	0
29 30 31	Residential only on existing office Residential only on existing resi Hotel	Core Core	£1,936,169 £158,396 £2,732,722	£4,858,502 £732,549 £2,830,527		Non-viable Non-viable Non-viable	AH required  No AH required  No resi	0
32	Residential only on existing office Residential MU	Core Core	£1,680,757 £47,516,073	£4,577,890 £23,700,153		Non-viable	No AH required AH required	0
34 35 36	Office - MU Residential only on existing resi Residential only on existing office	Core Core	£68,460,328 £535,442 £2,161,477	£56,741,251 £855,497 £3,406,913	£11,719,077 -£320,055 -£1,245,436	Viable Non-viable Non-viable	No AH required No AH required AH required	0
37 38	Residential only on existing other Residential only on existing other	Core Core	£1,611,481 £1,071,150	£8,378,517 £2,562,115	-£6,767,036 -£1,490,965	Non-viable Non-viable	No AH required No AH required	0
39 40 41	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£914,957 £1,723,753 £1,197,767	£2,801,187 £4,805,181 £2,273,820	-£1,886,230 -£3,081,428 -£1,076,053	Non-viable	No AH required No AH required No AH required	0
42 43	Residential only on existing office Residential MU	Prime Prime	£15,987,484 £800,953,147	£35,554,646 £13,559,176	-£19,567,162 £787,393,970	Viable	AH required	0
44 45 46	Residential only on existing other Residential MU Residential only on existing office	Prime Prime Prime	£22,824,391 £2,119,910 £1,265,601	£87,019,530 £1,201,233 £14,049,227	-£64,195,138 £918,677 -£12,783,626	Viable	AH required  No AH required  AH required	0
47 48	Hotel - conv of car park Office	Core Core	£2,493,211 £1,342,270	£203,774 £1,115,010	£2,289,437 £227,259	Viable Viable	No resi No resi	0
49 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£585,471 £408,940 £1,908,495	£3,863,488 £1,801,246 £4,569,171	-£3,278,017 -£1,392,307 -£2,660,676	Non-viable Non-viable	No AH required No AH required No AH required	0 0
52 53 54	Residential only on existing resi Residential only on existing resi	Prime Prime	£1,190,141 £2,654,646	£3,546,388 £8,844,274	-£2,356,248 -£6,189,629	Non-viable Non-viable	No AH required AH required	0
55 56	Residential only on existing resi Residential only on existing other Residential only on existing resi	Prime Prime Prime	£884,376 £132,704,208 £30,710,162	£1,783,985 £64,263,076 £97,064,778	£68,441,132 -£66,354,615	Non-viable	No AH required AH required AH required	0
57 58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£8,314,763 £2,375,708 £3,899,950	£8,495,344 £10,804,332 £25,644,772	-£180,581 -£8,428,624	Non-viable Non-viable	AH required AH required	0
60 61	Residential MU Residential MU	Core Core	£3,899,950 £2,108,579 £5,178,637	£8,237,341 £696,707	-£6,128,761 £4,481,930		AH required AH required AH required	0
62 63 64	Office - Mu with resi Office and hotel Retail only	Prime Prime Prime	£629,880,602 £80,177,910 £48,737,749	£406,054,545 £76,957,293 £13,788,890	£223,826,057 £3,220,616 £34,948,859		AH required No resi No resi	0 0
65 66	Residential only Hotel extension	Core	£631,242 £106,521	£648,050 £0	-£16,807 £106,521	Non-viable Viable	No AH required No resi	0
67 68 69	Hotel extension Hotel extension Office	Core Core Fringe	£280,280 £85,534 £310,673	£0 £0	£280,280 £85,534 £310,673		No resi No resi No resi	0
70 71	Hotel extension Hotel extension	Core Core	£74,897 £385,292	£0 £0	£74,897 £385,292	Viable	No resi No resi	0
72 73 74	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Prime Core	£39,520,952 £74,400,773 £17,694,802	£45,912,507 £91,825,014 £30,111,090	-£6,391,555 -£17,424,242 -£12,416,288	Non-viable	AH required AH required AH required	0
75 76	Residential only on existing office Residential only on existing office	Core Fringe	£35,399,540 £5,433,861	£60,222,180 £10,170,126 £20,340,252	-£24,822,640 -£4,736,265	Non-viable	AH required AH required AH required	0
77 78 79	Residential only on existing office Office on existing office Office on existing office	Fringe Prime Prime	£10,877,929 £63,510,999 £33,867,362	£45,912,507 £22,956,254	-£9,462,323 £17,598,492 £10,911,109	Viable Viable	No resi No resi	0
80 81 82	Office on existing office Office on existing office	Core Core	£48,400,315 £38,717,937 £26,593,265	£21,077,763 £15,055,545 £10,170,126	£27,322,552 £23,662,392 £16,423,139	Viable Viable Viable	AH required AH required	0
83 84	Office on existing office Office on existing office Retail on existing retail	Fringe Frime	£14,177,646 £117,241,157	£5,085,063 £23,265,485	£9,092,583 £93,975,672	Viable Viable	No resi No resi No resi	0
85 86 87	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime Prime	£208,437,617 £117,240,880 £208,437,340	£46,530,970 £23,265,485 £46,530,970	£161,906,647 £93,975,395 £161,906,370	Viable	No resi No resi No resi	0
88 89	Retail on existing retail Retail on existing retail	Core Core	£26,545,143 £47,200,688	£11,861,642 £23,723,283	£14,683,501 £23,477,405	Viable	AH required No resi	0
90 91 92	Retail on existing retail Retail on existing retail Hotel	Fringe Fringe Core	£7,861,615 £13,985,744 £4,598,061	£7,112,811 £14,225,623 £2,830,527	£748,804 -£239,878 £1,767,533	Non-viable		0
93 94	Resi on existing other Retail with resi on existing office and B8	Prime Prime	£164,916,391 £510,470,908	£39,039,841 £79,565,718	£125,876,551 £430,905,190	Viable Viable	AH required AH required	0
95 96 97	Retail with resi on existing retail and office Retail with office on existing retail and office Retail on existing office and retail	Prime Prime	£190,767,839 £173,373,546 £125,810,397	£44,867,576 £96,551,115 £56,058,737	£145,900,264 £76,822,431 £69,751,661	Viable	AH required No resi AH required	0
98 99	Retail on existing office and retail Retail with office on existing C2	Prime Prime	£109,588,996 £467,099,282	£107,910,141 £61,821,282	£1,678,855 £405,278,000	Viable Viable	AH required AH required	0
100 101 102	Retail with office/resi on existing office Retail with office on existing retail Retail with office on existing retail	Prime Prime Prime	£147,183,388 £83,264,260 £16,665,922	£162,373,283 £102,447,659 £9,623,923	-£15,189,895 -£19,183,398 £7,041,999	Non-viable	AH required AH required No AH required	0
103 104	Retail with office on existing retail and office Retail on existing office and retail	Prime Prime	£77,913,623 £9,284,992	£42,706,604 £8,103,869	£35,207,019 £1,181,124	Viable Viable	No resi No AH required	0
105 106 107	Retail with resi on existing office Retail on existing retail and office Hotel on existing govt building	Prime Prime Prime	£5,724,206 £31,434,266 £53,784,470	£3,324,791 £15,150,034 £0	£2,399,415 £16,284,232 £53,784,470	Viable	No AH required  No AH required  AH required	0
108 109	Hotel on existing govt building Hotel with retail on existing members club	Prime Prime	£24,193,559 £18,717,845	£577,713 £463,008	£23,615,847 £18,254,837	Viable Viable	No resi No resi	0
110 111 112	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£2,711,555 £1,041,691 £5,409,857	£6,602,219 £0 £15,019,412	-£3,890,663 £1,041,691 -£9,609,554	Viable	No resi No resi No resi	0
113 114		Prime Prime	£467,097,431 £502,924,358	£61,821,282 £79,565,718	£405,276,149 £423,358,640	Viable Viable	AH required AH required	0
115 116 117	Office with retail on existing hotel and retail Office with retail on existing office	Prime Prime Prime	£384,082,927 £40,943,099 £193,726,092	£248,517,253 £22,463,653 £167,038,884	£135,565,674 £18,479,445 £26,687,209	Viable Viable	No resi AH required AH required	0 0
118 119 120	Office with retail on existing office and retail Office on existing office	Prime Prime	£77,911,549 £35,555,747 £18,895,962	£42,706,604 £29,292,180 £12,429,534	£35,204,945 £6,263,568 £6,466,428	Viable Viable	No resi No resi No resi	0
121 122	Office on existing office Office with retail on existing office and retai Office on existing office	Prime	£173,370,090 £14,276,609	£96,551,115 £12,185,179	£76,818,975 £2,091,429	Viable Viable	No resi No AH required	0
123 124 125	ST: Resi and office on existing office and B ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core	£269,656,349 £21,246,718 £623,831,759	£53,363,808 £37,851,433 £505,208,870	£216,292,541 -£16,604,715 £118,622,890	Viable Non-viable	AH required AH required AH required	0
126 127	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1	Prime Core	£53,493,976 £6,590,019	£130,749 £16,541,101	£53,363,227 -£9,951,082	Viable Non-viable	AH required AH required	0
128 129 130	Nightclub in cinema basement Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime Prime Prime	-£215,897 £328,669,000 £3,807,354	£228,331 £106,805,519 £21,677,213	-£444,228 £221,863,481 -£17,869,858	Non-viable Viable Non-viable	No resi No resi No AH required	0 0
131 132	Casino on existing hotel Casino with leisure on existing retail and le	Prime Prime	£144,724,176 £328,230,777	£126,600,078 £106,805,519	£18,124,098 £221,425,258	Viable Viable	No resi No resi	0
133 134 135	Resi with office on existing office and B8 Resi with office on existing C2	Prime Core Core	-£1,034,116 £269,654,896 £272,728,191	£12,088,746 £53,363,808 £32,638,444	£240,089,747	Viable Viable	No resi AH required AH required	0
136 137	Resi with office/retail on existingoffice Resi with retail on existing office and retail	Prime Prime	£147,178,485 £109,583,684	£162,373,283 £107,910,141	-£15,194,799 £1,673,543	Non-viable Viable	AH required AH required	0
138 139 140	Resi on existing office	Prime Prime Prime	£6,308,842 £46,196,235 £5,274,851	£10,679,249 £42,213,682 £11,009,819	-£4,370,407 £3,982,553 -£5,734,968	Viable	AH required AH required AH required	0 0
141 142	Resi on existing office Resi with retail on existing office and retail	Prime Prime	£2,078,444 £9,279,653	£3,462,545 £8,103,869	-£1,384,102 £1,175,784	Non-viable Viable	No AH required No AH required	0
143 144 145	Resi on existing D1 Resi on existing office Resi with retail on existing retail and office		£1,253,011 £1,203,800 £15,394,121	£68,368 £3,095,420 £9,623,923	£1,184,644 -£1,891,620 £5,770,199	Non-viable Viable	No AH required No AH required No AH required	0 0
146 147 148	Resi on existing resi	Fringe Fringe	£31,087,865 £12,022,728 £4,736,253	£71,972,364 £1,971,205 £878,330	-£40,884,499 £10,051,524 £3,857,923	Non-viable Viable	AH required AH required AH required	0 0
149 150	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£194,110 £184,792	£0 £0	£194,110 £184,792	Viable Viable	No AH required No AH required	0
151 152 153	Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin Resi on existing electricity sub-station	Fringe Core Prime	£170,662 £23,725,155 £68,319,084	£0 £3,576,446 £874,052	£170,662 £20,148,709 £67,445,032	Viable Viable	No AH required AH required AH required	0
154 155	Resi on existing resi Resi on existing office	Prime Core	£3,124,328 £912,368	£6,394,369 £2,408,887	-£3,270,041 -£1,496,519	Non-viable Non-viable	No AH required No AH required	0
156 157 158	Hotel on existing hotel Resi on existing retail/office Resi and retail on existing office	Core Prime Core	£10,947,981 £11,365,663 £11,005,291	£3,360,048 £44,943,815 £22,932,393	£7,587,933 -£33,578,152 -£11,927,102	Non-viable	No resi AH required AH required	0 0
159 160	Resi (older persons's) on existing resi Retail and resi on existing retail	Fringe Prime	£53,038,988 £338,593,139	£92,482,347 £211,421,076	-£39,443,359 £127,172,063	Non-viable Viable	AH required AH required	0
161 162 163	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office	Prime Core Core	£6,329,602 £109,995,971 £32,786,205	£10,169,289 £12,865,404 £68,177,530	-£3,839,687 £97,130,567 -£35,391,325	Viable	AH required AH required AH required	0 0
164 165	ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core Prime	£300,377,404 £36,896,343	£23,665,333 £36,081,379	£276,712,070 £814,964	Viable Viable	No resi AH required	0
166 167 168	Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office/		£108,260,982 £64,859,470 £173,039,809	£361,814,858 £56,797,748 £529,248,318	-£253,553,876 £8,061,721 -£356,208,509	Viable Non-viable	AH required AH required AH required	0 0
169 170 171	Resi with office/retail on existing retail/office Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse		£59,101,615 £204,490,885 £35,769,577	£24,523,270 £119,433,159 £15,133,552	£34,578,346 £85,057,726 £20,636,025	Viable Viable	AH required AH required AH required	0
172 173	ST: Resi and retail on existing instituional Resi and retail on existing office	Prime Core	£83,351,202 £5,017,040	£57,976,747 £11,032,479	£25,374,455 -£6,015,439	Viable Non-viable	AH required AH required	0
174 175 176	Resi on existing garage Resi on existing office and resi Resi on exisitng office	Fringe Prime Core	£6,145,351 £5,449,776 £15,655,085	£1,779,039 £18,418,415 £10,257,475	£4,366,312 -£12,968,639 £5,397,610	Non-viable	AH required AH required AH required	0
170	- 129. On Oxiolary Office	_ 3.0	210,000,085	£10,237,475	23,397,010		<sub>II</sub> . a r roquiteu	1~

	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	48 schemes On	56% Commercial AH cont	Off	lie i i ai	AH percentage Rented percentage	30% 40%
Proxy number	Development type Office MU	Area Prime	RLV £46,232,111	BLV £36,094,248	Surplus/Deficit £10,137,863	Viable/Non viable Viable		Com PIL
3 4	Office - MU with resi and retail Residential only on existing office	Prime Core Prime	£34,239,130 £470,909 £3,179,763	£21,459,506 £1,535,666 £5,976,526	£12,779,624 -£1,064,757 -£2,796,763	Non-viable Non-viable		0 0 0
5	Residential only on existing resi Hotel with resi Retail MU	Prime Prime	£9,731,092 £121,182,456	£3,963,133 £27,987,321	£5,767,960 £93,195,135	Viable	No AH required	0
7 8	Residential only on existing office Residential only on existing office	Core Prime	£3,694,808 £2,546,588	£7,561,217 £4,995,281	-£3,866,409 -£2,448,693	Non-viable	No AH required	0
9 10 11	D1 Residential only on existing office Office - MU	Core Prime Prime	-£461,953 £4,678,872 £102,156,411	£761,410 £10,064,022 £96,875,390	-£1,223,362 -£5,385,149 £5,281,021	Non-viable Viable		0
12 13 14	Residential MU Retail only Residential only on existing resi	Core Prime Core	£30,236,417 £36,247,388 £551,571	£4,416,346 £8,980,477 £1,451,647	£25,820,072 £27,266,911		No resi	0
15 16	Residential only on existing resi Office - MU Residential only on existing resi	Prime Prime	£196,370,692 £4,467,742	£1,451,647 £162,430,981 £8,912,901	£33,939,710 -£4,445,160	Viable	No resi	0
17 18	Residential only on existing office Residential only on existing resi	Core Fringe	£476,273 £187,281	£554,044 £1,012,869	-£77,771 -£825,588		No AH required No AH required	0
19 20 21	Residential only on existing other Residential only on existing other Residential only on existing resi	Fringe Fringe Fringe	£997,185 £10,512,560 £477,180	£150,920 £1,396,651 £211,503	£846,265 £9,115,909 £265,677		AH required	0
22 23	Office - MU Residential MU	Fringe Core	£5,296,697 £20,723,136	£3,370,380 £2,305,548	£1,926,317 £18,417,588	Viable Viable	No AH required AH required	0
24 25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core	£2,077,621 £1,605,849 £570,360	£5,504,307 £1,805,183 £728,860	-£3,426,686 -£199,335 -£158,499	Non-viable	No resi	0
27 28	Residential only on existing office Residential only on existing resi	Core Core	£2,240,926 £515,325	£5,112,863 £1,232,468	-£2,871,938 -£717,142	Non-viable Non-viable	No AH required No AH required	0
29 30 31	Residential only on existing office Residential only on existing resi	Core Core	£2,271,465 £191,530 £2,733,349	£4,858,502 £732,549 £2,830,527	-£2,587,037 -£541,019 -£97,178	Non-viable Non-viable Non-viable	No AH required	0
32	Residential only on existing office Residential MU	Core Core	£1,936,892 £48,672,940	£4,577,890 £23,700,153	-£2,640,998 £24,972,787	Non-viable	No AH required	0
34 35 36	Office - MU Residential only on existing resi Residential only on existing office	Core Core	£68,662,252 £617,474 £2,522,088	£56,741,251 £855,497 £3,406,913	£11,921,001 -£238,023 -£884,825	Non-viable Non-viable	No AH required	0 0
37 38	Residential only on existing other Residential only on existing other	Core Core	£1,881,675 £1,247,878	£8,378,517 £2,562,115	-£6,496,842 -£1,314,237	Non-viable Non-viable	No AH required No AH required	0
39 40 41	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,026,219 £1,932,446 £1,328,670	£2,801,187 £4,805,181 £2,273,820	-£1,774,968 -£2,872,735 -£945,150	Non-viable Non-viable Non-viable	No AH required	0 0 0
42 43	Residential only on existing office Residential MU	Prime Prime	£17,731,842 £879,806,240	£35,554,646 £13,559,176	-£17,822,804 £866,247,064	Non-viable Viable	AH required AH required	0
44 45 46	Residential only on existing other Residential MU Residential only on existing office	Prime Prime Prime	£26,014,267 £2,156,665 £1,565,170	£87,019,530 £1,201,233 £14,049,227	-£61,005,263 £955,432 -£12,484,057		No AH required	0
47 48	Hotel - conv of car park Office	Core	£2,494,154 £1,343,248	£203,774 £1,115,010	£2,290,379 £228,237	Viable Viable	No resi No resi	0
49 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£725,686 £507,277 £2,144,857	£3,863,488 £1,801,246 £4,569,171	-£3,137,802 -£1,293,969 -£2,424,313	Non-viable	No AH required	0 0 0
52 53	Residential only on existing resi Residential only on existing resi	Prime Prime	£1,338,271 £3,056,144	£3,546,388 £8,844,274	-£2,208,118 -£5,788,131	Non-viable Non-viable	No AH required AH required	0
54 55 56	Residential only on existing resi Residential only on existing other Residential only on existing resi	Prime Prime	£1,013,700 £151,766,813 £34,573,480	£1,783,985 £64,263,076 £97,064,778	-£770,284 £87,503,737 -£62,491,298	Viable	AH required	0 0
57 58	Residential MU Residential only on former hotel/resi	Core Core	£9,129,326 £3,130,706	£8,495,344 £10,804,332	£633,983 -£7,673,626	Viable Non-viable	AH required AH required	0
59 60 61	Residential MU Residential MU Residential MU	Core Core	£4,610,669 £2,382,368 £5,971,702	£25,644,772 £8,237,341 £696,707	-£21,034,103 -£5,854,972 £5,274,994	Non-viable		0 0 0
62 63	Office - Mu with resi Office and hotel	Prime Prime	£641,321,577 £80,179,153	£406,054,545 £76,957,293	£235,267,031 £3,221,860	Viable Viable	AH required No resi	0
64 65 66	Retail only Residential only Hotel extension	Prime Core Core	£48,739,054 £712,789 £107,867	£13,788,890 £648,050 £0	£34,950,163 £64,740 £107,867	Viable	No AH required	0 0
67 68	Hotel extension Hotel extension Office	Core Core	£281,645 £86,919	£0 £0	£281,645 £86,919	Viable	No resi No resi	0
70 71	Hotel extension Hotel extension	Core Core	£312,078 £76,324 £386,738	£0 £0	£312,078 £76,324 £386,738		No resi No resi No resi	0
72 73	Residential only on existing office Residential only on existing office	Prime Prime	£43,972,241 £82,778,469	£45,912,507 £91,825,014	-£1,940,266 -£9,046,545	Non-viable	AH required AH required	0
74 75 76	Residential only on existing office Residential only on existing office Residential only on existing office	Core Core Fringe	£20,151,249 £40,311,013 £6,835,545	£30,111,090 £60,222,180 £10,170,126	-£9,959,841 -£19,911,167 -£3,334,581	Non-viable Non-viable	AH required	0 0 0
77 78 79	Residential only on existing office Office on existing office Office on existing office	Fringe Prime Prime	£13,679,837 £63,512,540 £33,868,923	£20,340,252 £45,912,507 £22,956,254	-£6,660,414 £17,600,033 £10,912,669	Non-viable Viable Viable	No resi	0
80 81	Office on existing office Office on existing office Office on existing office	Core Core	£49,641,529 £39,711,238	£21,077,763 £15,055,545	£28,563,766 £24,655,693	Viable Viable	AH required	0
82 83 84	Office on existing office Office on existing office Retail on existing retail	Fringe Fringe	£26,594,884 £14,179,285 £117,242,816	£10,170,126 £5,085,063 £23,265,485	£16,424,758 £9,094,222 £93,977,331	Viable Viable	No resi No resi No resi	0
85 86	Retail on existing retail Retail on existing retail	Prime Prime	£208,439,296 £117,242,578	£46,530,970 £23,265,485	£161,908,326 £93,977,093	Viable Viable	No resi	0
87 88 89	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Core Core	£208,439,059 £26,546,881 £47,202,445	£46,530,970 £11,861,642 £23,723,283	£161,908,089 £14,685,239 £23,479,162	Viable	AH required	0
90 91	Retail on existing retail Retail on existing retail	Fringe Fringe	£7,863,393 £13,987,541	£7,112,811 £14,225,623	£750,581 -£238,082	Viable Non-viable	No resi No resi	0
92 93 94	Hotel Resi on existing other Retail with resi on existing office and B8	Core Prime Prime	£4,599,907 £183,860,975 £521,614,049	£2,830,527 £39,039,841 £79,565,718	£1,769,379 £144,821,135 £442,048,332		AH required	0
95 96	Retail with resi on existing retail and office Retail with office on existing retail and offic	Prime Prime	£191,550,166 £173,375,441	£44,867,576 £96,551,115	£146,682,590 £76,824,326	Viable Viable	AH required No resi	0
97 98 99	Retail on existing office and retail Retail on existing office and retail Retail with office on existing C2	Prime Prime Prime	£127,253,404 £113,513,249 £484,750,620	£56,058,737 £107,910,141 £61,821,282	£71,194,667 £5,603,109 £422,929,338	Viable	AH required	0
100 101	Retail with office/resi on existing office Retail with office on existing retail	Prime Prime	£154,171,532 £88,596,425	£162,373,283 £102,447,659	-£8,201,752 -£13,851,234	Non-viable Non-viable	AH required AH required	0
102 103 104	Retail with office on existing retail Retail with office on existing retail and offic Retail on existing office and retail	Prime Prime Prime	£16,938,974 £77,915,657 £9,712,731	£9,623,923 £42,706,604 £8,103,869	£7,315,052 £35,209,053 £1,608,863	Viable Viable Viable	No resi	0
105 106	Retail with resi on existing office Retail on existing retail and office	Prime Prime	£5,840,683 £31,812,321	£3,324,791 £15,150,034	£2,515,892 £16,662,286	Viable Viable	No AH required No AH required	0
107 108 109	Hotel on existing govt building Hotel on existing govt building Hotel with retail on existing members club	Prime Prime Prime	£54,515,619 £24,195,693 £18,719,998	£0 £577,713 £463,008	£54,515,619 £23,617,980 £18,256,990	Viable	AH required No resi No resi	0
110 111	Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime	£2,713,761 £1,043,918	£6,602,219 £0	-£3,888,457 £1,043,918	Non-viable Viable	No resi No resi	0
112 113 114	Hotel on existing office Office with resi on existing C2 Office with resi on existing office and B8	Core Prime Prime	£5,412,069 £484,749,033 £513,903,201	£15,019,412 £61,821,282 £79,565,718	-£9,607,342 £422,927,752 £434,337,484	Viable	AH required	0
115 116	Office with retail on existing office and retail Office with retail on existing hotel and retail	Prime Prime	£384,085,198 £43,419,809	£248,517,253 £22,463,653	£135,567,945 £20,956,155	Viable Viable	No resi AH required	0
117 118 119	Office with retail on existing office Office with retail on existing office and retai Office on existing office	Prime Prime	£195,272,168 £77,913,880 £35,558,097	£167,038,884 £42,706,604 £29,292,180	£28,233,284 £35,207,276 £6,265,918		No resi No resi	0 0 0
120 121	Office on existing office Office with retail on existing office and retain	Prime Prime	£18,898,332 £173,372,478	£12,429,534 £96,551,115	£6,468,798 £76,821,363	Viable Viable	No resi No resi	0
122 123 124	Office on existing office ST: Resi and office on existing office and E ST: Resi on existing resi, retail and D1	Prime Core Core	£14,467,535 £276,666,713 £24,049,107	£12,185,179 £53,363,808 £37,851,433	£2,282,356 £223,302,905 -£13,802,326	Viable Non-viable	AH required AH required	0 0 0
125 126	ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat	Prime Prime	£631,308,113 £59,926,847 £7,723,140	£505,208,870 £130,749 £16,541,101	£126,099,243 £59,796,099 -£8,817,961	Viable Viable	AH required AH required	0
127 128 129	ST: Resi with office on existing resi and D1 Nightclub in cinema basement Nightclub with leisure on existing retail and	Prime Prime	-£213,253 £328,671,588	£228,331 £106,805,519	-£441,584 £221,866,069	Non-viable Viable	No resi No resi	0
130 131 132	Nighclub with resi on existing retail Casino on existing hotel	Prime Prime	£4,281,464 £144,726,804	£21,677,213 £126,600,078	-£17,395,748 £18,126,725	Non-viable Viable	No AH required	0
133 134	Casino with leisure on existing retail and le Casino on existing nightclub Resi with office on existing office and B8	Prime Core	£328,233,425 -£1,031,411 £276,665,467	£12,088,746 £53,363,808	£221,427,906 -£13,120,157 £223,301,659	Non-viable Viable	No resi AH required	0
135 136 137	Resi with office on existing C2 Resi with office/retail on existingoffice Resi with retail on existing office and retail	Core Prime Prime	£283,832,437 £154,167,329 £113,508,696	£32,638,444 £162,373,283 £107,910,141	£251,193,993 -£8,205,954 £5,598,555	Non-viable	AH required AH required	0 0
138 139	Resi on existing office Resi with office on existing office and retail	Prime Prime	£7,056,006 £47,259,176	£10,679,249 £42,213,682	-£3,623,243 £5,045,495	Viable Non-viable Viable	AH required AH required	0
140 141 142	Resi on existing office Resi on existing office	Prime Prime Prime	£5,989,732 £2,325,924 £9,708,155	£11,009,819 £3,462,545 £8,103,869	-£5,020,087 -£1,136,621 £1,604,287		No AH required	0 0 0
143 144	Resi on existing D1 Resi on existing office	Prime Core	£1,466,478 £1,393,711	£68,368 £3,095,420	£1,398,110 -£1,701,709	Viable Non-viable	No AH required No AH required	0
145 146 147	Resi with retail on existing retail and office Resi on existing resi Resi on existing telephone exchange	Prime Fringe Fringe	£15,570,670 £34,355,279 £13,327,282	£9,623,923 £71,972,364 £1,971,205	£5,946,747 -£37,617,085 £11,356,077	Non-viable	AH required	0 0 0
148 149	Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe	£5,250,850 £219,975	£878,330 £0	£4,372,520 £219,975	Viable Viable	AH required No AH required	0
150 151 152	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin	Fringe Fringe Core	£209,682 £193,085 £27,147,692	£0 £0 £3,576,446	£209,682 £193,085 £23,571,246	Viable	No AH required	0 0 0
153 154	Resi on existing electricity sub-station Resi on existing resi	Prime Prime	£76,550,390 £3,495,389	£874,052 £6,394,369	£75,676,338 -£2,898,980	Viable Non-viable	AH required No AH required	0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,058,851 £10,951,160 £14,161,931	£2,408,887 £3,360,048 £44,943,815	-£1,350,036 £7,591,112 -£30,781,884	Viable	No resi	0 0 0
158 159	Resi and retail on existing office Resi (older persons's) on existing resi	Core Fringe	£12,061,236 £60,783,517	£22,932,393 £92,482,347	-£10,871,158 -£31,698,830	Non-viable Non-viable	AH required AH required	0
160 161 162	Retail and resi on existing retail Residential on existing hotel conv ST: Resi with retail on existing SG	Prime Prime Core	£353,315,355 £7,418,187 £128,398,839	£211,421,076 £10,169,289 £12,865,404	£141,894,279 -£2,751,102 £115,533,435	Non-viable	AH required	0 0
163 164	Hotel and resi on existing office ST: Office/retail on existing B8/SG	Core	£35,609,820 £300,380,643	£68,177,530 £23,665,333	-£32,567,710 £276,715,310	Non-viable Viable	AH required No resi	0
165 166 167	Resi/retail/office on existing retail/resi/office Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail	Prime Core Core	£38,825,535 £117,320,329 £66,523,376	£36,081,379 £361,814,858 £56,797,748	£2,744,156 -£244,494,529 £9,725,628		AH required	0 0 0
168 169	Resi with office/retail on existing resi/office Resi with office/retail on existing retail/office	Core	£186,960,023 £61,261,646	£529,248,318 £24,523,270	-£342,288,294 £36,738,376	Viable	AH required AH required	0
170 171 172		Core Core Prime	£207,062,964 £41,546,604 £104,548,313	£57,976,747	£87,629,805 £26,413,051 £46,571,566	Viable	AH required	0 0 0
173 174 175	Resi and retail on existing office Resi on existing garage Resi on existing office and resi	Core Fringe Prime	£5,548,438 £7,003,339 £6,717,508	£11,032,479 £1,779,039 £18,418,415	-£5,484,041 £5,224,300 -£11,700,907	Non-viable Viable	AH required AH required	0 0
176	Resi on existing office Resi on exisitng office	Core	£18,945,970	£18,418,415 £10,257,475	£8,688,494			0

ESTMIN	STER LOCAL PLAN	Viable and AH reqrd	49 schemes	58%	I		AH percentage	25%
Proxy	Development type	Sustainability:  Area	On RLV	Commercial AH cont BLV	Off Surplus/Deficit	Viable/Non viable	Rented percentage	40% Com PIL
2 3	Office MU Office - MU with resi and retail Residential only on existing office	Prime Core	£46,799,021 £34,758,868 £563,495	£36,094,248 £21,459,506 £1,535,666	£10,704,773 £13,299,362 -£972,170	Viable Viable Non-viable	AH required AH required No AH required	0
4 5	Residential only on existing resi Hotel with resi	Prime Prime	£3,540,671 £10,020,199	£5,976,526 £3,963,133	-£2,435,855 £6,057,066	Non-viable Viable	No AH required No AH required	0
6 7 8		Prime Core Prime	£121,473,466 £4,186,081 £2,834,980	£27,987,321 £7,561,217 £4,995,281	£93,486,145 -£3,375,136 -£2,160,301	Non-viable	No AH required AH required No AH required	0 0
9	D1 Residential only on existing office	Core Prime	-£461,769 £5,297,157	£761,410 £10,064,022			No resi AH required AH required	0 0
12	Retail only	Core Prime	£33,331,143 £36,247,649	£4,416,346 £8,980,477	£27,267,172	Viable	AH required No resi	0
14 15 16	Office - MU	Core Prime Prime	£617,664 £196,370,987 £5,063,019	£1,451,647 £162,430,981 £8,912,901	£33,940,006	Non-viable Viable Non-viable	No AH required  No resi  AH required	0
17 18	Residential only on existing office Residential only on existing resi	Core Fringe	£551,574 £222,804	£554,044 £1,012,869	-£2,471 -£790,065	Non-viable Non-viable	No AH required No AH required	0
19 20 21	Residential only on existing other	Fringe Fringe Fringe	£1,201,182 £12,788,036 £547,855	£150,920 £1,396,651 £211,503	£1,050,261 £11,391,386 £336,353	Viable	AH required AH required No AH required	0
22 23	Office - MU Residential MU	Fringe Core	£5,408,568 £24,738,463	£3,370,380 £2,305,548	£2,038,188 £22,432,914	Viable Viable	No AH required AH required	0
24 25 26	Residential only on existing resi	Core Core	£2,403,738 £1,606,354 £637,974	£5,504,307 £1,805,183 £728,860	-£198,829	Non-viable Non-viable Non-viable	AH required No resi No AH required	0
27 28	Residential only on existing office Residential only on existing resi	Core Core	£2,557,876 £576,535	£5,112,863 £1,232,468	-£2,554,987 -£655,932	Non-viable Non-viable	No AH required No AH required	0
30 31	Residential only on existing resi	Core Core	£2,606,762 £224,664 £2,733,975	£4,858,502 £732,549 £2,830,527		Non-viable Non-viable	AH required  No AH required  No resi	0
32		Core	£2,193,028 £49,829,807	£4,577,890 £23,700,153	-£2,384,862 £26,129,654		No AH required AH required No AH required	0
35 36		Core Core	£699,508 £2,882,700	£855,497 £3,406,913	-£524,213	Non-viable Non-viable	No AH required  AH required	0 0
37 38 39	Residential only on existing other	Core Core Prime	£2,151,869 £1,424,605 £1,137,481	£8,378,517 £2,562,115 £2,801,187	-£6,226,649 -£1,137,510 -£1,663,707	Non-viable	No AH required No AH required No AH required	0
40 41	Residential only on existing resi Residential only on existing resi	Prime Prime	£2,141,139 £1,459,573	£4,805,181 £2,273,820	-£2,664,042 -£814,248	Non-viable Non-viable	No AH required No AH required	0
42 43 44	Residential MU	Prime Prime Prime	£19,476,199 £958,659,333 £29,204,143	£35,554,646 £13,559,176 £87,019,530	£945,100,157	Viable	AH required AH required AH required	0 0
45 46	Residential only on existing office	Prime Prime	£2,193,421 £1,864,738	£1,201,233 £14,049,227	-£12,184,489	Non-viable	No AH required AH required	0 0
47 48 49	Office	Core Core Prime	£2,495,097 £1,344,226 £865,902	£1,115,010	£229,215 -£2,997,587	Viable Non-viable	No resi No resi No AH required	0
50 51 52	Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£605,616 £2,381,220 £1,486,402	£1,801,246 £4,569,171 £3,546,388	-£1,195,631	Non-viable Non-viable	No AH required No AH required No AH required	0 0
53 54	Residential only on existing resi Residential only on existing resi	Prime Prime	£3,457,642 £1,143,026	£8,844,274 £1,783,985	-£5,386,633 -£640,958	Non-viable Non-viable	AH required No AH required	0
55 56 57	Residential only on existing resi	Prime Prime Core	£170,829,418 £38,430,833 £9,943,890	£64,263,076 £97,064,778 £8,495,344	-£58,633,945	Non-viable	AH required AH required AH required	0 0
58 59	Residential only on former hotel/resi Residential MU	Core Core	£3,885,704 £5,321,389	£10,804,332 £25,644,772	-£6,918,628 -£20,323,383	Non-viable Non-viable	AH required AH required	0
60 61 62		Core Core Prime	£2,656,156 £6,764,766 £652,762,552	£8,237,341 £696,707 £406,054,545	-£5,581,184 £6,068,059 £246,708,006		AH required AH required AH required	0 0
63 64	Office and hotel Retail only	Prime Prime	£80,180,398 £48,740,357	£76,957,293 £13,788,890			No resi No resi	0
65 66 67	Hotel extension Hotel extension	Core Core	£794,337 £109,211 £283,010	£648,050 £0	£109,211	Viable	No AH required No resi No resi	0 0
68 69	Office	Core Fringe	£88,305 £313,484	03 03	£313,484	Viable	No resi	0
70 71 72	Hotel extension	Core Core Prime	£77,750 £388,185 £48,423,530	£0 £0 £45,912,507	£388,185	Viable	No resi No resi AH required	0 0
73 74	Residential only on existing office Residential only on existing office	Prime Core	£91,156,166 £22,607,696 £45,222,487	£30,111,090	-£668,848 -£7,503,394	Non-viable Non-viable	AH required AH required	0
75 76 77	Residential only on existing office	Core Fringe Fringe	£8,237,228 £16,481,746	£60,222,180 £10,170,126 £20,340,252	-£1,932,898	Non-viable	AH required AH required AH required	0
78 79 80		Prime Prime Core	£63,514,081 £33,870,483 £50,882,742	£45,912,507 £22,956,254 £21,077,763	£17,601,574 £10,914,229 £29,804,979	Viable	No resi No resi AH required	0 0
81 82	Office on existing office Office on existing office Office on existing office	Core Fringe	£40,704,540 £26,596,503	£15,055,545 £10,170,126	£25,648,995 £16,426,378	Viable Viable	AH required No resi	0
83 84 85	Office on existing office Retail on existing retail Retail on existing retail	Prime Prime	£14,180,925 £117,244,475 £208,440,975	£5,085,063 £23,265,485 £46,530,970	£9,095,862 £93,978,990 £161,910,005		No resi No resi No resi	0 0
86 87	Retail on existing retail Retail on existing retail	Prime Prime	£117,244,277 £208,440,777	£23,265,485 £46,530,970	£93,978,792 £161,909,807	Viable Viable	No resi No resi	0
	Retail on existing retail Retail on existing retail Retail on existing retail	Core Core Fringe	£26,548,618 £47,204,203 £7,865,171	£11,861,642 £23,723,283 £7,112,811	£14,686,977 £23,480,920 £752,359	Viable	AH required No resi No resi	0
91 92	Retail on existing retail Hotel	Fringe Core	£13,989,339 £4,601,752	£14,225,623 £2,830,527	-£236,284 £1,771,224	Non-viable Viable	No resi No resi	0
93 94 95	Retail with resi on existing office and B8	Prime Prime	£202,805,560 £532,757,191 £192,332,493	£39,039,841 £79,565,718 £44,867,576	£453,191,473	Viable	AH required AH required AH required	0 0
96 97 98	Retail with office on existing retail and office Retail on existing office and retail	Prime Prime	£173,377,337 £128,696,409	£96,551,115 £56,058,737	£76,826,222 £72,637,673	Viable Viable	No resi AH required	0
99	Retail on existing office and retail Retail with office on existing C2 Retail with office/resi on existing office	Prime Prime Prime	£117,437,502 £502,401,957 £161,159,675	£107,910,141 £61,821,282 £162,373,283	£440,580,676 -£1,213,608	Viable Non-viable	AH required AH required AH required	0
01 02 03	Retail with office on existing retail Retail with office on existing retail Retail with office on existing retail and offic	Prime Prime Prime	£93,928,591 £17,212,027 £77,917,691	£102,447,659 £9,623,923 £42,706,604	-£8,519,068 £7,588,104 £35,211,087	Viable	AH required  No AH required  No resi	0
04 05	Retail on existing office and retail Retail with resi on existing office	Prime Prime	£10,140,471 £5,957,159	£8,103,869 £3,324,791	£2,036,603 £2,632,368	Viable Viable	No AH required No AH required	0
06 07 08		Prime Prime Prime	£32,190,374 £55,246,769 £24,197,826	£15,150,034 £0 £577,713			No AH required AH required No resi	0 0
09 10	Hotel with retail on existing members club Hotel on existing office	Prime Prime	£18,722,150 £2,715,968	£463,008 £6,602,219	£18,259,142 -£3,886,251	Viable Non-viable	No resi No resi	0
11 12 13		Prime Core Prime	£1,046,144 £5,414,282 £502,400,636			Non-viable	No resi No resi AH required	0
14 15	Office with resi on existing office and B8 Office with retail on existing office and retail	Prime Prime	£524,882,044 £384,087,469	£79,565,718 £248,517,253	£445,316,326 £135,570,216	Viable Viable	AH required No resi	0
16 17 18	Office with retail on existing hotel and retail Office with retail on existing office Office with retail on existing office and retail	Prime	£45,896,520 £196,818,242 £77,916,210	£22,463,653 £167,038,884 £42,706,604	£29,779,358	Viable	AH required AH required No resi	0 0
19 20	Office on existing office Office on existing office	Prime Prime	£35,560,447 £18,900,702	£29,292,180 £12,429,534	£6,268,268 £6,471,168	Viable Viable	No resi No resi	0
21 22 23	Office with retail on existing office and retain Office on existing office ST: Resi and office on existing office and B	Prime	£173,374,868 £14,658,460 £283,677,077	£96,551,115 £12,185,179 £53,363,808	£2,473,281 £230,313,269	Viable Viable	No resi No AH required AH required	0 0
24 25	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core Prime	£26,851,497 £638,784,468	£37,851,433 £505,208,870	-£10,999,936 £133,575,598	Non-viable Viable	AH required AH required	0
26 27 28	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Core Prime	£66,359,718 £8,856,259 -£210,608	£130,749 £16,541,101 £228,331	-£7,684,841 -£438,939	Non-viable Non-viable	AH required AH required No resi	0 0
29 30	Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime Prime	£328,674,175 £4,755,576	£106,805,519 £21,677,213	£221,868,656 -£16,921,637	Viable Non-viable	No resi No AH required	0
31 32 33	Casino with leisure on existing retail and le Casino on existing nightclub	Prime	£144,729,431 £328,236,072 -£1,028,705	£106,805,519 £12,088,746	£221,430,553 -£13,117,451	Viable Non-viable	No resi No resi No resi	0 0
34 35 36	Resi with office on existing office and B8 Resi with office on existing C2	Core Core Prime	£283,676,038 £294,936,683 £161,156,173	£53,363,808 £32,638,444 £162,373,283	£230,312,230 £262,298,239	Viable Viable	AH required AH required AH required	0 0 0
37 38	Resi with retail on existing office and retail Resi on existing office	Prime Prime	£117,433,707 £7,803,170	£107,910,141 £10,679,249	£9,523,566 -£2,876,079	Viable Non-viable	AH required AH required	0
39 40 41		Prime Prime Prime	£48,322,119 £6,704,615 £2,573,405	£42,213,682 £11,009,819 £3,462,545			AH required AH required No AH required	0 0
142 143	Resi with retail on existing office and retail Resi on existing D1	Prime Prime	£10,136,658 £1,679,946	£8,103,869 £68,368	£2,032,789 £1,611,578	Viable Viable	No AH required No AH required	0
44 45 46	Resi with retail on existing retail and office	Core Prime Fringe	£1,583,621 £15,747,220 £37,622,692	£3,095,420 £9,623,923 £71,972,364	£6,123,297	Viable	No AH required No AH required AH required	0 0
47  48	Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe	£14,631,835 £5,765,447	£1,971,205 £878,330	£12,660,630 £4,887,118	Viable Viable	AH required AH required	0
49 50 51	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe	£245,839 £234,572 £215,510	£0	£234,572 £215,510	Viable Viable	No AH required No AH required No AH required	0 0
52 53	Resi with retail, storage and gym on existin Resi on existing electricity sub-station	Core Prime	£30,570,229 £84,781,697 £3,866,450	£3,576,446 £874,052 £6,394,369	£26,993,783 £83,907,644	Viable Viable	AH required AH required	0 0
54 55 56	Resi on existing office Hotel on existing hotel	Prime Core Core	£1,205,334 £10,954,338	£2,408,887 £3,360,048		Non-viable Viable	No AH required No AH required No resi	0
157 158	Resi on existing retail/office Resi and retail on existing office	Prime Core	£16,958,199 £13,117,181 £68,528,047	£44,943,815 £22,932,393 £92,482,347	-£27,985,616 -£9,815,213	Non-viable Non-viable	AH required AH required AH required	0
159 160 161	Retail and resi on existing retail Residential on existing hotel conv	Fringe Prime Prime	£368,037,571 £8,506,771	£211,421,076 £10,169,289	£156,616,495 -£1,662,518	Viable Non-viable	AH required AH required	0
162 163	ST: Resi with retail on existing SG	Core Core	£146,801,708 £38,430,540 £300,383,881	£12,865,404	£133,936,304	Viable	AH required AH required No resi	0
165 166	Resi/retail/office on existing retail/resi/office Hotel/Resi/Retail on existing office	Prime Core	£40,754,729 £126,379,676	£361,814,858			AH required AH required	0
100	Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office/		£68,187,282 £200,880,238 £63,421,675	£56,797,748 £529,248,318			AH required AH required AH required	0 0
167 168	Resi with office/retail on existing retail/office	Core	L03.42 LB/5					
167 168 169 170 171	Resi with office/retail on existing retail/offic Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse	Core Core	£209,635,044 £47,323,630				AH required  AH required	0
167 168 169 170	Resi with office/retail on existing retail/offico Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse ST: Resi and retail on existing institutional Resi and retail on existing office	Core Core	£209,635,044	£15,133,552 £57,976,747 £11,032,479	£32,190,078 £67,768,677 -£4,952,641 £6,082,286	Viable Viable Non-viable Viable		

	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	52 schemes On	61% Commercial AH cont	Off	AH percentage Rented percentage	20% 40%
Proxy number	Development type Office MU	Area Prime	RLV £47.365.930	BLV £36.094,248	Viable/Non Surplus/Deficit viable £11.271.682 Viable	AH required	Com PIL
2	Office - MU with resi and retail Residential only on existing office	Prime Core	£35,278,606 £656,082	£21,459,506 £1,535,666	£13,819,100 Viable -£879,584 Non-viable	AH required No AH required	0
5 6	Residential only on existing resi Hotel with resi Retail MU	Prime Prime Prime	£3,901,577 £10,309,306 £121,764,476	£5,976,526 £3,963,133 £27,987,321	£6,346,173 Viable £93,777,155 Viable	No AH required No AH required No AH required	0
7 8	Residential only on existing office Residential only on existing office	Core Prime	£4,677,355 £3,123,372	£7,561,217 £4,995,281	-£2,883,863 Non-viable -£1,871,909 Non-viable	AH required No AH required	0
9 10 11	D1 Residential only on existing office Office - MU	Core Prime Prime	-£461,587 £5,915,442 £103,227,023	£761,410 £10,064,022 £96,875,390	-£1,222,997 Non-viable -£4,148,580 Non-viable £6,351,632 Viable	No resi AH required AH required	0
12 13	Residential MU Retail only	Core Prime	£36,425,868 £36,247,910	£4,416,346 £8,980,477	£32,009,523 Viable £27,267,433 Viable	AH required No resi	0
14 15 16	Residential only on existing resi Office - MU Residential only on existing resi	Core Prime Prime	£683,755 £196,371,284 £5,658,296	£1,451,647 £162,430,981 £8,912,901	-£767,892 Non-viable £33,940,302 Viable -£3,254,605 Non-viable	No AH required No resi AH required	0
17 18 19	Residential only on existing office Residential only on existing resi	Core Fringe	£626,874 £258,327	£554,044 £1,012,869	£72,830 Viable -£754,543 Non-viable	No AH required No AH required	0
20	Residential only on existing other Residential only on existing other Residential only on existing resi	Fringe Fringe Fringe	£1,405,179 £15,063,514 £618,531	£150,920 £1,396,651 £211,503	£1,254,258 Viable £13,666,864 Viable £407,028 Viable	AH required AH required No AH required	0
22 23 24	Office - MU Residential MU	Fringe Core	£5,520,438 £28,753,789	£3,370,380 £2,305,548 £5,504,307	£2,150,058 Viable £26,448,240 Viable	No AH required AH required	0
25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core	£2,729,856 £1,606,860 £705,588	£5,504,307 £1,805,183 £728,860	-£2,774,451 Non-viable -£198,324 Non-viable -£23,272 Non-viable	AH required  No resi  No AH required	0
27 28 29	Residential only on existing office Residential only on existing resi Residential only on existing office	Core Core	£2,874,827 £637,745 £2,942,057	£5,112,863 £1,232,468 £4,858,502	-£2,238,036 Non-viable -£594,723 Non-viable -£1,916,444 Non-viable	No AH required No AH required AH required	0
30 31	Residential only on existing resi Hotel	Core	£257,799 £2,734,602	£732,549 £2,830,527	-£474,751 Non-viable -£95,926 Non-viable	No AH required No resi	0
32 33 34	Residential only on existing office Residential MU Office - MU	Core Core	£2,449,163 £50,986,674 £69,066,101	£4,577,890 £23,700,153 £56,741,251	£27,286,521 Viable £12,324,849 Viable	No AH required AH required No AH required	0
35 36	Residential only on existing resi Residential only on existing office	Core Core	£781,540 £3,243,312	£855,497 £3,406,913	-£73,957 Non-viable -£163,601 Non-viable	No AH required AH required	0
37 38 39	Residential only on existing other Residential only on existing other Residential only on existing resi	Core Core Prime	£2,422,062 £1,601,333 £1,248,743	£8,378,517 £2,562,115 £2,801,187	-£5,956,455 Non-viable -£960,782 Non-viable -£1,552,445 Non-viable	No AH required No AH required No AH required	0
40 41 42	Residential only on existing resi Residential only on existing resi	Prime Prime	£2,349,831 £1,590,476	£4,805,181 £2,273,820	-£2,455,350 Non-viable -£683,344 Non-viable -£14,334,089 Non-viable	No AH required No AH required	0
42 43 44	Residential only on existing office Residential MU Residential only on existing other	Prime Prime Prime	£21,220,557 £1,037,512,426 £32,394,020	£35,554,646 £13,559,176 £87,019,530	£1,023,953,250 Viable -£54,625,510 Non-viable	AH required AH required AH required	0
45 46	Residential MU Residential only on existing office	Prime Prime	£2,230,177 £2,164,306	£1,201,233 £14,049,227	£1,028,944 Viable -£11,884,921 Non-viable	No AH required AH required	0
47 48 49	Hotel - conv of car park Office Residential only on existing resi	Core Prime	£2,496,039 £1,345,203 £1,006,116	£203,774 £1,115,010 £3,863,488	£2,292,265 Viable £230,193 Viable -£2,857,373 Non-viable	No resi No resi No AH required	0
50 51	Residential only on existing resi Residential only on existing resi	Prime Prime	£703,953 £2,617,582	£1,801,246 £4,569,171	-£1,097,293 Non-viable -£1,951,588 Non-viable	No AH required No AH required	0
52 53 54	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,634,532 £3,859,140 £1,272,351	£3,546,388 £8,844,274 £1,783,985	-£1,911,857 Non-viable -£4,985,135 Non-viable -£511,634 Non-viable	No AH required  AH required  No AH required	0
55 56	Residential only on existing other Residential only on existing resi Residential MU	Prime Prime Core	£189,892,023 £42,288,188 £10,758,454	£64,263,076 £97,064,778 £8,495,344	£125,628,947 Viable -£54,776,590 Non-viable £2,263,111 Viable	AH required AH required AH required	0 0
58 59	Residential only on former hotel/resi Residential MU	Core Core	£4,640,702 £6,032,108	£10,804,332 £25,644,772	-£6,163,630 Non-viable -£19,612,663 Non-viable	AH required AH required	0
60 61	Residential MU Residential MU Office Mu with resi	Core Core	£2,929,945 £7,557,830	£8,237,341 £696,707	-£5,307,395 Non-viable £6,861,123 Viable	AH required AH required	0
62 63 64	Office - Mu with resi Office and hotel Retail only	Prime Prime	£664,203,527 £80,181,642 £48,741,661	£406,054,545 £76,957,293 £13,788,890	£258,148,981 Viable £3,224,349 Viable £34,952,771 Viable	AH required No resi No resi	0 0
65 66 67	Residential only Hotel extension Hotel extension	Core Core	£875,884 £110,555 £284,375	£648,050 £0	£227,834 Viable £110,555 Viable £284,375 Viable	No AH required No resi No resi	0
68 69	Hotel extension Office	Core Fringe	£89,690 £314,890	£0 £0	£89,690 Viable £314,890 Viable	No resi No resi	0
70 71 72	Hotel extension Hotel extension Residential only on existing office	Core Core Prime	£79,176 £389,631 £52,874,818	£0 £0 £45,912,507	£79,176 Viable £389,631 Viable £6,962,311 Viable	No resi No resi AH required	0
73 74	Residential only on existing office Residential only on existing office	Prime Core	£99,533,864 £25,064,142	£91,825,014 £30,111,090	£7,708,849 Viable -£5,046,948 Non-viable	AH required AH required	0
75 76 77	Residential only on existing office Residential only on existing office Residential only on existing office	Core Fringe Fringe	£50,133,961 £9,638,911 £19,283,656	£60,222,180 £10,170,126 £20,340,252	-£10,088,219 Non-viable -£531,215 Non-viable -£1,056,596 Non-viable	AH required AH required AH required	0
78 79	Office on existing office Office on existing office	Prime Prime	£63,515,621 £33,872,043	£45,912,507 £22,956,254	£17,603,114 Viable £10,915,790 Viable	No resi No resi	0
80 81 82	Office on existing office Office on existing office Office on existing office	Core Core Fringe	£52,123,956 £41,697,842 £26,598,124	£21,077,763 £15,055,545 £10,170,126	£31,046,193 Viable £26,642,297 Viable £16,427,998 Viable	AH required AH required No resi	0
83 84	Office on existing office Retail on existing retail	Fringe Prime	£14,182,564 £117,246,134	£5,085,063 £23,265,485	£9,097,501 Viable £93,980,649 Viable	No resi No resi	0
85 86 87	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime	£208,442,653 £117,245,975 £208,442,495	£46,530,970 £23,265,485 £46,530,970	£161,911,683 Viable £93,980,490 Viable £161,911,525 Viable	No resi No resi No resi	0
88 89	Retail on existing retail Retail on existing retail	Core	£26,550,356 £47,205,961	£11,861,642 £23,723,283	£14,688,715 Viable £23,482,678 Viable	AH required No resi	0
90 91 92	Retail on existing retail Retail on existing retail Hotel	Fringe Fringe Core	£7,866,948 £13,991,136 £4,603,597	£7,112,811 £14,225,623 £2,830,527	£754,136 Viable -£234,487 Non-viable £1,773,069 Viable	No resi No resi No resi	0
93 94	Resi on existing other Retail with resi on existing office and B8	Prime Prime	£221,750,143 £543,900,333	£39,039,841 £79,565,718	£182,710,302 Viable £464,334,615 Viable	AH required AH required	0
95 96 97	Retail with resi on existing retail and office Retail with office on existing retail and offic Retail on existing office and retail	Prime Prime Prime	£193,114,819 £173,379,234 £130,139,416	£44,867,576 £96,551,115 £56,058,737	£148,247,244 Viable £76,828,119 Viable £74,080,679 Viable	AH required  No resi  AH required	0
98	Retail on existing office and retail Retail with office on existing C2	Prime Prime	£121,361,754 £520,053,295	£107,910,141 £61,821,282	£13,451,613 Viable £458,232,014 Viable	AH required AH required	0
100 101 102	Retail with office/resi on existing office Retail with office on existing retail Retail with office on existing retail	Prime Prime	£168,147,820 £99,260,756 £17,485,079	£162,373,283 £102,447,659 £9,623,923	£5,774,537 Viable -£3,186,902 Non-viable £7,861,157 Viable	AH required AH required No AH required	0
103 104	Retail with office on existing retail and offic Retail on existing office and retail	Prime Prime	£77,919,726 £10,568,210	£42,706,604 £8,103,869	£35,213,122 Viable £2,464,341 Viable	No resi No AH required	0
105 106 107	Retail with resi on existing office Retail on existing retail and office Hotel on existing govt building	Prime Prime Prime	£6,073,636 £32,568,428 £55,977,919	£3,324,791 £15,150,034 £0	£2,748,845 Viable £17,418,394 Viable £55,977,919 Viable	No AH required  No AH required  AH required	0
109	Hotel on existing govt building Hotel with retail on existing members club Hotel on existing office	Prime Prime	£24,199,958 £18,724,304	£577,713 £463,008 £6,602,219	£23,622,246 Viable £18,261,295 Viable	No resi No resi No resi	0
111	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£2,718,174 £1,048,371 £5,416,493	£0,602,219 £0 £15,019,412	£1,048,371 Viable £1,048,371 Viable -£9,602,919 Non-viable	No resi No resi	0
113 114	Office with resi on existing C2 Office with resi on existing office and B8	Prime Prime	£520,052,239 £535,860,886	£61,821,282 £79,565,718	£458,230,957 Viable £456,295,168 Viable	AH required AH required	0
115 116 117	Office with retail on existing office and retai Office with retail on existing hotel and retai Office with retail on existing office	Prime Prime	£384,089,740 £48,373,230 £198,364,317	£248,517,253 £22,463,653 £167,038,884	£135,572,487 Viable £25,909,576 Viable £31,325,433 Viable	No resi AH required AH required	0
118 119 120	Office with retail on existing office and retain office on existing office of existing office of existing office		£77,918,541 £35,562,798 £18,903,073	£42,706,604 £29,292,180 £12,429,534	£35,211,937 Viable £6,270,619 Viable £6,473,539 Viable	No resi No resi No resi	0
121 122	Office with retail on existing office and retain Office on existing office	Prime Prime	£173,377,258 £14,849,387	£96,551,115 £12,185,179	£76,826,143 Viable £2,664,207 Viable	No resi No AH required	0
124	ST: Resi and office on existing office and E ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core	£290,687,441 £29,653,887 £646,260,821	£53,363,808 £37,851,433 £505,208,870	£237,323,633 Viable -£8,197,546 Non-viable £141,051,952 Viable	AH required AH required AH required	0
126 127	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1	Prime Core	£72,792,589 £9,989,380	£130,749 £16,541,101	£72,661,840 Viable -£6,551,720 Non-viable	AH required AH required	0
128 129 130	Nightclub in cinema basement Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime Prime Prime	-£207,963 £328,676,763 £5,229,686	£228,331 £106,805,519 £21,677,213	-£436,294 Non-viable £221,871,243 Viable -£16,447,527 Non-viable	No resi No resi No AH required	0 0
131 132	Casino on existing hotel Casino with leisure on existing retail and le	Prime Prime	£144,732,058 £328,238,720	£126,600,078 £106,805,519	£18,131,980 Viable £221,433,201 Viable	No resi No resi	0
133 134 135	Casino on existing nightclub Resi with office on existing office and B8 Resi with office on existing C2	Prime Core Core	-£1,026,000 £290,686,610 £306,040,931	£12,088,746 £53,363,808 £32,638,444	-£13,114,746   Non-viable £237,322,801   Viable £273,402,486   Viable	No resi AH required AH required	0
136 137 138	Resi with office/retail on existingoffice Resi with retail on existing office and retail	Prime Prime Prime	£168,145,018 £121,358,718 £8,550,333	£162,373,283 £107,910,141 £10,679,249	£5,771,734 Viable £13,448,577 Viable -£2,128,916 Non-viable	AH required AH required	0
139 140	Resi on existing office Resi with office on existing office and retail Resi on existing office	Prime Prime	£49,385,060 £7,419,497	£42,213,682 £11,009,819	£7,171,379 Viable -£3,590,322 Non-viable	AH required AH required AH required	0
141 142 143	Resi on existing office Resi with retail on existing office and retail Resi on existing D1	Prime Prime Prime	£2,820,885 £10,565,159 £1,893,412	£3,462,545 £8,103,869 £68,368	-£641,660 Non-viable £2,461,291 Viable £1,825,045 Viable	No AH required No AH required No AH required	0
144 145	Resi on existing office Resi with retail on existing retail and office	Core Prime	£1,773,532 £15,923,769	£3,095,420 £9,623,923	-£1,321,888 Non-viable £6,299,847 Viable	No AH required No AH required	0
146 147 148	Resi on existing resi Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe Fringe	£40,890,106 £15,936,389 £6,280,045	£71,972,364 £1,971,205 £878,330	-£31,082,258 Non-viable £13,965,185 Viable £5,401,715 Viable	AH required AH required AH required	0
149 150	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe	£271,704 £259,462	£0 £0	£271,704 Viable £259,462 Viable	No AH required  No AH required	0
151 152	Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin Resi on existing electricity sub-station	Fringe	£237,933 £33,992,765 £93,013,004	£0 £3,576,446 £874,052	£237,933 Viable £30,416,319 Viable £92,138,952 Viable	No AH required AH required AH required	0 0
154 155	Resi on existing resi Resi on existing office	Prime Core	£4,237,512 £1,351,817	£6,394,369 £2,408,887	-£2,156,857 Non-viable -£1,057,070 Non-viable	No AH required No AH required	0
157	Hotel on existing hotel Resi on existing retail/office Resi and retail on existing office	Core Prime Core	£10,957,516 £19,754,467 £14,173,126	£3,360,048 £44,943,815 £22,932,393	£7,597,468 Viable -£25,189,349 Non-viable -£8,759,267 Non-viable		0 0
159 160	Resi (older persons's) on existing resi Retail and resi on existing retail	Fringe Prime	£76,272,577 £382,759,786	£92,482,347 £211,421,076	-£16,209,770 Non-viable £171,338,710 Viable	AH required AH required	0
162	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office	Prime Core Core	£9,595,355 £165,204,575 £41,251,261	£10,169,289 £12,865,404 £68,177,530	-£573,934 Non-viable £152,339,171 Viable -£26,926,269 Non-viable	AH required AH required AH required	0
164 165	ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core Prime	£300,387,121 £42,683,921	£23,665,333 £36,081,379	£276,721,787 Viable £6,602,542 Viable	No resi AH required	0
167 168	Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office.		£135,439,024 £69,851,189 £214,800,452	£361,814,858 £56,797,748 £529,248,318	-£226,375,834   Non-viable £13,053,440   Viable -£314,447,866   Non-viable	AH required AH required AH required	0
169 170	Resi with office/retail on existing retail/office Office/resi/retail on existing office/resi/retail	Core	£65,581,706 £212,207,124	£24,523,270 £119,433,159	£41,058,436 Viable £92,773,964 Viable	AH required AH required	0
172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core	£53,100,656 £146,942,535 £6,611,236	£15,133,552 £57,976,747 £11,032,479	£37,967,104 Viable £88,965,788 Viable -£4,421,243 Non-viable	AH required AH required AH required	0 0
174 175	Resi on existing garage Resi on existing office and resi	Fringe Prime	£8,719,313 £9,252,972	£1,779,039 £18,418,415	£6,940,274 Viable -£9,165,444 Non-viable	AH required AH required	0
176	Resi on exisitng office	Core	£25,527,740	£10,257,475	£15,270,265 Viable	AH required	0

	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	48 schemes On	56% Commercial AH cont	On		AH percentage Rented percentage	35% 40%
Proxy umber	Development type	Area Prime	RLV £45,690,695	BLV £36,094,248	Surplus/Deficit	Viable/Non viable Viable	AH required	Com PIL
2	Office - MU with resi and retail Residential only on existing office	Prime Core	£33,730,573 £379,443	£21,459,506 £1,535,666			AH required No AH required	0
5	Residential only on existing resi Hotel with resi	Prime Prime	£2,824,709 £9,454,172		£5,491,039	Viable	No AH required No AH required	0
6 7 8	Retail MU Residential only on existing office Residential only on existing office	Prime Core Prime	£120,919,867 £3,208,820 £2,260,560	£27,987,321 £7,561,217 £4,995,281		Non-viable	No AH required AH required No AH required	0 0
9	D1 Residential only on existing office	Core Prime	-£457,534 £4,065,676				No resi AH required	0
11 12 13	Residential MU Retail only	Core Prime	£101,671,582 £27,175,919 £36,252,797	£96,875,390 £4,416,346 £8,980,477	£4,796,192 £22,759,574 £27,272,319		AH required AH required No resi	0 0
14 15	Residential only on existing resi Office - MU	Core Prime	£487,079 £196,437,872	£162,430,981	£34,006,891	Non-viable Viable	No AH required No resi	0
16 17 18	Residential only on existing resi Residential only on existing office Residential only on existing resi	Prime Core Fringe	£3,879,308 £401,953 £152,369	£554,044	-£152,091	Non-viable Non-viable Non-viable	AH required  No AH required  No AH required	0
19 20	Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe	£796,855 £8,278,040	£150,920	£645,934	Viable	AH required  AH required	0
21	Residential only on existing resi Office - MU	Fringe Fringe	£407,480 £5,044,491	£211,503 £3,370,380	£195,977 £1,674,112	Viable	No AH required No AH required	0
23 24 25	Residential MU Residential only on existing office Residential only on existing resi	Core Core	£16,775,431 £1,755,761 £1,608,734	£5,504,307	£3,748,546		AH required AH required No resi	0
26 27	Residential only on existing resi Residential only on existing office	Core Core	£504,336 £1,926,986		-£224,524	Non-viable	No AH required  No AH required	0
28 29	Residential only on existing resi Residential only on existing office	Core Core	£455,644 £1,941,794	£1,232,468 £4,858,502	-£776,824 -£2,916,708	Non-viable Non-viable	No AH required AH required	0
30 31 32	Residential only on existing resi Hotel Residential only on existing office	Core Core	£159,712 £2,738,490 £1,685,531		£92,037	Non-viable Non-viable	No AH required  No resi  No AH required	0
33 34	Residential MU Office - MU	Core Core	£47,566,123 £68,528,072	£23,700,153 £56,741,251	£23,865,970 £11,786,821	Viable Viable	AH required  No AH required	0
35 36	Residential only on existing resi Residential only on existing office	Core Core	£536,330 £2,167,960	£3,406,913	£1,238,953		No AH required AH required	0
37 38 39	Residential only on existing other Residential only on existing other Residential only on existing resi	Core Core Prime	£1,615,742 £1,073,279 £916,579		-£1,488,836	Non-viable	No AH required No AH required No AH required	0 0
40 41	Residential only on existing resi Residential only on existing resi	Prime Prime	£1,725,957 £1,199,506	£4,805,181 £2,273,820	-£3,079,224 -£1,074,314	Non-viable Non-viable	No AH required No AH required	0
42 43 44	Residential only on existing office  Residential MU  Residential only on existing other	Prime Prime	£15,998,233 £801,543,610		£787,984,434	Viable	AH required  AH required	0
4 5 6	Residential only on existing other Residential MU Residential only on existing office	Prime Prime Prime	£22,889,950 £2,121,429 £1,269,753	£1,201,233	£920,196	Viable	AH required No AH required AH required	0 0
17	Hotel - conv of car park Office	Core Core	£2,498,594 £1,339,186	£203,774 £1,115,010	£2,294,820 £224,175	Viable Viable	No resi No resi	0 4,358
19 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£588,368 £410,293 £1,911,274	£1,801,246	£1,390,954	Non-viable	No AH required  No AH required  No AH required	0
52 53	Residential only on existing resi Residential only on existing resi	Prime Prime	£1,193,198 £2,659,644	£3,546,388 £8,844,274	£2,353,190 £6,184,630	Non-viable Non-viable	No AH required AH required	0
i4 i5	Residential only on existing resi Residential only on existing other	Prime Prime	£886,328 £132,908,000	£1,783,985 £64,263,076	£68,644,924	Non-viable Viable	No AH required AH required	0
56 57 58	Residential only on existing resi Residential MU Residential only on former hotel/resi	Prime Core Core	£30,798,182 £8,330,293 £2,386,850	£97,064,778 £8,495,344 £10,804,332	-£165,050	Non-viable	AH required AH required AH required	0
59 60	Residential MU Residential MU	Core Core	£3,925,830 £2,122,302	£25,644,772 £8,237,341	£21,718,942 -£6,115,038	Non-viable Non-viable	AH required AH required	0
61 62 63	Residential MU Office - Mu with resi	Core Prime	£5,190,055 £630,356,167	£696,707 £406,054,545	£4,493,348 £224,301,622	Viable Viable	AH required AH required	0
3 4 5	Office and hotel Retail only Residential only	Prime Prime Core	£80,240,961 £48,745,766 £631,948		£34,956,876		No resi No resi No AH required	0 0
66 67	Hotel extension Hotel extension	Core Core	£106,761 £280,878	£0	£106,761 £280,878	Viable Viable	No resi No resi	0
88 89	Hotel extension Office	Core Fringe	£85,730 £302,045	£C	£302,045	Viable	No resi No resi	0
70 71 72	Hotel extension Hotel extension Residential only on existing office	Core Core Prime	£75,073 £386,108 £39,550,592	£C	£386,108	Viable	No resi No resi AH required	0
73 74	Residential only on existing office Residential only on existing office	Prime Core	£74,456,564 £17,719,556	£91,825,014 £30,111,090	-£17,368,450 -£12,391,534	Non-viable Non-viable	AH required AH required	0
'5 '6 '7	Residential only on existing office Residential only on existing office	Core Fringe	£35,449,047 £5,458,615	£10,170,126	-£4,711,511	Non-viable	AH required AH required	0
'8 '9	Residential only on existing office Office on existing office Office on existing office	Prime Prime	£10,927,436 £63,542,055 £33,883,926	£20,340,252 £45,912,507 £22,956,254	£17,629,548	Viable	AH required No resi No resi	0
80 81	Office on existing office Office on existing office	Core Core	£48,580,610 £26,122,971	£30,111,090 £15,055,545	£11,067,426	Viable	AH required AH required	0
32 33 34	Office on existing office Office on existing office Retail on existing retail	Fringe Fringe	£25,837,438 £13,774,538 £117,259,790	£10,170,126 £5,085,063 £23,265,485	£8,689,475	Viable	No resi No resi No resi	0
35 36	Retail on existing retail  Retail on existing retail  Retail on existing retail	Prime Prime Prime	£208,470,743 £117,259,514	£46,530,970	£161,939,773	Viable	No resi No resi	0
37 38	Retail on existing retail Retail on existing retail	Prime Core	£208,470,467 £28,793,612	£46,530,970 £11,861,642	£161,939,497 £16,931,970	Viable Viable	No resi AH required	0
39 90 91	Retail on existing retail Retail on existing retail Retail on existing retail	Core Fringe Fringe	£50,469,384 £7,498,049 £13,339,404	£23,723,283 £7,112,811 £14,225,623	£385,238		AH required No resi No resi	0
92	Hotel Resi on existing other	Core Prime	£4,607,990 £165,050,631	£2,830,527	£1,777,463	Viable	No resi AH required	0
94 95	Retail with resi on existing office and B8 Retail with resi on existing retail and office	Prime Prime	£510,711,384 £190,802,389	£44,867,576	£145,934,813	Viable	AH required AH required	0
)6 )7 )8	Retail with office on existing retail and office Retail on existing office and retail Retail on existing office and retail	Prime Prime Prime	£173,424,489 £125,842,569 £109,640,910	£96,551,115 £56,058,737 £107,910,141	£69,783,833	Viable	No resi AH required AH required	0
99	Retail with office on existing C2 Retail with office/resi on existing office	Prime Prime	£467,387,914 £147,283,874	£61,821,282 £162,373,283	£405,566,632 -£15,089,409	Viable	AH required AH required	0
01 02	Retail with office on existing retail Retail with office on existing retail	Prime Prime	£83,314,054 £16,670,067	£102,447,659 £9,623,923	£19,133,605 £7,046,144	Non-viable Viable	AH required No AH required	0
03 04 05	Retail with office on existing retail and office Retail on existing office and retail Retail with resi on existing office	Prime Prime Prime	£77,939,246 £9,288,903 £5,727,676	£42,706,604 £8,103,869 £3,324,791	£1,185,034	Viable	No resi No AH required No AH required	0
0 <mark>6</mark> 07	Retail on existing retail and office Hotel on existing govt building	Prime Prime	£31,441,298 £53,859,149	£15,150,034	£16,291,264 £53,859,149	Viable Viable	No AH required AH required	0
)8 )9	Hotel on existing govt building Hotel with retail on existing members club	Prime Prime	£24,227,038 £18,736,234	£577,713 £463,008	£23,649,325 £18,273,226	Viable Viable	No resi No resi	0
10 11 12	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£2,715,112 £1,043,071 £5,422,068	£0	£1,043,071 £9,597,343	Viable	No resi No resi No resi	0 0
3  4	Office with resi on existing C2 Office with resi on existing office and B8	Prime Prime	£467,386,063 £503,161,282	£61,821,282 £79,565,718	£405,564,781 £423,595,564	Viable Viable	AH required AH required	0
15 16	Office with retail on existing office and reta Office with retail on existing hotel and retail	Prime Prime	£384,220,611 £40,984,519	£22,463,653	£18,520,866	Viable Viable	No resi AH required	0
17 18 19	Office with retail on existing office Office with retail on existing office and reta Office on existing office	Prime Prime Prime	£193,821,333 £77,937,172 £35,573,138		£35,230,568	Viable Viable Viable	AH required No resi No resi	0 0
20 21	Office on existing office Office with retail on existing office and reta	Prime Prime	£18,905,209 £173,421,033	£12,429,534 £96,551,115	£6,475,675 £76,869,918	Viable Viable	No resi No resi	0
22 23 24	Office on existing office ST: Resi and office on existing office and E ST: Resi on existing resi, retail and D1	Prime Core Core	£14,284,260 £269,893,273 £21,330,656	£53,363,808	£216,529,465	Viable	No AH required AH required AH required	0
4 5 6	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stal	Prime	£21,330,656 £624,215,293 £53,543,421	£505,208,870	£119,006,423	Viable	AH required AH required AH required	0 0
.7 .8	ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Core Prime	£6,679,569 -£207,637	£16,541,101 £228,331	-£9,861,532 -£435,968	Non-viable Non-viable	AH required No resi	0
29 30 31	Nightclub with leisure on existing retail and Nighclub with resi on existing retail Casino on existing hotel	Prime Prime Prime	£328,811,715 £3,815,974 £144,917,625	£106,805,519 £21,677,213 £126,600,078	£17,861,238	Non-viable	No resi No AH required No resi	0
32 33	Casino with leisure on existing retail and le Casino on existing nightclub		£328,387,365 -£1,001,946	£106,805,519 £12,088,746	£221,581,846 -£13,090,692	Viable Non-viable	No resi No resi	0
34 35	Resi with office on existing office and B8 Resi with office on existing C2	Core Core	£269,891,818 £273,012,559	£53,363,808 £32,638,444	£216,528,010 £240,374,115	Viable Viable	AH required AH required	0
36 37 38	Resi with office/retail on existingoffice Resi with retail on existing office and retail Resi on existing office	Prime Prime Prime	£147,278,971 £109,635,598 £6,314,158	£107,910,141	£1,725,457	Viable	AH required AH required AH required	0 0
39 40	Resi with office on existing office and retail Resi on existing office	Prime Prime	£46,215,281 £5,279,935	£42,213,682 £11,009,819	£4,001,600 £5,729,884	Viable Non-viable	AH required AH required	0
11 12	Resi on existing office Resi with retail on existing office and retail	Prime Prime	£2,080,190 £9,283,564	£3,462,545 £8,103,869	£1,382,355 £1,179,696	Non-viable Viable	No AH required No AH required	0
43 44 45	Resi on existing D1 Resi on existing office Resi with retail on existing retail and office	Prime Core Prime	£1,255,358 £1,205,884 £15,398,265	£3,095,420	-£1,889,536	Non-viable	No AH required  No AH required  No AH required	0
46 47	Resi on existing resi Resi on existing telephone exchange	Fringe Fringe	£31,218,713 £12,032,170	£71,972,364 £1,971,205	£10,060,966	Non-viable Viable	AH required AH required	0
18 19	Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe	£4,740,917 £194,273	£878,330 £0	£3,862,587 £194,273	Viable Viable	AH required No AH required	0
50 51 52	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existir	Fringe Fringe Core	£184,948 £173,683 £23,782,902	£C	£173,683	Viable	No AH required No AH required AH required	0 0
53 54	Resi on existing electricity sub-station Resi on existing resi	Prime Prime	£68,382,355 £3,126,955	£874,052 £6,394,369	£67,508,302 -£3,267,413	Viable Non-viable	AH required No AH required	0
55 56	Resi on existing office Hotel on existing hotel	Core Core	£913,967 £10,970,616	£2,408,887 £3,360,048	£1,494,920 £7,610,568	Non-viable Viable	No AH required No resi	0
157 158	Resi on existing retail/office Resi and retail on existing office Resi (older persons's) on existing resi	Prime Core Fringe	£11,400,677 £11,021,641 £53,319,384	£22,932,393	£11,910,752	Non-viable	AH required AH required AH required	0
	Retail and resi on existing retail	Prime Prime	£338,920,238 £6,342,223	£211,421,076 £10,169,289	£127,499,162 -£3,827,066	Viable Non-viable	AH required AH required	0
60 61	Residential on existing hotel conv	Core	£110,298,391 £32,854,137	£12,865,404	£97,432,987	Viable	AH required AH required	0
60 61 62 63	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office	Core	232,034,137		£80,257,413	viable	No resi	216,463,170
60 61 62 63 64 65	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office ST: Office/retail on existing 88/SG Resi/retail/office on existing retail/resi/office	Core Core Prime	£103,922,746 £36,959,521				AH required	0
60 61 62 63 64 65 66	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office ST: Office/retail on existing B8/SG	Core Core Prime Core Core	£103,922,746	£361,814,858 £56,797,748	£8,118,435	Non-viable Viable	AH required AH required	0 0
60 61 62 63 64 65 66 67 68 69	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office ST: Office/retail on existing BB/SG Resi/retail/fice on existing retail/resi/office Hotel/Resi/Retail on existing office Office/resi/retail on existing office Resi with office/retail on existing resi/office Resi with office/retail on existing retail/office Office/resi/retail on existing retail/office Office/resi/retail on existing office/resi/retail	Core Core Prime Core Core Core Core Core	£103,922,746 £36,959,521 £108,506,576 £64,916,184 £173,588,303 £59,173,566 £204,686,133	£361,814,858 £56,797,748 £529,248,318 £24,523,270 £119,433,159	-£253,308,282 £8,118,435 -£355,660,015 £34,650,297 £85,252,974	Non-viable Viable Non-viable Viable Viable Viable	AH required AH required AH required AH required AH required AH required	0 0 0
60 61 62 63 64 65 66 67 68 69 70 71	Residential on existing hotel conv \$17. Resi with retail on existing \$G\$ Hotel and resi on existing office \$17. Office/retail on existing BB/SG Resi/retail/ficio on existing retail/resi/office/retail on existing retail/resi/office/retail on existing office Resi with office/retail on existing retail/ficio Resi with office/retail on existing retail/ficio Office/resi/retail on existing retail/ficio Office/resi/retail on existing office/resi/retail Resi on existing warehouse \$17. Resi and retail on existing instituional	Core Core Core Core Core Core Core Core	£103,922,746 £36,959,521 £108,506,576 £64,916,184 £173,588,303 £59,173,566 £204,686,133 £35,859,367 £83,644,548	£361,814,858 £56,797,748 £529,248,318 £24,523,270 £119,433,159 £15,133,552 £57,976,747	-£253,308,282 £8,118,435 -£355,660,015 £34,650,297 £85,252,974 £20,725,815 £25,667,801	Non-viable Viable Non-viable Viable Viable Viable Viable Viable Viable	AH required	0 0 0 0 0
59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office ST: Office/retail on existing B8/SG Resi/retail/fice on existing retail/resi/office Hotel/Resi/Retail on existing office Office/resi/retail on existing office Resi with office/retail on existing retail/resi/ Office/resi/retail on existing retail/office Resi with office/retail on existing retail/office Resi on existing office/resi/retail Office/resi/retail on existing office/resi/retail	Core Core Core Core Core Core Core Core	£103,922,746 £36,959,521 £108,506,576 £64,916,184 £173,588,303 £59,173,566 £204,686,133 £35,859,367	£361,814,858 £56,797,748 £529,248,318 £24,523,270 £119,133,552 £15,133,552 £57,976,744 £11,032,475 £1,779,038	-£253,308,282 £8,118,435 -£355,660,015 £34,650,297 £85,252,974 £20,725,815 £25,667,801 -£6,007,884 £4,375,836	Non-viable Viable Non-viable Viable	AH required	0 0 0 0



## Appendix 3 - Appraisal results (with growth)

WESTMINS	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	51 schemes Off	60% Commercial AH cont	Off		AH percentage Rented percentage	35% 40%
Proxy number	Development type Office MU	Area Prime	RLV £51.776.781	BLV £36,094,248	Surplus/Deficit £15,682,533		AH required	Com PIL
2	Office - MU with resi and retail Residential only on existing office	Prime Core	£38,020,081 £559,368	£21,459,506 £1,535,666	£16,560,575 -£976,297	Viable Non-viable	AH required No AH required	0
5		Prime Prime	£3,442,575 £11,202,734 £134,478,806	£5,976,526 £3,963,133 £27,987,321	-£2,533,951 £7,239,601 £106,491,485	Viable	No AH required No AH required No AH required	0
7 8	Residential only on existing office Residential only on existing office	Core Prime Core	£4,076,227 £2,756,165	£7,561,217 £4,995,281 £761,410	-£3,484,990 -£2,239,116 -£1,139,090	Non-viable Non-viable	AH required No AH required	0
10	Residential only on existing office Office - MU	Prime Prime	-£377,681 £5,139,810 £115,015,256	£10,064,022 £96,875,390	-£4,924,212 £18,139,866	Non-viable Viable	No resi AH required AH required	0
12 13 14	Residential MU Retail only Residential only on existing resi	Core Prime Core	£33,354,064 £40,121,428 £604,137	£4,416,346 £8,980,477 £1,451,647	£28,937,718 £31,140,951 -£847.510		AH required No resi No AH required	0
15 16	Office - MU Residential only on existing resi	Prime Prime	£219,782,249 £4,912,616	£162,430,981 £8,912,901	£57,351,268 -£4,000,285	Viable Non-viable	No resi AH required	0
17 18 19	Residential only on existing office Residential only on existing resi Residential only on existing other	Core Fringe Fringe	£549,381 £228,969 £1,245,677	£554,044 £1,012,869 £150,920		Non-viable Non-viable Viable	No AH required No AH required AH required	0
20 21	Residential only on existing other Residential only on existing resi Office - MU	Fringe Fringe Fringe	£13,302,006 £548,488 £6,211,662	£1,396,651 £211,503	£11,905,355 £336,985 £2,841,282	Viable Viable Viable	AH required  No AH required  No AH required	0
23 24	Residential MU Residential only on existing office	Core Core	£25,117,790 £2,396,532	£2,305,548 £5,504,307	£22,812,242 -£3,107,775	Viable Non-viable	AH required AH required	0
25 26 27	Residential only on existing resi Residential only on existing resi Residential only on existing office	Core Core	£1,941,115 £622,476 £2,497,022	£1,805,183 £728,860 £5,112,863		Viable Non-viable Non-viable	No resi No AH required No AH required	0
28 29 30	Residential only on existing resi Residential only on existing office Residential only on existing resi	Core Core	£562,304 £2,604,260 £219,647	£1,232,468 £4,858,502 £732,549	-£670,163 -£2,254,241 -£512,902	Non-viable Non-viable Non-viable	No AH required AH required No AH required	0
31 32	Hotel Residential only on existing office	Core Core	£3,304,035 £2,160,463	£2,830,527 £4,577,890	£473,508 -£2,417,427	Viable Non-viable	No resi No AH required	0
33 34 35	Residential MU Office - MU Residential only on existing resi	Core Core	£55,178,468 £77,858,047 £687,189	£23,700,153 £56,741,251 £855,497	£31,478,316 £21,116,796 -£168.308	Viable Viable Non-viable	AH required No AH required No AH required	0
36 37 38	Residential only on existing office Residential only on existing other	Core Core	£2,861,934 £2,131,607 £1,409,578	£3,406,913 £8,378,517 £2,562,115	-£544,979 -£6,246,910 -£1,152,537	Non-viable Non-viable	AH required No AH required	0 0
39 40	Residential only on existing other Residential only on existing resi Residential only on existing resi	Core Prime Prime	£1,094,044 £2,061,061	£2,801,187 £4,805,181	-£1,707,143 -£2,744,120	Non-viable Non-viable	No AH required No AH required No AH required	0
41 42 43	Residential only on existing resi Residential only on existing office Residential MU	Prime Prime Prime	£1,407,056 £18,806,501 £934,917,515	£2,273,820 £35,554,646 £13,559,176	-£866,764 -£16,748,145 £921,358,339		AH required	0
44 45	Residential only on existing other Residential MU	Prime Prime	£28,847,523 £2,376,131	£87,019,530 £1,201,233	-£58,172,007 £1,174,898	Non-viable Viable	AH required No AH required	0
46 47 48	Residential only on existing office Hotel - conv of car park Office	Prime Core Core	£1,869,972 £3,020,930 £1,518,977	£14,049,227 £203,774 £1,115,010	-£12,179,255 £2,817,156 £403,967		AH required No resi No resi	0
49 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£866,989 £605,653 £2,308,826	£3,863,488 £1,801,246 £4,569,171	-£2,996,499 -£1,195,593 -£2,260,345	Non-viable Non-viable	No AH required No AH required No AH required	0
52 53	Residential only on existing resi Residential only on existing resi	Prime Prime	£1,440,122 £3,385,363	£3,546,388 £8,844,274	-£2,106,266 -£5,458,911	Non-viable Non-viable	No AH required AH required	0
54 55 56	Residential only on existing resi Residential only on existing other Residential only on existing resi	Prime Prime Prime	£1,104,364 £167,017,345 £37,334,161	£1,783,985 £64,263,076 £97,064,778	£102,754,269 -£59,730,617	Non-viable	No AH required AH required AH required	0 0
57 58 59	Residential MU  Residential only on former hotel/resi Residential MU	Core Core	£10,735,189 £3,900,266 £5,548,753	£8,495,344 £10,804,332 £25,644,772	£2,239,845 -£6,904,066		AH required AH required	0
60 61	Residential MU Residential MU	Core Core	£2,742,305 £6,890,400	£8,237,341 £696,707	-£5,495,035 £6,193,693	Non-viable Viable	AH required AH required AH required	0
62 63 64	Office - Mu with resi Office and hotel Retail only	Prime Prime Prime	£721,991,011 £91,741,190 £53,956,911	£406,054,545 £76,957,293 £13,788,890	£315,936,466 £14,783,897 £40,168,021		AH required No resi No resi	0
65 66	Residential only Hotel extension	Core	£771,823 £129,988	£648,050 £0	£123,773 £129,988 £339,645	Viable Viable	No AH required No resi	0
67 68 69	Hotel extension Hotel extension Office	Core Core Fringe	£339,645 £104,712 £357,499	£0 £0	£104,712 £357,499	Viable Viable	No resi No resi	0
70 71 72	Hotel extension Hotel extension Residential only on existing office	Core Core Prime	£91,924 £466,428 £46,810,299	£0 £0 £45,912,507	£91,924 £466,428 £897,792	Viable	No resi No resi AH required	0
73 74	Residential only on existing office Residential only on existing office	Prime Core	£88,122,315 £22,142,717	£91,825,014 £30,111,090 £60,222,180	-£3,702,699 -£7,968,373	Non-viable Non-viable	AH required AH required	0
75 76 77	Residential only on existing office Residential only on existing office Residential only on existing office	Core Fringe Fringe	£44,295,866 £8,510,520 £17,031,757	£10,170,126 £20,340,252	-£15,926,314 -£1,659,606 -£3,308,495	Non-viable	AH required AH required AH required	0
78 79 80	Office on existing office Office on existing office Office on existing office	Prime Prime Core	£71,694,053 £38,231,400 £55,984,636	£45,912,507 £22,956,254 £21,077,763	£25,781,546 £15,275,146 £34,906,873	Viable Viable Viable	No resi No resi AH required	0
81 82	Office on existing office Office on existing office	Core Fringe	£44,785,277 £30,591,598	£15,055,545 £10,170,126	£29,729,732 £20,421,472	Viable Viable	AH required No resi	0
83 84 85	Office on existing office Retail on existing retail Retail on existing retail	Prime Prime	£16,309,819 £129,787,233 £230,742,197	£5,085,063 £23,265,485 £46,530,970	£11,224,756 £106,521,748 £184,211,227	Viable Viable Viable	No resi No resi No resi	0 0
86 87 88	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime Core	£129,786,943 £230,741,907 £29,972,591	£23,265,485 £46,530,970 £11,861,642	£106,521,458 £184,210,937 £18,110,949	Viable	No resi No resi AH required	0
89 90	Retail on existing retail Retail on existing retail	Core Fringe	£53,294,396 £9,284,397	£23,723,283 £7,112,811	£29,571,113 £2,171,586	Viable Viable	No resi No resi	0
91 92 93	Retail on existing retail Hotel Resi on existing other	Fringe Core Prime	£16,515,611 £5,571,418 £196,177,977	£14,225,623 £2,830,527 £39,039,841	£2,289,988 £2,740,891 £157,138,137	Viable		0
94 95 96	Retail with resi on existing office and B8	Prime Prime	£579,828,041 £211,760,023	£79,565,718 £44,867,576 £96,551,115	£500,262,324 £166,892,447 £96,922,132	Viable	AH required AH required No resi	0
97 98	Retail on existing office and retail Retail on existing office and retail	Prime Prime	£193,473,247 £140,373,445 £124,720,944	£56,058,737 £107,910,141	£84,314,708 £16,810,803	Viable Viable	AH required AH required	0
99 100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£537,393,103 £170,157,099 £96,500,340	£61,821,282 £162,373,283 £102,447,659	£475,571,821 £7,783,816 -£5,947,319	Viable	AH required AH required AH required	0
102 103 104	Retail with office on existing retail Retail with office on existing retail and office	Prime Prime	£18,650,684 £87,127,268	£9,623,923 £42,706,604	£9,026,762 £44,420,664 £2,496,268	Viable Viable	No AH required No resi	0
105 106	Retail on existing office and retail Retail with resi on existing office Retail on existing retail and office	Prime Prime Prime	£10,600,137 £6,422,431 £35,077,499	£8,103,869 £3,324,791 £15,150,034	£3,097,640 £19,927,465	Viable Viable	No AH required No AH required No AH required	0
107 108 109	Hotel on existing govt building Hotel on existing govt building Hotel with retail on existing members club	Prime Prime Prime	£63,432,966 £28,413,448 £21,294,414	£0 £577,713 £463,008	£63,432,966 £27,835,735 £20,831,406	Viable	AH required No resi No resi	0
110 111	Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime	£3,176,572 £1,221,502 £6,583,049	£6,602,219 £0 £15,019,412	-£3,425,647 £1,221,502 -£8,436,363	Non-viable Viable	No resi No resi	0
112 113 114		Core Prime Prime	£537,391,160 £571,256,378	£61,821,282 £79,565,718	£475,569,878 £491,690,660	Viable Viable	No resi AH required AH required	0
115 116 117		Prime Prime Prime	£430,252,239 £48,378,076 £219,299,645	£248,517,253 £22,463,653 £167,038,884	£181,734,986 £25,914,422 £52,260,762	Viable	No resi AH required AH required	0
118 119	Office with retail on existing office and retail Office on existing office	Prime Prime	£87,125,090 £40,137,736	£42,706,604 £29,292,180	£44,418,486 £10,845,557	Viable Viable	No resi No resi	0
120 121 122	Office on existing office Office with retail on existing office and retai Office on existing office	Prime	£21,331,662 £193,469,618 £16,231,872	£12,429,534 £96,551,115 £12,185,179	£8,902,128 £96,918,503 £4,046,693	Viable Viable	No resi No resi No AH required	0 0
123 124 125	ST: Resi and office on existing office and B ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core	£313,535,255 £27,117,684 £713,124,423	£53,363,808 £37,851,433 £505,208,870	£260,171,446 -£10,733,749 £207,915,554	Non-viable	AH required AH required AH required	0
126 127 128	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1	Prime Core	£64,357,448 £10,503,982	£130,749 £16,541,101	£64,226,699 -£6,037,119	Viable	AH required AH required	0
129 130	Nightclub in cinema basement Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime	£7,572 £368,119,668 £4,734,199	£228,331 £106,805,519 £21,677,213	£261,314,149 -£16,943,014	Viable Non-viable	No resi No resi No AH required	0
131 132 133		Prime Prime Prime	£169,587,370 £368,048,796 -£183,197	£126,600,078 £106,805,519 £12,088,746	£42,987,292 £261,243,277 -£12,271,943	Viable	No resi No resi No resi	0 0
134 135 136		Core Core Prime	£313,533,727 £321,916,188 £170,151,951	£53,363,808 £32,638,444 £162,373,283	£260,169,919 £289,277,744 £7,778,667	Viable	AH required AH required AH required	0
137 138	Resi with retail on existing office and retail Resi on existing office	Prime Prime	£124,715,367 £7,552,846	£107,910,141 £10,679,249	£16,805,226 -£3,126,403	Viable Non-viable	AH required AH required	0
139 140 141	Resi with office on existing office and retail Resi on existing office Resi on existing office	Prime Prime Prime	£52,447,775 £6,475,058 £2,486,403	£42,213,682 £11,009,819 £3,462,545	£10,234,093 -£4,534,761 -£976,142		AH required AH required No AH required	0 0 0
142 143 144	Resi with retail on existing office and retail Resi on existing D1		£10,594,531 £1,648,040	£8,103,869 £68,368 £3,095,420	£2,490,662 £1,579,672 -£1,540,956	Viable Viable	No AH required No AH required	0 0
145 146	Resi on existing office Resi with retail on existing retail and office Resi on existing resi	Prime Fringe	£1,554,464 £17,252,006 £36,815,587	£9,623,923 £71,972,364	£7,628,083 -£35,156,777	Viable Non-viable	No AH required No AH required AH required	0
147 148 149	Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£14,202,080 £5,591,962 £231,274	£1,971,205 £878,330 £0	£12,230,876 £4,713,632 £231,274	Viable Viable	AH required AH required No AH required	0 0
150 151	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe	£220,285 £201,705 £30,974,482	£0 £0	£220,285 £201,705	Viable Viable	No AH required No AH required	0
152 153 154	Resi with retail, storage and gym on existin Resi on existing electricity sub-station Resi on existing resi	Core Prime Prime	£82,221,628 £3,738,451	£3,576,446 £874,052 £6,394,369	£27,398,037 £81,347,575 -£2,655,917	Viable Non-viable	AH required AH required No AH required	0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,180,928 £13,211,928 £16,716,706	£2,408,887 £3,360,048 £44,943,815	-£1,227,959 £9,851,881 -£28,227,109	Viable	No AH required No resi AH required	0 0 0
158 159	Resi and retail on existing office Resi (older persons's) on existing resi	Core Fringe	£13,810,672 £67,823,177	£22,932,393 £92,482,347 £211,421,076	-£9,121,721 -£24,659,170	Non-viable Non-viable	AH required AH required	0
160 161 162	Retail and resi on existing retail Residential on existing hotel conv ST: Resi with retail on existing SG	Prime Prime Core	£400,988,145 £8,387,559 £147,892,389	£10,169,289 £12,865,404	£189,567,069 -£1,781,729 £135,026,985	Non-viable Viable	AH required AH required AH required	0
163 164 165	Hotel and resi on existing office ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core Core Prime	£41,291,226 £341,728,077 £43,437,294	£68,177,530 £23,665,333 £36,081,379	-£26,886,304 £318,062,743 £7,355,915	Viable	AH required No resi AH required	0 0 0
166 167	Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail	Core Core	£139,275,994 £75,428,356	£361,814,858 £56,797,748	-£222,538,864 £18,630,608	Non-viable Viable	AH required AH required	0
168 169 170	Resi with office/retail on existing resi/office/ Resi with office/retail on existing retail/office/ Office/resi/retail on existing office/resi/retail	Core Core	£214,401,028 £69,588,869 £234,904,762	£529,248,318 £24,523,270 £119,433,159	-£314,847,289 £45,065,600 £115,471,602	Viable Viable	AH required AH required AH required	0 0
171 172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core Prime Core	£46,799,254 £126,091,463 £6,338,340	£15,133,552 £57,976,747 £11,032,479	£31,665,702 £68,114,716 -£4,694,139	Viable	AH required AH required AH required	0 0 0
174 175	Resi on existing garage Resi on existing office and resi	Fringe Prime	£7,750,713 £7,854,955	£1,779,039 £18,418,415	£5,971,674 -£10,563,460	Viable Non-viable	AH required AH required	0
176	Resi on exisitng office	Core	£21,913,839	£10,257,475	£11,656,364	viable	AH required	Ι <sub>Λ</sub>

WESTMINS	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	53 schemes Off	62% Commercial AH cont	Off	Viable/Non	AH percentage Rented percentage	30% 40%
number 1	Development type Office MU	Area Prime	RLV £52,414,363	BLV £36,094,248	Surplus/Deficit £16,320,115			Com PIL 0
3 4	Office - MU with resi and retail Residential only on existing office Residential only on existing resi	Prime Core Prime	£38,610,241 £664,514 £3,848,306	£21,459,506 £1,535,666 £5,976,526	£17,150,735 -£871,152 -£2,128,220	Non-viable Non-viable		0
5 6	Hotel with resi Retail MU	Prime Prime	£11,528,428 £134,808,548	£3,963,133 £27,987,321	£7,565,295 £106,821,227	Viable Viable	No AH required No AH required	0
8 9	Residential only on existing office Residential only on existing office D1	Core Prime Core	£4,629,352 £3,080,350 -£377,488	£7,561,217 £4,995,281 £761,410	-£2,931,865 -£1,914,931 -£1,138,898	Non-viable		0
10 11 12	Residential only on existing office Office - MU Residential MU	Prime Core	£5,834,891 £115,617,952 £36,848,408	£10,064,022 £96,875,390 £4,416,346	-£4,229,131 £18,742,562 £32,432,063	Viable	AH required	0
13 14	Retail only Residential only on existing resi	Prime Core	£40,121,702 £678,706	£8,980,477 £1,451,647	£31,141,224	Viable Non-viable	No resi No AH required	0
15 16 17	Office - MU Residential only on existing resi Residential only on existing office	Prime Prime Core	£219,782,559 £5,581,892 £635,079	£162,430,981 £8,912,901 £554,044	£57,351,578 -£3,331,009 £81,035		AH required	0
18 19 20	Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe Fringe	£269,824 £1,480,701 £15,923,960	£1,012,869 £150,920 £1,396,651	-£743,046 £1,329,780 £14,527,309	Viable	No AH required AH required AH required	0
21 22	Residential only on existing resi Office - MU	Fringe Fringe	£629,085 £6,340,937	£211,503 £3,370,380	£417,582 £2,970,557	Viable Viable	No AH required No AH required	0
23 24 25	Residential MU Residential only on existing office Residential only on existing resi	Core Core	£29,679,175 £2,767,769 £1,941,646	£2,305,548 £5,504,307 £1,805,183	£27,373,626 -£2,736,538 £136,463	Non-viable	AH required	0
26 27	Residential only on existing resi Residential only on existing office	Core Core	£698,676 £2,854,448	£728,860 £5,112,863	-£30,184 -£2,258,415	Non-viable Non-viable	No AH required No AH required	0
28 29 30	Residential only on existing resi Residential only on existing office Residential only on existing resi	Core Core	£631,280 £2,984,385 £257,109	£1,232,468 £4,858,502 £732,549	-£601,188 -£1,874,116 -£475,440	Non-viable Non-viable	AH required	0
31 32 33	Hotel Residential only on existing office Residential MU	Core Core	£3,304,693 £2,450,552 £56,489,622	£2,830,527 £4,577,890 £23,700,153	£474,165 -£2,127,338 £32,789,469	Viable Non-viable Viable	No AH required	0
34 35	Office - MU Residential only on existing resi	Core	£78,086,855 £780,002	£56,741,251 £855,497	£21,345,604 -£75,495	Viable Non-viable	No AH required No AH required	0
36 37 38	Residential only on existing office Residential only on existing other Residential only on existing other	Core Core	£3,271,817 £2,438,409 £1,610,164	£3,406,913 £8,378,517 £2,562,115	-£135,096 -£5,940,108 -£951,950	Non-viable Non-viable Non-viable	No AH required	0
39 40 41	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,218,337 £2,294,241 £1,553,298	£2,801,187 £4,805,181 £2,273,820	-£1,582,851 -£2,510,940 -£720,523	Non-viable Non-viable Non-viable	No AH required	0 0
42 43	Residential only on existing office Residential MU	Prime Prime	£20,756,470	£35,554,646 £13,559,176	-£14,798,175 £1,009,358,182	Non-viable Viable	AH required AH required	0
44 45 46	Residential only on existing other Residential MU Residential only on existing office	Prime Prime Prime	£32,445,948 £2,417,332 £2,211,669	£87,019,530 £1,201,233 £14,049,227	-£54,573,581 £1,216,099 -£11,837,558		No AH required	0
47 48 49	Hotel - conv of car park Office	Core	£3,021,920 £1,520,004	£203,774 £1,115,010	£2,818,146 £404,994	Viable Viable	No resi No resi	0
50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime	£1,026,873 £717,757 £2,574,125	£3,863,488 £1,801,246 £4,569,171	-£2,836,615 -£1,083,489 -£1,995,046	Non-viable	No AH required	0
52 53 54	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,606,359 £3,838,842 £1,249,484	£3,546,388 £8,844,274 £1,783,985	-£1,940,030 -£5,005,432 -£534,501			0 0 0
55 56 57	Residential only on existing resi Residential only on existing other Residential only on existing resi Residential MU	Prime Prime	£188,500,183 £41,668,131	£64,263,076 £97,064,778	£124,237,107 -£55,396,647	Viable Non-viable	AH required AH required	0 0
57 58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£11,663,773 £4,760,318 £6,358,358	£8,495,344 £10,804,332 £25,644,772	£3,168,429 -£6,044,014 -£19,286,414	Non-viable		0
60 61 62	Residential MU Residential MU Office - Mu with resi	Core Core Prime	£3,054,121 £7,793,815 £734,883,824	£8,237,341 £696,707 £406,054,545	-£5,183,220 £7,097,108 £328,829,279	Non-viable	AH required AH required	0
63 64	Office and hotel Retail only	Prime Prime	£91,742,496 £53,958,280	£76,957,293 £13,788,890	£14,785,203 £40,169,390	Viable Viable	No resi No resi	0
65 66 67	Residential only Hotel extension Hotel extension	Core Core	£863,540 £131,401 £341,078	£648,050 £0	£215,490 £131,401 £341,078	Viable	No resi	0
68 69	Hotel extension Office	Core Fringe	£106,166 £358,975	£0 £0	£106,166 £358,975	Viable Viable	No resi No resi	0
70 71 72	Hotel extension Hotel extension Residential only on existing office	Core Core Prime	£93,421 £467,947 £51,791,587	£0 £0 £45,912,507	£93,421 £467,947 £5,879,080	Viable	No resi No resi AH required	0
73 74 75	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Core Core	£97,497,597 £24,905,616 £49,820,050	£91,825,014 £30,111,090 £60,222,180	£5,672,583 -£5,205,474 -£10,402,130	Non-viable	AH required	0
76 77	Residential only on existing office Residential only on existing office	Fringe Fringe	£10,123,238 £20,255,661	£10,170,126 £20,340,252	-£46,888 -£84,591	Non-viable Non-viable	AH required AH required	0
78 79 80	Office on existing office Office on existing office Office on existing office	Prime Core	£71,695,671 £38,233,038 £57,385,393	£45,912,507 £22,956,254 £21,077,763	£25,783,164 £15,276,784 £36,307,630	Viable Viable Viable	No resi	0
81 82 83	Office on existing office Office on existing office Office on existing office	Core Fringe Fringe	£45,906,231 £30,593,298 £16,311,540	£15,055,545 £10,170,126 £5,085,063	£30,850,686 £20,423,172 £11,226,477	Viable Viable Viable	AH required No resi No resi	0
84 85	Retail on existing retail Retail on existing retail	Prime Prime	£129,788,975 £230,743,961	£23,265,485 £46,530,970	£106,523,490 £184,212,990	Viable Viable	No resi No resi	0
86 87 88	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime Core	£129,788,726 £230,743,711 £29,974,415	£23,265,485 £46,530,970 £11,861,642	£106,523,241 £184,212,741 £18,112,774	Viable	No resi	0
89 90 91	Retail on existing retail Retail on existing retail Retail on existing retail	Core Fringe Fringe	£53,296,241 £9,286,263 £16,517,498	£23,723,283 £7,112,811 £14,225,623	£29,572,958 £2,173,452 £2,291,875	Viable Viable Viable	No resi	0
92	Hotel Resi on existing other	Core Prime	£5,573,355 £217,391,598	£2,830,527 £39,039,841	£2,742,828 £178,351,757	Viable Viable	No resi AH required	0
94 95 96	Retail with resi on existing office and B8 Retail with resi on existing retail and office Retail with office on existing retail and office	Prime Prime Prime	£592,328,133 £212,637,189 £193,475,237	£79,565,718 £44,867,576 £96,551,115	£512,762,415 £167,769,613 £96,924,122	Viable	AH required AH required No resi	0
97 98 99	Retail on existing office and retail Retail on existing office and retail	Prime Prime Prime	£141,991,492 £129,122,979 £557,193,994	£56,058,737 £107,910,141 £61,821,282	£85,932,755 £21,212,838 £495,372,713	Viable Viable	AH required AH required	0 0 0
100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime	£177,996,162 £102,481,747	£162,373,283 £102,447,659	£15,622,879 £34,089	Viable Viable	AH required AH required	0
102 103 104	Retail with office on existing retail Retail with office on existing retail and offic Retail on existing office and retail	Prime Prime Prime	£18,956,637 £87,129,404 £11,079,493	£9,623,923 £42,706,604 £8,103,869	£9,332,714 £44,422,800 £2,975,624	Viable	No resi	0
105 106 107	Retail with resi on existing office Retail on existing retail and office	Prime Prime	£6,552,853 £35,501,154	£3,324,791 £15,150,034	£3,228,062 £20,351,119	Viable Viable	No AH required No AH required	0
108 109	Hotel on existing govt building Hotel on existing govt building Hotel with retail on existing members club	Prime Prime Prime	£64,253,010 £28,415,688 £21,296,675	£577,713 £463,008	£64,253,010 £27,837,975 £20,833,667	Viable Viable	AH required No resi No resi	0
110 111 112	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£3,178,888 £1,223,840 £6,585,371	£0	-£3,423,330 £1,223,840 -£8,434,041	Viable	No resi	0
113 114 115	Office with resi on existing C2 Office with resi on existing office and B8	Prime Prime	£557,192,328 £583,572,136 £430,254,623	£61,821,282 £79,565,718 £248.517.253	£495,371,046 £504,006,418 £181,737,371	Viable Viable Viable	AH required AH required	0
116 117	Office with retail on existing hotel and retail Office with retail on existing office	Prime	£51,156,253 £221,033,846	£22,463,653 £167,038,884	£28,692,600 £53,994,963	Viable Viable	AH required	0
118 119 120	Office with retail on existing office and retain Office on existing office Office on existing office	Prime Prime Prime	£87,127,537 £40,140,204 £21,334,150	£42,706,604 £29,292,180 £12,429,534	£44,420,933 £10,848,024 £8,904,615		No resi No resi No resi	0
121 122	Office with retail on existing office and retain Office on existing office	Prime Prime	£193,472,126 £16,445,880	£96,551,115 £12,185,179	£96,921,011 £4,260,701	Viable Viable	No resi No AH required	0
123 124 125	ST: Resi and office on existing office and E ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core Prime	£321,485,677 £30,280,969 £721,603,334	£53,363,808 £37,851,433 £505,208,870	£268,121,869 -£7,570,464 £216,394,464	Non-viable Viable	AH required AH required	0 0
126 127 128	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Prime	£71,575,185 £11,815,799 £10,310	£130,749 £16,541,101 £228,331	£71,444,437 -£4,725,302 -£218,022	Viable	AH required AH required	0 0 0
129 130	Nightclub with leisure on existing retail and Nighclub with resi on existing retail Casino on existing hotel	Prime Prime	£368,122,385 £5,265,682 £169,590,129	£106,805,519 £21,677,213	£261,316,866 -£16,411,531 £42,990,051	Viable Non-viable	No resi No AH required	0
131 132 133	Casino with leisure on existing retail and le Casino on existing nightclub	Prime	£368,051,576 -£180,356	£106,805,519 £12,088,746	£261,246,057 -£12,269,102	Viable Non-viable	No resi No resi	0
134 135 136	Resi with office on existing office and B8 Resi with office on existing C2 Resi with office/retail on existingoffice	Core Core Prime	£321,484,369 £334,509,564 £177,991,749	£53,363,808 £32,638,444 £162,373,283	£268,120,561 £301,871,120 £15,618,466	Viable Viable Viable		0 0 0
137 138	Resi with retail on existing office and retail Resi on existing office	Prime Prime	£129,118,198 £8,390,235	£107,910,141 £10,679,249	£21,208,057 -£2,289,014	Viable Non-viable	AH required AH required	0
139 140 141	Resi with office on existing office and retail Resi on existing office Resi on existing office	Prime Prime Prime	£53,639,155 £7,276,256 £2,763,633	£42,213,682 £11,009,819 £3,462,545	£11,425,474 -£3,733,563 -£698,912		AH required No AH required	0 0 0
142 143 144		Prime Prime Core	£11,074,688 £1,889,620 £1,769,357	£8,103,869 £68,368 £3,095,420	£2,970,819 £1,821,252 -£1,326,063	Viable Viable	No AH required No AH required	0 0
145 146	Resi with retail on existing retail and office Resi on existing resi	Prime Fringe	£17,451,760 £40,481,540	£9,623,923 £71,972,364	£7,827,838 -£31,490,824	Viable Non-viable	No AH required AH required	0
148 149	Resi on existing telephone exchange Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£15,664,547 £6,168,722 £260,056	£1,971,205 £878,330 £0	£13,693,343 £5,290,392 £260,056	Viable Viable	AH required No AH required	0 0 0
150 151 152	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin	Fringe Fringe	£247,973 £226,627 £34,856,915	£0 £0 £3,576,446	£247,973 £226,627 £31,280,469	Viable Viable	No AH required No AH required	0 0 0
153 154	Resi on existing electricity sub-station Resi on existing resi	Prime Prime	£91,457,236 £4,154,199	£874,052 £6,394,369	£90,583,184 -£2,240,170	Viable Non-viable	AH required No AH required	0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,346,607 £13,215,265 £19,885,892	£44,943,815	-£1,062,280 £9,855,217 -£25,057,924	Viable Non-viable	No resi AH required	0 0 0
158 159 160	Resi and retail on existing office Resi (older persons's) on existing resi Retail and resi on existing retail	Core Fringe Prime	£15,007,279 £76,609,511 £417,684,702	£22,932,393 £92,482,347 £211,421,076	-£7,925,115 -£15,872,836 £206,263,626	Non-viable Non-viable	AH required AH required	0 0
161 162	Residential on existing hotel conv ST: Resi with retail on existing SG	Prime Core	£9,621,497 £168,800,664	£10,169,289 £12,865,404	-£547,792 £155,935,260	Non-viable Viable	AH required AH required	0
163 164 165	Hotel and resi on existing office ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core Core Prime	£44,490,012 £341,731,477 £45,624,971	£23,665,333	-£23,687,518 £318,066,143 £9,543,592	Viable	No resi AH required	0 0
166 167 168	Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office.	Core	£149,550,150 £77,315,158 £230,204,994	£361,814,858 £56,797,748	-£212,264,709 £20,517,410 -£299,043,324	Non-viable Viable	AH required AH required	0
169 170	Resi with office/retail on existing retail/offic Office/resi/retail on existing office/resi/retail	Core	£72,038,337 £237,821,543	£24,523,270 £119,433,159	£47,515,068 £118,388,383	Viable Viable	AH required AH required	0
171 172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core Prime Core	£53,353,329 £150,095,975 £6,940,024	£15,133,552 £57,976,747 £11,032,479	£38,219,777 £92,119,228 -£4,092,454	Viable	AH required	0 0
174 175 176	Resi on existing garage Resi on existing office and resi Resi on existing office	Fringe Prime Core	£8,722,358 £9,290,760 £25,641,483	£1,779,039 £18,418,415 £10,257,475	£6,943,319 -£9,127,655 £15,384,008	Viable Non-viable	AH required AH required	0 0
110	2. 2 2.moning office		,,,,	210,237,475	210,004,008		, w. required	<u> </u>

/ESTMIN	STER LOCAL PLAN	Viable and AH reqrd	57 schemes	67%	Off		AH percentage	25% 40%
Proxy number	Development type	Sustainability:  Area	Off RLV	Commercial AH cont BLV	Surplus/Deficit	Viable/Non viable	Rented percentage	Com PIL
2 3	Office MU Office - MU with resi and retail Residential only on existing office	Prime Prime Core	£53,051,944 £39,200,400 £769,659	£36,094,248 £21,459,506 £1,535,666	£16,957,697 £17,740,894 -£766,007	Viable Viable Non-viable	AH required AH required No AH required	0 0
4 5	Residential only on existing resi Hotel with resi	Prime Prime	£4,254,038 £11,854,121	£5,976,526 £3,963,133	-£1,722,488 £7,890,988	Non-viable Viable	No AH required No AH required	0
6 7 8	Retail MU Residential only on existing office Residential only on existing office	Prime Core Prime	£135,138,290 £5,182,477 £3,404,535	£27,987,321 £7,561,217 £4,995,281	£107,150,968 -£2,378,741 -£1,590,746	Non-viable	No AH required AH required No AH required	0 0
9	D1 Residential only on existing office	Core Prime	-£377,295 £6,529,972	£761,410 £10,064,022			No resi AH required AH required	0 0 0
12	Residential MU Retail only	Core Prime	£40,342,753 £40,121,975	£4,416,346 £8,980,477	£31,141,498	Viable	AH required No resi	0
14 15 16	Office - MU	Core Prime Prime	£753,275 £219,782,870 £6,251,168	£1,451,647 £162,430,981 £8,912,901	£57,351,889	Non-viable Viable Non-viable	No AH required No resi AH required	0 0
17 18	Residential only on existing office Residential only on existing resi	Core Fringe	£720,776 £310,678	£554,044 £1,012,869		Non-viable	No AH required No AH required	0
19 20 21	Residential only on existing other	Fringe Fringe Fringe	£1,715,724 £18,545,914 £709,681	£150,920 £1,396,651 £211,503	£1,564,804 £17,149,264 £498,178	Viable	AH required AH required No AH required	0 0
22 23 24	Office - MU Residential MU Residential only on existing office	Fringe Core Core	£6,470,212 £34,220,638 £3,139,007	£3,370,380 £2,305,548 £5,504,307			No AH required AH required AH required	0 0
25 26	Residential only on existing resi Residential only on existing resi	Core Core	£1,942,176 £774,875	£1,805,183 £728,860	£136,993 £46,015	Viable Viable	No resi No AH required	0
27 28 29	Residential only on existing office Residential only on existing resi Residential only on existing office	Core Core	£3,211,875 £700,255 £3,364,510	£5,112,863 £1,232,468 £4,858,502	-£1,900,988 -£532,213 -£1,493,992	Non-viable	No AH required No AH required AH required	0 0
30 31 32	Residential only on existing resi Hotel Residential only on existing office	Core Core	£294,573 £3,305,351 £2,740,640	£732,549 £2,830,527 £4,577,890			No AH required No resi No AH required	0 0
33 34	Residential MU Office - MU	Core	£57,800,776 £78,315,664	£23,700,153 £56,741,251	£34,100,624 £21,574,413	Viable Viable	AH required No AH required	0
35 36 37		Core Core	£872,817 £3,681,702 £2,745,213	£855,497 £3,406,913 £8,378,517	£274,789 -£5,633,305	Viable Non-viable	No AH required  AH required  No AH required	0 0
38 39 40	Residential only on existing resi	Core Prime Prime	£1,810,751 £1,342,629 £2,527,422	£2,562,115 £2,801,187 £4,805,181	-£751,363 -£1,458,558 -£2,277,759	Non-viable Non-viable	No AH required No AH required No AH required	0 0
41 42	Residential only on existing resi Residential only on existing office	Prime Prime	£1,699,539 £22,706,440	£2,273,820 £35,554,646	-£574,281 -£12,848,206	Non-viable Non-viable	No AH required AH required	0
43 44 45	Residential only on existing other	Prime Prime Prime	########## £36,044,375 £2,458,534	£13,559,176 £87,019,530 £1,201,233	-£50,975,155	Non-viable	AH required AH required No AH required	0 0
46 47 48	Residential only on existing office  Hotel - conv of car park	Prime Core	£2,553,366 £3,022,910 £1,521,030	£14,049,227 £203,774 £1,115,010			AH required No resi No resi	0 0 0
49 50	Residential only on existing resi	Prime Prime	£1,186,757 £829,861	£3,863,488 £1,801,246	-£2,676,731 -£971,385	Non-viable	No AH required No AH required	0
51 52 53	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£2,839,423 £1,772,594 £4,292,322	£4,569,171 £3,546,388 £8,844,274	-£1,773,794 -£4,551,953	Non-viable Non-viable	No AH required No AH required AH required	0 0
54 55 56	Residential only on existing resi Residential only on existing other Residential only on existing resi	Prime Prime Prime	£1,394,603 £209,890,462 £46,002,102	£1,783,985 £64,263,076 £97,064,778	-£389,381 £145,627,386	Non-viable Viable	No AH required AH required AH required	0 0
57 58	Residential MU Residential only on former hotel/resi	Core Core	£12,592,356 £5,620,370	£8,495,344 £10,804,332	£4,097,013 -£5,183,962	Viable Non-viable	AH required AH required	0
59 60 61	Residential MU Residential MU Residential MU	Core Core	£7,167,962 £3,365,937 £8,697,230	£25,644,772 £8,237,341 £696,707	-£18,476,809 -£4,871,404 £8,000,523	Non-viable	AH required AH required AH required	0 0
62 63	Office - Mu with resi Office and hotel	Prime Prime	£747,776,637 £91,743,803 £53,959,649	£406,054,545 £76,957,293 £13,788,890	£341,722,091 £14,786,510	Viable Viable	AH required No resi	0 0
65 66	Residential only Hotel extension	Core Core	£955,257 £132,812	£648,050 £0	£307,207 £132,812	Viable Viable	No resi No AH required No resi	0
67 68 69		Core Core Fringe	£342,511 £107,621 £360,451	£0 £0			No resi No resi No resi	0 0
70 71	Hotel extension	Core	£94,919 £469,466	£0	£469,466	Viable	No resi No resi	0
72 73 74		Prime Prime Core	£56,772,874 £106,872,880 £27,663,998	£45,912,507 £91,825,014 £30,111,090	£15,047,866	Viable	AH required AH required AH required	0 0
75 76 77	Residential only on existing office Residential only on existing office Residential only on existing office	Core Fringe Fringe	£55,335,342 £11,735,955 £23,479,566	£10,170,126	£1,565,829	Viable	AH required AH required AH required	0 0
78 79	Office on existing office Office on existing office	Prime Prime	£71,697,288 £38,234,676	£45,912,507 £22,956,254	£25,784,781 £15,278,422	Viable Viable	No resi No resi	0
80 81 82	Office on existing office Office on existing office Office on existing office	Core Core Fringe	£58,786,150 £47,027,183 £30,594,999	£21,077,763 £15,055,545 £10,170,126	£37,708,387 £31,971,638 £20,424,873	Viable Viable Viable	AH required AH required No resi	0 0
83 84 85	Office on existing office Retail on existing retail Retail on existing retail	Prime Prime	£16,313,261 £129,790,717 £230,745,723	£5,085,063 £23,265,485 £46,530,970	£11,228,198 £106,525,231 £184,214,753		No resi No resi No resi	0 0
86 87	Retail on existing retail Retail on existing retail	Prime Prime	£129,790,509 £230,745,516	£23,265,485 £46,530,970	£106,525,024 £184,214,545	Viable Viable	No resi No resi	0
88 89 90	Retail on existing retail Retail on existing retail Retail on existing retail	Core Core Fringe	£29,976,240 £53,298,088 £9,288,130	£11,861,642 £23,723,283 £7,112,811	£18,114,599 £29,574,804 £2,175,318	Viable	AH required No resi No resi	0 0
91 92 93	Retail on existing retail Hotel Resi on existing other	Fringe Core Prime	£16,519,385 £5,575,293 £238,605,217	£14,225,623 £2,830,527 £39,039,841			No resi No resi AH required	0 0
94 95	Retail with resi on existing office and B8 Retail with resi on existing retail and office	Prime Prime	£604,828,226 £213,514,355	£79,565,718 £44,867,576	£525,262,508 £168,646,779	Viable Viable	AH required AH required	0
96 97 98	Retail with office on existing retail and office Retail on existing office and retail Retail on existing office and retail	Prime Prime Prime	£193,477,228 £143,609,539 £133,525,014	£96,551,115 £56,058,737 £107,910,141	£87,550,803	Viable	No resi AH required AH required	0 0
99 100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£576,994,886 £185,835,225 £108,463,155	£61,821,282 £162,373,283 £102,447,659	£515,173,604 £23,461,941 £6,015,496	Viable	AH required AH required AH required	0 0
02 03	Retail with office on existing retail Retail with office on existing retail and office	Prime Prime	£19,262,589 £87,131,540	£9,623,923 £42,706,604	£9,638,666 £44,424,936	Viable Viable	No AH required No resi	0
04 05 06	Retail on existing office and retail Retail with resi on existing office Retail on existing retail and office	Prime Prime Prime	£11,558,850 £6,683,276 £35,924,808	£8,103,869 £3,324,791 £15,150,034	£3,454,981 £3,358,485 £20,774,774	Viable	No AH required No AH required No AH required	0 0
07 108 109	Hotel on existing govt building Hotel on existing govt building	Prime Prime	£65,073,054 £28,417,927	£0 £577,713	£65,073,054 £27,840,214	Viable Viable	AH required No resi No resi	0
110 111	Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime Prime	£21,298,935 £3,181,206 £1,226,177	£463,008 £6,602,219 £0	-£3,421,013 £1,226,177	Non-viable Viable	No resi No resi	0 0
12 13 14	Hotel on existing office Office with resi on existing C2 Office with resi on existing office and B8	Core Prime Prime	£6,587,694 £576,993,497 £595,887,895	£15,019,412 £61,821,282 £79,565,718	£515,172,215	Viable	No resi AH required AH required	0 0 0
15 16		Prime	£430,257,008 £53,934,430 £222,768,049	£248,517,253 £22,463,653 £167,038,884	£181,739,755 £31,470,776	Viable Viable	No resi AH required AH required	0 0
118 119	Office with retail on existing office and retail Office on existing office	Prime Prime	£87,129,985 £40,142,672	£42,706,604 £29,292,180	£44,423,381 £10,850,493	Viable Viable	No resi No resi	0
120 121 122	Office on existing office Office with retail on existing office and retail Office on existing office	Prime	£21,336,638 £193,474,636 £16,659,887	£12,429,534 £96,551,115 £12,185,179	£96,923,521	Viable	No resi No resi No AH required	0 0
123 124 125	ST: Resi and office on existing office and B ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing	Core Core	£329,436,101 £33,444,255 £730,082,244	£53,363,808 £37,851,433	£276,072,293 -£4,407,178	Viable Non-viable	AH required AH required AH required	0 0
26 27	ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1	Prime Core	£78,792,923 £13,127,615	£130,749 £16,541,101	£78,662,174 -£3,413,485	Viable Non-viable	AH required AH required	0
28 29 30	Nightclub in cinema basement Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime Prime Prime	£13,048 £368,125,101 £5,797,165	£228,331 £106,805,519 £21,677,213	-£215,283 £261,319,582 -£15,880,047		No resi No resi No AH required	0 0
31 32	Casino on existing hotel Casino with leisure on existing retail and le	Prime Prime	£169,592,888 £368,054,356 -£177,516	£126,600,078 £106,805,519	£42,992,810 £261,248,837	Viable Viable	No resi No resi No resi	0 0
33 34 35	Resi with office on existing office and B8 Resi with office on existing C2	Prime Core Core	£329,435,010 £347,102,939	£53,363,808 £32,638,444	£276,071,202 £314,464,494	Viable Viable	AH required AH required	0
36  37  38	Resi with office/retail on existingoffice Resi with retail on existing office and retail Resi on existing office	Prime	£185,831,548 £133,521,030 £9,227,624	£162,373,283 £107,910,141 £10,679,249	£25,610,889 -£1,451,626	Viable Non-viable	AH required AH required AH required	0 0
39  40  41	Resi with office on existing office and retail Resi on existing office Resi on existing office		£54,830,536 £8,077,453 £3,040,863	£42,213,682 £11,009,819 £3,462,545	£12,616,855 -£2,932,366	Viable	AH required AH required No AH required	0 0
142 143	Resi with retail on existing office and retail Resi on existing D1	Prime Prime	£11,554,845 £2,131,199	£8,103,869 £68,368	£3,450,976 £2,062,832	Viable Viable	No AH required No AH required	0
144 145 146	Resi on existing office Resi with retail on existing retail and office Resi on existing resi	Core Prime Fringe	£1,984,250 £17,651,516 £44,147,494	£3,095,420 £9,623,923 £71,972,364	£8,027,593	Viable	No AH required No AH required AH required	0 0
147 148 149	Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe Fringe	£17,127,014 £6,745,483 £288,838	£1,971,205 £878,330	£15,155,809 £5,867,153	Viable Viable	AH required AH required No AH required	0 0
150 151	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe	£275,661 £251,550	£0 £0	£275,661 £251,550	Viable Viable	No AH required No AH required	0
152 153 154	Resi on existing resi	Prime Prime	£38,726,225 £100,692,845 £4,569,947	£3,576,446 £874,052 £6,394,369	£99,818,793 -£1,824,422	Viable Non-viable	AH required AH required No AH required	0 0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,512,286 £13,218,602 £23,055,078	£2,408,887	-£896,601 £9,858,554	Non-viable Viable	No AH required No resi AH required	0 0
158 159	Resi and retail on existing office Resi (older persons's) on existing resi	Core Fringe	£16,203,885 £85,395,846	£22,932,393 £92,482,347	-£6,728,509 -£7,086,501	Non-viable Non-viable	AH required AH required	0
160 161 162	Retail and resi on existing retail	Prime Prime Core	£434,381,259 £10,855,435 £189,708,939	£211,421,076 £10,169,289 £12,865,404	£222,960,183 £686,146	Viable Viable	AH required AH required AH required	0 0
163 164	Hotel and resi on existing office ST: Office/retail on existing B8/SG	Core	£47,688,799 £341,734,878 £47,812,648	£68,177,530 £23,665,333	-£20,488,731 £318,069,545	Non-viable Viable	AH required No resi	0
165 166 167	Office/resi/retail on existing office & retail	Core	£159,824,305 £79,201,959	£56,797,748	-£201,990,553 £22,404,211	Non-viable Viable	AH required AH required AH required	0 0
168 169 170	Resi with office/retail on existing resi/office/ Resi with office/retail on existing retail/office/ Office/resi/retail on existing office/resi/retail		£246,008,958 £74,487,806 £240,738,324				AH required AH required AH required	0 0 0
171 172	Resi on exitsing warehouse ST: Resi and retail on existing instituional	Core Prime	£59,907,405 £173,973,506	£15,133,552 £57,976,747	£44,773,853 £115,996,760	Viable Viable	AH required AH required	0
173 174	Resi and retail on existing office Resi on existing garage Resi on existing office and resi	Core Fringe Prime	£7,541,709 £9,694,002 £10,726,563	£1,779,039 £18,418,415	£7,914,963 -£7,691,852	Viable Non-viable	AH required AH required AH required	0 0
175 176		Core	£29,369,127	£10,257,475	£19,111,652	IV/iahla	AH required	0

WESTMINS	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	60 schemes Off	71% Commercial AH cont	Off	Viable/Non	AH percentage Rented percentage	20% 40%
number 1	Development type Office MU	Area Prime	RLV £53,689,525	BLV £36,094,248	Surplus/Deficit £17,595,278		AH required	Com PIL 0
3 4	Office - MU with resi and retail Residential only on existing office	Prime Core Prime	£39,790,560 £874,804 £4,659,771	£21,459,506 £1,535,666 £5,976,526	£18,331,054 -£660,861 -£1,316,756	Non-viable Non-viable	AH required  No AH required  No AH required	0
5	Residential only on existing resi Hotel with resi Retail MU	Prime Prime	£12,179,815 £135,468,032		£8,216,682 £107,480,711	Viable	No AH required  No AH required  No AH required	0
7 8	Residential only on existing office Residential only on existing office	Core Prime	£5,735,602 £3,728,720		-£1,825,616 -£1,266,561	Non-viable	AH required No AH required	0
9 10 11	D1 Residential only on existing office Office - MU	Core Prime Prime	-£377,103 £7,225,053 £116,823,342		-£1,138,513 -£2,838,968 £19,947,952		No resi AH required AH required	0
12 13 14	Residential MU Retail only	Core Prime	£43,837,099 £40,122,249 £827,844	£8,980,477	£39,420,753 £31,141,772		AH required No resi	0
15 16	Residential only on existing resi Office - MU Residential only on existing resi	Prime Prime	£827,844 £219,783,182 £6,920,444	£162,430,981	£57,352,200 -£1,992,457	Viable	No AH required No resi AH required	0
17 18	Residential only on existing office Residential only on existing resi	Core Fringe	£806,474 £351,533	£554,044 £1,012,869	£252,430 -£661,336	Non-viable	No AH required No AH required	0
19 20 21	Residential only on existing other Residential only on existing other Residential only on existing resi	Fringe Fringe	£1,950,747 £21,167,869 £790,278	£1,396,651 £211,503	£1,799,827 £19,771,218 £578,776	Viable	AH required AH required No AH required	0
22 23	Office - MU Residential MU	Fringe Core	£6,599,487 £38,762,101	£3,370,380 £2,305,548	£3,229,107 £36,456,553	Viable Viable	No AH required AH required	0
24 25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core	£3,510,245 £1,942,706 £851,073	£5,504,307 £1,805,183 £728,860	-£1,994,063 £137,523 £122,214	Viable	AH required  No resi  No AH required	0
27 28	Residential only on existing office Residential only on existing resi	Core Core	£3,569,301 £769,231	£5,112,863 £1,232,468	-£1,543,562 -£463,237	Non-viable Non-viable	No AH required No AH required	0
29 30 31	Residential only on existing office Residential only on existing resi	Core Core	£3,744,636 £332,035 £3,306,009	£4,858,502 £732,549 £2,830,527	-£1,113,866 -£400,514 £475,481	Non-viable	AH required  No AH required  No resi	0
32 33	Residential only on existing office Residential MU	Core Core	£3,030,728 £59,111,931	£4,577,890 £23,700,153	£35,411,778	Non-viable	No AH required AH required	0
34 35 36	Office - MU Residential only on existing resi Residential only on existing office	Core Core	£78,544,472 £965,630 £4,091,585	£56,741,251 £855,497 £3,406,913	£21,803,221 £110,133 £684,672	Viable Viable Viable	No AH required No AH required AH required	0
37 38	Residential only on existing other Residential only on existing other	Core Core	£3,052,016 £2,011,339	£8,378,517 £2,562,115	-£5,326,501 -£550,776	Non-viable Non-viable	No AH required No AH required	0
39 40 41	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,466,922 £2,760,603 £1,845,779	£2,801,187 £4,805,181 £2,273,820	-£1,334,265 -£2,044,578 -£428,041	Non-viable Non-viable Non-viable	No AH required  No AH required  No AH required	0
42 43	Residential only on existing office Residential MU	Prime Prime	£24,656,409	£35,554,646 £13,559,176	-£10,898,236 £1,185,357,867	Non-viable Viable	AH required AH required	0
44 45 46	Residential only on existing other Residential MU Residential only on existing office	Prime Prime Prime	£39,642,802 £2,499,735 £2,895,065	£87,019,530 £1,201,233 £14,049,227	-£47,376,728 £1,298,501 -£11,154,162	Viable	AH required  No AH required  AH required	0
47 48	Hotel - conv of car park Office	Core Core	£3,023,900 £1,522,057	£203,774 £1,115,010	£2,820,125 £407,047	Viable Viable	No resi No resi	0
49 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,346,641 £941,965 £3,104,723	£3,863,488 £1,801,246 £4,569,171	-£2,516,847 -£859,282 -£1,464,447	Non-viable	No AH required No AH required No AH required	0
52 53	Residential only on existing resi Residential only on existing resi	Prime Prime	£1,938,830 £4,745,801	£3,546,388 £8,844,274	-£1,607,558 -£4,098,473	Non-viable Non-viable	No AH required AH required	0
54 55 56	Residential only on existing resi Residential only on existing other Residential only on existing resi	Prime Prime Prime	£1,539,723 £231,280,742 £50,336,072	£1,783,985 £64,263,076 £97,064,778	-£244,262 £167,017,666 -£46,728,706	Viable	No AH required AH required AH required	0
57 58	Residential MU Residential only on former hotel/resi	Core Core	£13,520,940 £6,480,421	£8,495,344 £10,804,332	£5,025,597 -£4,323,911	Viable Non-viable	AH required AH required	0
59 60 61	Residential MU Residential MU Residential MU	Core Core	£7,977,566 £3,677,754 £9,600,645		-£17,667,205 -£4,559,587 £8,903,938	Non-viable	AH required AH required AH required	0 0
62 63	Office - Mu with resi Office and hotel	Prime Prime	£760,669,449 £91,745,109	£406,054,545 £76,957,293	£354,614,904 £14,787,815	Viable Viable	AH required No resi	0
64 65 66	Retail only Residential only Hotel extension	Prime Core Core	£53,961,018 £1,046,974 £134,224	£648,050	£40,172,128 £398,924 £134,224	Viable	No resi No AH required No resi	0
67 68	Hotel extension Hotel extension	Core Core	£343,945 £109,076	£0	£343,945 £109,076	Viable	No resi No resi	0
70 71	Office Hotel extension Hotel extension	Fringe Core Core	£361,927 £96,416 £470,985		£361,927 £96,416 £470,985		No resi No resi No resi	0
72 73	Residential only on existing office Residential only on existing office	Prime Prime	£61,754,162 £116,248,162	£45,912,507 £91,825,014	£15,841,655 £24,423,148	Viable Viable	AH required AH required	0
74 75 76	Residential only on existing office Residential only on existing office Residential only on existing office	Core Core Fringe	£30,422,378 £60,850,634 £13,348,673	£60,222,180	£311,288 £628,454 £3,178,547	Viable	AH required AH required AH required	0
77 78	Residential only on existing office Office on existing office	Fringe Prime	£26,703,470 £71,698,906	£20,340,252 £45,912,507	£6,363,218 £25,786,399	Viable Viable	AH required No resi	0
79 80 81	Office on existing office Office on existing office Office on existing office	Prime Core Core	£38,236,314 £60,186,906 £48,148,136	£22,956,254 £21,077,763 £15,055,545	£15,280,060 £39,109,143 £33,092,591	Viable Viable Viable	No resi AH required AH required	0
82 83	Office on existing office Office on existing office	Fringe Fringe	£30,596,700 £16,314,982	£10,170,126 £5,085,063	£20,426,574 £11,229,919	Viable Viable	No resi No resi	0
84 85 86	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime Prime	£129,792,459 £230,747,486 £129,792,293	£23,265,485 £46,530,970 £23,265,485	£106,526,974 £184,216,516 £106,526,808	Viable	No resi No resi No resi	0
87 88	Retail on existing retail Retail on existing retail	Prime Core	£230,747,320 £29,978,066	£46,530,970 £11,861,642	£184,216,350 £18,116,424	Viable Viable	No resi AH required	0
90 91	Retail on existing retail Retail on existing retail Retail on existing retail	Core Fringe Fringe	£53,299,933 £9,289,996 £16,521,273	£23,723,283 £7,112,811 £14,225,623	£29,576,650 £2,177,184 £2,295,650	Viable	No resi No resi No resi	0
93	Hotel Resi on existing other	Core Prime	£5,577,231 £259,818,837	£2,830,527 £39,039,841	£2,746,704 £220,778,996	Viable	No resi AH required	0
94 95 96	Retail with resi on existing office and B8 Retail with resi on existing retail and office Retail with office on existing retail and office	Prime Prime Prime	£617,328,318 £214,391,521 £193,479,219	£79,565,718 £44,867,576 £96,551,115	£537,762,600 £169,523,945 £96,928,104	Viable	AH required AH required No resi	0
97 98 99	Retail on existing office and retail Retail on existing office and retail	Prime Prime	£145,227,586 £137,927,048	£56,058,737 £107,910,141	£89,168,850 £30,016,907	Viable	AH required AH required	0
100	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£596,795,776 £193,674,287 £114,444,563	£61,821,282 £162,373,283 £102,447,659	£534,974,495 £31,301,004 £11,996,904	Viable	AH required AH required AH required	0
102 103 104	Retail with office on existing retail Retail with office on existing retail and offic Retail on existing office and retail	Prime Prime Prime	£19,568,540 £87,133,676 £12,038,205	£9,623,923 £42,706,604 £8,103,869	£9,944,618 £44,427,072 £3,934,337	Viable	No AH required No resi No AH required	0
105 106	Retail on existing office and retail Retail with resi on existing office Retail on existing retail and office	Prime Prime	£6,813,700 £36,348,463	£3,324,791 £15,150,034	£3,488,909 £21,198,429	Viable	No AH required  No AH required  No AH required	0
107 108 109	Hotel on existing govt building Hotel on existing govt building Hotel with retail on existing members club	Prime Prime Prime	£65,893,098 £28,420,167 £21,301,195	£577,713		Viable	AH required No resi No resi	0
110 111	Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime	£3,183,522 £1,228,515	£6,602,219 £0	-£3,418,697 £1,228,515	Non-viable Viable	No resi No resi	0
112 113 114	Hotel on existing office Office with resi on existing C2 Office with resi on existing office and B8	Core Prime Prime	£6,590,016 £596,794,666 £608,203,653	£15,019,412 £61,821,282 £79,565,718	-£8,429,396 £534,973,385 £528,637,935	Viable Viable	No resi AH required AH required	0
115 116	Office with retail on existing office and retail Office with retail on existing hotel and retail	Prime Prime	£430,259,393 £56,712,607	£248,517,253 £22,463,653	£181,742,140 £34,248,954	Viable Viable	No resi AH required	0
118	Office with retail on existing office Office with retail on existing office and retai Office on existing office	Prime Prime Prime	£224,502,250 £87,132,431 £40,145,140	£167,038,884 £42,706,604 £29,292,180	£57,463,366 £44,425,827 £10,852,960	Viable Viable Viable	AH required No resi No resi	0
120 121	Office on existing office Office with retail on existing office and retain	Prime Prime	£21,339,127 £193,477,145	£12,429,534 £96,551,115	£8,909,593 £96,926,030	Viable Viable	No resi No resi	0
122 123 124	Office on existing office ST: Resi and office on existing office and B ST: Resi on existing resi, retail and D1	Prime Core Core	£16,873,894 £337,386,523 £36,607,540	£53,363,808	£4,688,715 £284,022,715 -£1,243,893	Viable	No AH required AH required AH required	0
125 126	ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat	Prime Prime	£738,561,155 £86,010,661	£505,208,870 £130,749	£233,352,285 £85,879,912	Viable Viable	AH required AH required	0
127 128 129	ST: Resi with office on existing resi and D1 Nightclub in cinema basement Nightclub with leisure on existing retail and	Prime	£14,439,432 £15,786 £368,127,818	£16,541,101 £228,331 £106,805,519	-£2,101,669 -£212,545 £261,322,299	Non-viable Non-viable Viable	AH required No resi No resi	0 0
130 131	Nighclub with resi on existing retail Casino on existing hotel	Prime Prime	£6,328,649 £169,595,647	£21,677,213 £126,600,078	-£15,348,564 £42,995,569	Non-viable Viable	No AH required No resi	0
132 133 134	Casino with leisure on existing retail and le Casino on existing nightclub Resi with office on existing office and B8	Prime Prime Core	£368,057,136 -£174,675 £337,385,651	£12,088,746 £53,363,808	£261,251,617 -£12,263,421 £284,021,843	Non-viable	No resi No resi AH required	0
135 136	Resi with office on existing C2 Resi with office/retail on existingoffice	Core Prime	£359,696,314 £193,671,345	£32,638,444 £162,373,283	£327,057,870 £31,298,062	Viable Viable	AH required AH required	0
137 138 139	Resi with retail on existing office and retail Resi on existing office Resi with office on existing office and retail	Prime Prime Prime	£137,923,862 £10,065,012 £56,021,918	£107,910,141 £10,679,249 £42,213,682	£30,013,721 -£614,237 £13,808,236	Viable Non-viable Viable	AH required AH required AH required	0
140 141	Resi on existing office Resi on existing office	Prime Prime	£8,878,650 £3,318,092	£11,009,819 £3,462,545 £8,103,869	-£2,131,169 -£144,453	Non-viable Non-viable	AH required No AH required	0
142 143 144	Resi on existing D1 Resi on existing office	Prime Prime Core	£12,035,002 £2,372,778 £2,199,142	£68,368 £3,095,420		Viable Non-viable	No AH required No AH required No AH required	0 0
146	Resi with retail on existing retail and office Resi on existing resi Resi on existing telephone exchange	Prime Fringe Fringe	£17,851,271 £47,803,547 £18,589,482	£9,623,923 £71,972,364 £1,971,205	£8,227,349 -£24,168,817 £16,618,277	Viable Non-viable	No AH required AH required AH required	0 0
148 149	Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe	£7,322,244 £317,621	£878,330 £0	£6,443,914 £317,621	Viable Viable	AH required No AH required	0
150 151	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe	£303,350 £276,471	£0 £0	£303,350 £276,471 £39,013,073	Viable Viable	No AH required No AH required	0
152 153 154	Resi with retail, storage and gym on existin Resi on existing electricity sub-station Resi on existing resi	Prime Prime	£42,589,519 £109,928,454 £4,985,694	£6,394,369	£109,054,402 -£1,408,675	Viable Non-viable	AH required AH required No AH required	0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,677,965 £13,221,939 £26,224,264	£3,360,048	-£730,922 £9,861,891 -£18,719,551	Viable	No AH required No resi AH required	0 0
158 159	Resi and retail on existing office Resi (older persons's) on existing resi	Core Fringe	£17,400,490 £94,182,180	£22,932,393 £92,482,347	-£5,531,903 £1,699,833	Non-viable Viable	AH required AH required	0
160 161 162	Retail and resi on existing retail Residential on existing hotel conv	Prime Prime	£451,077,815 £12,089,372 £210,617,215	£211,421,076 £10,169,289	£239,656,739 £1,920,083 £197,751,811	Viable Viable	AH required AH required	0
163 164	ST: Resi with retail on existing SG Hotel and resi on existing office ST: Office/retail on existing B8/SG	Core Core	£50,887,585 £341,738,279	£68,177,530 £23,665,333	-£17,289,945 £318,072,946	Non-viable Viable	AH required AH required No resi	0 0
165 166	Resi/retail/office on existing retail/resi/office Hotel/Resi/Retail on existing office	Core	£50,000,325 £170,098,459 £81,088,762		£13,918,946 -£191,716,399 £24,291,013		AH required AH required	0
168 169	Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office Resi with office/retail on existing retail/office	Core	£261,812,922 £76,937,274	£529,248,318 £24,523,270	-£267,435,396 £52,414,004	Viable	AH required AH required AH required	0
170 171 172	Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse	Core Core Prime	£243,655,106 £66,461,480 £197,851,039	£119,433,159 £15,133,552	£124,221,947 £51,327,928 £139,874,293	Viable Viable	AH required AH required AH required	0 0
173 174	Resi and retail on existing office Resi on existing garage	Core Fringe	£8,143,393 £10,665,647	£11,032,479 £1,779,039	-£2,889,086 £8,886,608	Non-viable Viable	AH required AH required	0
175 176	Resi on existing office and resi Resi on exisitng office	Prime Core	£12,162,367 £33,096,771	£18,418,415 £10,257,475	-£6,256,048 £22,839,296	Non-viable	AH required AH required	0

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88 Retail on existing retail Core £29,774,907 £46,530,970 £164,210,937 Wabble No resi 88 Retail on existing retail Core £53,294,396 £23,723,283 £29,571,113 Vabble No resi 99 Retail on existing retail Fringe £16,515,611 £12,225,623 £2,296,988 Vabble No resi 91 Retail on existing retail Fringe £16,515,611 £12,225,623 £2,296,988 Vabble No resi 92 Potel with resion on existing office and 88 Prime £197,882,315 £300,99,841 £148,222,742 Vabble No resi 93 Retail with resion existing office and 88 Prime £197,882,315 £300,99,841 £148,222,742 Vabble AH required 94 Retail with resion existing retail and office Prime £197,882,315 £300,99,841 £148,822,474 Vabble AH required 95 Retail with office on existing retail and office Prime £197,882,315 £300,99,841 £148,822,474 Vabble AH required 96 Retail with office on existing retail and resisting retail resisting retail and resisting retail retail resis	0 0
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103   Retail with office on existing retail and office   Prime   £87,127,288   £42,706,604   £44,420,664   Viable   No nesi   104   Retail on existing office and retail   Prime   £10,401,157   £8,103,869   £2,297,289   Viable   No AH required   105   Retail with resi on existing office   Prime   £34,901,765   £3,324,791   £3,044,176   Viable   No AH required   107   Hotel on existing govt building   Prime   £34,901,765   £15,150,034   £19,751,730   Viable   No AH required   108   Hotel on existing govt building   Prime   £28,413,448   £577,713   £27,835,735   Viable   No resi   109   Hotel on existing members club   110   Hotel on existing office   Prime   £23,413,448   £577,713   £27,835,735   Viable   No resi   111   Hotel on existing office   Prime   £23,413,448   £577,713   £27,835,735   Viable   No resi   112   Hotel on existing office   Prime   £33,176,572   £6,602,219   £3,425,647   Non-viable   No resi   113   Office with resi on existing C2   Prime   £528,848,312   £6,533,049   £15,019,412   £8,436,363   Non-viable   No resi   114   Office with resial on existing office and B8   115   Office with resial on existing office and retail   Prime   £529,848,312   £6,532,239   £48,517,253   £181,734,986   Viable   No resi   116   Office with retail on existing office and retail   Prime   £40,00,674   £22,458,555   £465,37,021   Viable   AH required   117   Office with retail on existing office and retail   Prime   £40,137,736   £29,282,188   £10,845,557   Viable   No resi   120   Office on existing office   Prime   £41,400,674   £22,458,535   £24,570,271   Viable   No resi   121   Office with retail on existing office and retail   Prime   £21,331,662   £22,282,88   £10,845,557   Viable   No resi   122   Office on existing office   Prime   £21,331,662   £22,282,88   £10,845,557   Viable   No resi   122   Office on existing office and retail   Prime   £21,346,681   £22,282,88   £10,845,557   Viable   No resi   123   Office with retail on existing office and retail   Express on existing office   Prime   £24,97	0
106	0
Hotel on existing gort building   Prime   £28,413,448   £577,713   £27,835,735   Viable   No resi	0
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117	0 0
190   Office on existing office   Prime   £40,137,736   £29,292,180   £10,845,557   Viable   No resi	0
122   Office on existing office   Prime   £16,140,608   £12,185,179   £3,955,429   Viable   No AH required	0
124   ST: Resi on existing resi, retail and D1   Core   £24,977,422   £37,851,433   £12,874,011   Non-viable   AH required	0 0 0
127   ST: Resi with office on existing resi and D1   Core   £9,048,573   £16,541,101   -£7,492,527   Non-viable   AH required	0 0
130   Nighclub with resi on existing retail   Prime   £4,509,913   £21,677,213   -£17,167,300   Non-viable   No AH required     131   Casino on existing hotel   Prime   £169,587,370   £126,600,078   £42,987,292   Viable   No resi     132   Casino with leisure on existing retail and le   Prime   £368,048,796   £106,805,519   £261,243,277   Viable   No resi     133   Casino on existing nightclub   Prime   -£183,197   £12,088,746   -£12,271,943   Non-viable   No resi	0
133         Casino on existing nightclub         Prime         -£183,197         £12,088,746         -£12,271,943         Non-viable         No resi	0
	0 0
135         Resi with office on existing C2         Core         £313,499,589         £32,638,444         £280,861,145         Viable         AH required           136         Resi with office/retail on existing office         Prime         £166,770,431         £162,373,283         £4,397,148         Viable         AH required           137         Resi with retail on existing office and retail Prime         £122,816,839         £107,910,141         £14,906,698         Viable         AH required	0 0
138         Resi on existing office         Prime         £7,204,864         £10,679,249         -£3,474,385         Non-viable         AH required           139         Resi with office on existing office and retail Prime         £51,877,830         £42,213,682         £9,664,149         Viable         AH required	0
140         Resi on existing office         Prime         £6,092,244         £11,009,819         -£4,917,575 Non-viable         Al required           141         Resi on existing office         Prime         £2,372,036         £3,462,545         -£1,090,509 Non-viable         No AH required           142         Resi with retail on existing office and retail         Prime         £10,395,551         £8,103,869         £2,291,683 Viable         No AH required	0 0
143         Resi on existing D1         Prime         £1,494,399         £68,368         £1,426,022         Vable         No AH required           144         Resi on existing office         Core         £1,418,014         £3,095,420         -£1,677,406         Non-viable         No AH required           145         Resi with retail on existing retail and office         Prime         £17,125,319         £9,623,923         £7,501,396 (Viable)         No AH required	0 0 0
146         Resi on existing resi         Fringe         £35,217,312         £71,972,364         -£36,755,052         Non-viable         AH required           147         Resi on existing telephone exchange         Fringe         £13,588,323         £1,971,205         £11,617,119         Viable         AH required	0
149 Resi unit on existing resi (roof extension) Fringe £220,581 £0 £220,581 Viable No AH required 150 Resi unit on existing resi (roof extension) Fringe £210,057 £0 £210,057 Viable No AH required	0 0
151         Resi unit on existing resi (roof extension)         Fringe         £192,639         £0         £192,639 Viable         No AH required           152         Resi with retail, storage and gym on existin Core         £28,357,494         £3,576,446         £24,781,049 Viable         AH required           153         Resi on existing electricity sub-station         Prime         £78,193,220         £874,052         £77,319,168 Viable         AH required	0 0
154         Resi on existing resi         Prime         £3,566,436         £6,394,369         -£2,827,932         Non-viable         No AH required           155         Resi on existing office         Core         £1,076,324         £2,408,887         -£1,332,563         Non-viable         No AH required           156         Hotel on existing hotel         Core         £13,211,928         £3,360,048         £9,851,881 Viable         No resi	0
157         Resi on existing retail/office         Prime         £14,327,896         £44,943,815         -£30,615,919         Non-viable         AH required           158         Resi and retail on existing office         Core         £12,910,263         £22,932,393         -£10,022,130         Non-viable         AH required	0
159         Resi (older persons's) on existing resi         Fringe         £61,879,945         £92,482,347         £30,602,402         Non-viable         AH required           160         Retail and resi on existing retail         Prime         £388,154,783         £211,421,076         £176,733,707         Viable         AH required           161         Residential on existing hotel conv         Prime         £7,572,801         £10,169,289         -£2,596,488         Non-viable         AH required	0 0 0
162         ST: Resi with retail on existing SG         Core         £133,119,272         £12,865,404         £120,253,868         Viable         AH required           163         Hotel and resi on existing office         Core         £39,155,076         £68,177,530         -£29,022,454         Non-viable         AH required           164         ST: Office/retail on existing BWSG         Core         £341,728,077         £23,665,333         £318,062,743         Viable         No resi	0 0
165     Resi/retail/office on existing retail/resi/office     Prime     £41,977,106     £36,081,379     £5,895,727     Viable     AH required       166     Hotel/Resi/Retail on existing office     Core     £131,380,069     £361,814,858     -£230,434,789     Non-viable     AH required	0
167         Office/resi/retail on existing office & retail         Core         £74,169,356         £56,797,748         £17,371,608         Viable         AH required           168         Resi with office/retail on existing resi/office         Core         £203,478,202         £529,248,318         -£325,770,116         Non-viable         AH required           169         Resi with office/retail on existing retail/offic/Core         £67,953,734         £24,523,270         £43,430,464         Viable         AH required	0 0 0
170         Office/resi/retail on existing office/resi/retail Core         £232,957,252         £119,433,159         £113,524,093         Viable         AH required           171         Resi on exitising warehouse         Core         £42,366,676         £15,133,552         £27,233,124         Viable         AH required           172         ST: Resi and retail on existing institutional Prime         £106,890,264         £57,976,747         £48,913,517         Viable         AH required	0 0
173         Resi and retail on existing office         Core         £5,895,377         £11,032,479         -£5,137,102         Non-viable         AH required           174         Resi on existing garage         Fringe         £7,127,276         £1,779,039         £5,348,236         Viable         AH required	0
175         Resi on existing office and resi         Prime         £6,794,196         £18,418,415         -£11,624,219         Non-viable         AH required           176         Resi on existing office         Core         £19,155,545         £10,257,475         £8,898,070         Viable         AH required	0

WESTMIN	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	52 schemes On	61% Commercial AH cont	Off		AH percentage Rented percentage	30% 40%
Proxy number	Development type	Area	RLV	BLV		ole/Non le		Com PIL
2	Office MU Office - MU with resi and retail Residential only on existing office	Prime Prime Core	£38,200,118 £580,038	£36,094,248 £21,459,506 £1,535,666	£16,740,612 Viab	ole	AH required AH required No AH required	0
4 5	Residential only on existing resi Hotel with resi	Prime Prime	£3,653,977 £11,357,696	£5,976,526 £3,963,133	-£2,322,549 Non £7,394,563 Viab	-viable ble	No AH required No AH required	0
6 7 8	Retail MU Residential only on existing office Residential only on existing office	Prime Core Prime	£134,594,332 £4,303,746 £2,925,536	£27,987,321 £7,561,217 £4,995,281	£106,607,011 Viab -£3,257,471 Non -£2,069,745 Non	-viable	No AH required AH required No AH required	0
9	D1 Residential only on existing office	Core Prime	-£377,488 £5,451,810	£761,410	-£1,138,898 Non -£4,612,212 Non	-viable -viable	No resi AH required	0
11 12 13	Office - MU Residential MU Retail only	Prime Core Prime	£115,309,487 £34,844,331 £40,121,702	£96,875,390 £4,416,346 £8,980,477	£18,434,097 Viab £30,427,985 Viab £31,141,224 Viab	ole	AH required AH required No resi	0
14 15	Residential only on existing resi Office - MU	Core Prime	£636,865 £219,782,559	£1,451,647 £162,430,981	-£814,782 Non £57,351,578 Viab	-viable ble	No AH required No resi	0
16 17 18	Residential only on existing resi Residential only on existing office Residential only on existing resi	Prime Core Fringe	£5,211,375 £570,922 £229,841	£554,044	-£3,701,527 Non £16,878 Viab -£783.028 Non	ole	AH required No AH required No AH required	0 0
19	Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe	£1,244,056 £13,279,901	£150,920	£1,093,135 Viab	ole	AH required AH required	0
21	Residential only on existing resi Office - MU	Fringe Fringe	£565,159 £6,181,438	£3,370,380	£353,657 Viab	ole ole	No AH required No AH required	0
23 24 25	Residential MU Residential only on existing office Residential only on existing resi	Core Core	£26,136,473 £2,489,059 £1,941,646	£5,504,307	£23,830,924 Viab -£3,015,248 Non £136,463 Viab	-viable	AH required AH required No resi	0
26 27	Residential only on existing resi Residential only on existing office	Core Core	£657,531 £2,629,247	£728,860 £5,112,863	-£71,328 Non -£2,483,616 Non	-viable -viable	No AH required No AH required	0
28 29 30	Residential only on existing resi Residential only on existing office Residential only on existing resi	Core Core	£594,087 £2,732,516 £230,376		-£638,380 Non -£2,125,985 Non -£502,173 Non	-viable	No AH required AH required No AH required	0
31 32	Hotel Residential only on existing office	Core	£3,304,693 £2,264,485	£2,830,527 £4,577,890	£474,165 Viab -£2,313,405 Non	le -viable	No resi No AH required	0 0
33 34 35	Residential MU Office - MU Residential only on existing resi	Core Core	£55,631,315 £77,937,452 £721,889	£23,700,153 £56,741,251 £855,497	£31,931,162 Viab £21,196,201 Viab -£133,608 Non	ole	AH required No AH required No AH required	0
36 37	Residential only on existing office Residential only on existing other	Core Core	£2,977,539 £2,224,423	£3,406,913 £8,378,517	-£429,374 Non -£6,154,095 Non	-viable -viable	AH required No AH required	0
38 39 40	Residential only on existing other Residential only on existing resi Residential only on existing resi	Core Prime Prime	£1,471,775 £1,168,613 £2,200,677	£2,801,187	-£1,090,340 Non -£1,632,574 Non -£2,604,505 Non	-viable	No AH required No AH required No AH required	0
41 42	Residential only on existing resi Residential only on existing office	Prime Prime	£1,502,390 £20,062,556	£2,273,820 £35,554,646	-£771,430 Non -£15,492,089 Non	-viable -viable	No AH required AH required	0
43 44 45	Residential MU Residential only on existing other Residential MU	Prime Prime Prime	£994,918,998 £30,454,151 £2,399,201		£981,359,822 Viab -£56,565,379 Non £1,197,968 Viab	-viable	AH required AH required No AH required	0 0
46 47	Residential only on existing office  Hotel - conv of car park	Prime Core	£1,939,932 £3,021,920	£14,049,227	-£12,109,295 Non	-viable	AH required No resi	0
48 49	Office Residential only on existing resi	Core Prime	£1,520,004 £900,186	£1,115,010 £3,863,488	£404,994 Viab -£2,963,302 Non	ole -viable	No resi No AH required	0
50 51 52	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£629,193 £2,455,109 £1,531,974	£4,569,171	-£1,172,054 Non -£2,114,062 Non -£2,014,414 Non	-viable	No AH required No AH required No AH required	0 0
53 54	Residential only on existing resi Residential only on existing resi	Prime Prime	£3,574,543 £1,174,899	£8,844,274 £1,783,985	-£5,269,731 Non -£609,086 Non	-viable -viable	AH required No AH required	0
55 56 57	Residential only on existing other Residential only on existing resi Residential MU	Prime Prime Core	£176,625,054 £39,647,801 £10,830,334	£64,263,076 £97,064,778 £8,495,344	£112,361,978 Viab -£57,416,977 Non £2,334,991 Viab	-viable	AH required AH required AH required	0 0
58 59	Residential only on former hotel/resi Residential MU	Core Core	£4,003,352 £5,645,873	£10,804,332 £25,644,772	-£6,800,980 Non -£19,998,899 Non	-viable -viable	AH required AH required	0
60 61 62	Residential MU Residential MU Office - Mu with resi	Core Core	£2,816,103 £7,102,418 £728,045,340	£8,237,341	-£5,421,238 Non £6,405,711 Viab £321,990,795 Viab	-viable ble	AH required AH required	0
62 63 64	Office - Mu with resi Office and hotel Retail only	Prime Prime Prime	£728,045,340 £91,742,496 £53,958,280	£406,054,545 £76,957,293 £13,788,890	£321,990,795 Viab £14,785,203 Viab £40,169,390 Viab	ole ole	AH required No resi No resi	0
65 66 67	Residential only Hotel extension	Core Core	£817,282 £131,401	£0	£169,232 Viab £131,401 Viab £341,078 Viab	ole ole	No AH required No resi	0
68 69	Hotel extension Hotel extension Office	Core Core Fringe	£341,078 £106,166 £358,975	£0	£341,078 Viab £106,166 Viab £358,975 Viab	ole ole	No resi No resi No resi	0
71	Hotel extension Hotel extension	Core Core	£93,421 £467,947	£0	£467,947 Viab	ole	No resi No resi	0
72 73 74	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Prime Core	£49,904,465 £93,945,369 £23,339,585	£91,825,014	£3,991,958 Viab £2,120,355 Viab -£6,771,505 Non	ole	AH required AH required AH required	0
75 76	Residential only on existing office Residential only on existing office	Core Fringe	£46,688,110 £8,547,146	£60,222,180 £10,170,126	-£13,534,070 Non -£1,622,980 Non	-viable -viable	AH required AH required	0
77 78 79	Residential only on existing office Office on existing office Office on existing office	Prime Prime	£17,103,477 £71,695,671 £38,233,038	£20,340,252 £45,912,507 £22,956,254	-£3,236,774 Non £25,783,164 Viab £15,276,784 Viab	ole	AH required No resi No resi	0
80 81	Office on existing office Office on existing office	Core Core	£56,596,687 £45,275,266	£21,077,763 £15,055,545	£35,518,924 Viab £30,219,721 Viab	ole ole	AH required AH required	0
82 83 84	Office on existing office Office on existing office Retail on existing retail	Fringe Fringe Prime	£30,593,298 £16,311,540 £129,788,975	£10,170,126 £5,085,063 £23,265,485	£20,423,172 Viab £11,226,477 Viab £106,523,490 Viab	ole	No resi No resi No resi	0
85 86	Retail on existing retail  Retail on existing retail	Prime Prime	£230,743,961 £129,788,726	£46,530,970 £23,265,485	£184,212,990 Viab £106,523,241 Viab	ole ole	No resi No resi	0
87 88 89	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Core Core	£230,743,711 £29,974,415 £53,296,241	£46,530,970 £11,861,642 £23,723,283	£184,212,741 Viab £18,112,774 Viab £29,572,958 Viab	ole	No resi AH required	0
90	Retail on existing retail  Retail on existing retail  Retail on existing retail	Fringe Fringe	£9,286,263 £16,517,498	£23,723,263 £7,112,811 £14,225,623	£2,173,452 Viab	ole	No resi No resi No resi	0
92 93 94	Hotel Resi on existing other Retail with resi on existing office and B8	Core Prime	£5,573,355 £209,075,934 £586,935,407		£2,742,828 Viab	ole	No resi AH required AH required	0 0
95 96	Retail with resi on existing office and Bo Retail with resi on existing retail and office Retail with office on existing retail and office	Prime Prime Prime	£212,265,972 £193,475,237	£44,867,576 £96,551,115	£507,369,689 Viab £167,398,396 Viab £96,924,122 Viab	ole	AH required No resi	0
97 98	Retail on existing office and retail Retail on existing office and retail	Prime Prime	£141,306,046 £127,224,451	£56,058,737 £107,910,141	£85,247,310 Viab £19,314,310 Viab	ole ole	AH required AH required	0
99 100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£548,651,147 £174,614,643 £99,901,778	£162,373,283	£486,829,866 Viab £12,241,359 Viab -£2,545,881 Non	ole	AH required AH required AH required	0 0
102	Retail with office on existing retail Retail with office on existing retail and offic	Prime Prime	£18,829,950 £87,129,404	£9,623,923 £42,706,604	£9,206,028 Viab £44,422,800 Viab	ole ole	No AH required No resi	0
104 105 106	Retail on existing office and retail Retail with resi on existing office Retail on existing retail and office	Prime Prime Prime	£10,880,514 £6,499,389 £35,325,419	£8,103,869 £3,324,791 £15,150,034	£2,776,645 Viab £3,174,598 Viab £20,175,385 Viab	ole	No AH required No AH required No AH required	0 0
107 108	Hotel on existing govt building Hotel on existing govt building	Prime Prime	£63,900,121 £28,415,688	£0 £577,713	£63,900,121 Viab £27,837,975 Viab	ole ole	AH required No resi	0
109 110 111	Hotel with retail on existing members club Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime Prime	£21,296,675 £3,178,888 £1,223,840	£6,602,219	£20,833,667 Viab -£3,423,330 Non £1,223,840 Viab	-viable	No resi No resi No resi	0 0 0
112 113	Hotel on existing office Office with resi on existing C2	Core Prime	£6,585,371 £548,649,481	£15,019,412 £61,821,282	-£8,434,041 Non £486,828,199 Viab	-viable ble	No resi AH required	0
114 115 116	Office with resi on existing office and B8 Office with retail on existing office and retai Office with retail on existing hotel and retail		£578,259,104 £430,254,623 £49,778,851	£79,565,718 £248,517,253 £22,463,653	£498,693,387 Viab £181,737,371 Viab £27,315,197 Viab	ole	AH required No resi AH required	0 0
117 118	Office with retail on existing office Office with retail on existing office and retail	Prime Prime	£220,286,605 £87,127,537	£167,038,884 £42,706,604	£53,247,721 Viab £44,420,933 Viab	ole ole	AH required No resi	0
119 120 121	Office on existing office Office on existing office Office with retail on existing office and reta	Prime Prime	£40,140,204 £21,334,150 £193,472,126	£12,429,534	£10,848,024 Viab £8,904,615 Viab £96,921,011 Viab	ole	No resi No resi No resi	0 0 0
122 123	Office on existing office ST: Resi and office on existing office and E	Prime Core	£16,354,615 £316,172,645	£12,185,179 £53,363,808	£4,169,436 Viab £262,808,837 Viab	ole ole	No AH required AH required	0 0
124 125 126	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat		£28,156,378 £715,937,048 £68,426,995	£505,208,870	-£9,695,055 Non £210,728,178 Viab £68,296,246 Viab	ole	AH required AH required AH required	0 0 0
28	ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Core Prime	£10,360,390 £10,310	£16,541,101 £228,331	-£6,180,711 Non -£218,022 Non	-viable -viable	AH required No resi	0
129 130 131	Nightclub with leisure on existing retail and Nighclub with resi on existing retail Casino on existing hotel	Prime Prime Prime	£368,122,385 £5,041,396 £169,590,129		£261,316,866 Viab -£16,635,816 Non £42,990,051 Viab	-viable	No resi No AH required No resi	0 0 0
132 133	Casino with leisure on existing retail and le Casino on existing nightclub	Prime Prime	£368,051,576 -£180,356	£106,805,519 £12,088,746	£261,246,057 Viab -£12,269,102 Non	ole -viable	No resi No resi	0
134 135 136	Resi with office on existing office and B8 Resi with office on existing C2 Resi with office/retail on existingoffice	Core Core Prime	£316,171,337 £326,092,965 £174,610,230		£262,807,529 Viab £293,454,521 Viab £12,236,947 Viab	ole	AH required AH required AH required	0 0 0
137 138	Resi with retail on existing office and retail Resi on existing office	Prime Prime	£127,219,671 £8,042,253	£107,910,141 £10,679,249	£19,309,530 Viab -£2,636,996 Non	le -viable	AH required AH required	0
139 140 141	Resi with office on existing office and retail Resi on existing office Resi on existing office	Prime Prime Prime	£53,069,211 £6,893,441 £2,649,266	£11,009,819	£10,855,530 Viab -£4,116,378 Non -£813,279 Non	le -viable	AH required AH required No AH required	0 0 0
142 143	Resi with retail on existing office and retail Resi on existing D1	Prime Prime	£10,875,708 £1,735,968	£8,103,869 £68,368	£2,771,839 Viab £1,667,600 Viab	ole ole	No AH required No AH required	0
144 145 146	Resi on existing office Resi with retail on existing retail and office Resi on existing resi	Core Prime Fringe	£1,632,907 £17,325,074 £38,883,266	£9,623,923	-£1,462,513 Non £7,701,152 Viab -£33,089,098 Non	ole	No AH required No AH required AH required	0 0 0
147 148	Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe	£15,050,790 £5,927,463	£1,971,205 £878,330	£13,079,585 Viab £5,049,133 Viab	ole ole	AH required AH required	0 0
149 150 151	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe	£249,363 £237,746 £217,561	£0 £0	£249,363 Viab £237,746 Viab	ole ole	No AH required No AH required	0
152 153	Resi unit on existing resi (roof extension) Resi with retail, storage and gym on existin Resi on existing electricity sub-station	Fringe Core Prime	£32,239,927 £87,428,830	£3,576,446 £874,052	£28,663,481 Viab	ole ole	No AH required AH required AH required	0 0
154 155	Resi on existing resi Resi on existing office	Prime Core	£3,982,184 £1,242,003	£6,394,369 £2,408,887	-£2,412,185 Non -£1,166,884 Non	-viable -viable	No AH required No AH required	0
156 157 158	Hotel on existing hotel Resi on existing retail/office Resi and retail on existing office	Core Prime Core	£13,215,265 £17,497,082 £14,106,869	£44,943,815 £22,932,393	£9,855,217 Viab -£27,446,733 Non -£8,825,525 Non	-viable -viable	No resi AH required AH required	0 0
159 160	Resi (older persons's) on existing resi Retail and resi on existing retail	Fringe Prime	£70,666,281 £404,851,339	£92,482,347 £211,421,076	-£21,816,066 Non £193,430,263 Viab	-viable ble	AH required AH required	0
161 162 163	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office	Prime Core Core	£8,806,738 £154,027,547 £42,353,863	£12,865,404	-£1,362,551 Non £141,162,143 Viab -£25,823,667 Non	ole	AH required AH required AH required	0 0
164 165	ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core Prime	£341,731,477 £44,164,784	£23,665,333 £36,081,379	£318,066,143 Viab £8,083,405 Viab	ole ole	No resi AH required	0
166 167 168	Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail Resi with office/retail on existing resi/office,	Core Core	£141,654,225 £76,056,159 £219,282,166	£56,797,748	-£220,160,634 Non £19,258,410 Viab -£309,966,152 Non	ole	AH required AH required AH required	0 0
169 170	Resi with office/retail on existing retail/offic Office/resi/retail on existing office/resi/retail	Core Core	£70,403,203 £235,874,033	£24,523,270 £119,433,159	£45,879,933 Viab £116,440,874 Viab	ole ole	AH required AH required	0
171 172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core Prime Core	£48,920,751 £130,958,794 £6,497,062	£57,976,747	£33,787,199 Viab £72,982,047 Viab -£4,535,417 Non	ole	AH required AH required AH required	0 0
174 175	Resi on existing garage Resi on existing office and resi	Fringe Prime	£8,098,920 £8,230,000	£1,779,039 £18,418,415	£6,319,880 Viab -£10,188,415 Non	le -viable	AH required AH required	0
176	Resi on exisitng office	Core	£22,883,188	£10,257,475	£12,625,713 Viab	ne e	AH required	0

	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	53 schemes On	62% Commercial AH cont	Off		AH percentage Rented percentage	25% 40%
Proxy number	Development type Office MU Office - MU with resi and retail	Area Prime Prime	RLV £52,741,148 £38,790,277	BLV £36,094,248 £21,459,506	Surplus/Deficit £16,646,900 £17,330,771	Viable/Non viable Viable		Com PIL 0
3 4	Residential only on existing office Residential only on existing resi Hotel with resi	Core Prime Prime	£685,183 £4,059,708 £11,683,390	£1,535,666 £5,976,526 £3,963,133	-£850,483 -£1,916,818 £7,720,257	Non-viable Non-viable	No AH required No AH required	0 0
6 7	Retail MU Residential only on existing office Residential only on existing office	Prime Core Prime	£134,924,074 £4,856,871 £3,249,721	£27,987,321 £7,561,217 £4,995,281		Viable Non-viable	No AH required AH required	0 0 0
9	D1 Residential only on existing office Office - MU	Core Prime Prime	-£377,295 £6,146,891 £115,912,182	£761,410 £10,064,022 £96,875,390	-£1,138,705 -£3,917,131 £19,036,792	Non-viable	No resi AH required	0
12 13 14	Residential MU Retail only Residential only on existing resi	Core Prime Core	£38,338,677 £40,121,975 £711,433	£4,416,346 £8,980,477 £1,451,647	£33,922,331 £31,141,498 -£740,214		AH required No resi	0 0 0
15 16 17	Office - MU Residential only on existing resi Residential only on existing office	Prime Prime Core	£219,782,870 £5,880,651 £656,619	£162,430,981 £8,912,901 £554,044	£57,351,889 -£3,032,251 £102,575	Viable Non-viable	No resi AH required	0 0
18	Residential only on existing order Residential only on existing resi Residential only on existing other Residential only on existing other	Fringe Fringe Fringe	£270,697 £1,479,079 £15,901,855	£1,012,869 £150,920 £1,396,651		Non-viable Viable	No AH required AH required	0
21 22	Residential only on existing resi Office - MU Residential MU	Fringe Fringe Core	£645,757 £6,310,712 £30,711,975	£211,503 £3,370,380 £2,305,548	£434,254 £2,940,332 £28,406,427	Viable Viable	No AH required No AH required	0
24 25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core Core	£2,860,296 £1,942,176 £733,730	£5,504,307 £1,805,183 £728,860	-£2,644,011 £136,993 £4,871		AH required No resi	0 0
27 28 29	Residential only on existing office Residential only on existing resi Residential only on existing office	Core Core	£2,986,674 £663,063 £3,112,641	£5,112,863 £1,232,468 £4,858,502	-£2,126,189	Non-viable Non-viable	No AH required No AH required	0 0
30 31	Residential only on existing resi Hotel Residential only on existing refice	Core Core	£267,840 £3,305,351 £2,554,574	£732,549 £2,830,527 £4,577,890		Non-viable Viable	No AH required No resi	0 0
	Residential MU Office - MU Residential only on existing resi	Core Core Core	£56,942,469 £78,166,261 £814.703	£23,700,153 £56,741,251 £855,497	£33,242,316 £21,425,009		AH required No AH required	0
36 37 38	Residential only on existing office Residential only on existing other Residential only on existing other	Core Core Core	£3,387,423 £2,531,226 £1,672,362	£3,406,913 £8,378,517 £2,562,115		Non-viable Non-viable Non-viable	AH required No AH required	0 0
39 40 41	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,292,905 £2,433,857 £1,648,631	£2,801,187 £4,805,181 £2,273,820	-£1,508,282 -£2,371,324 -£625,189	Non-viable Non-viable	No AH required No AH required	0 0
42 43 44	Residential only on existing office Residential MU Residential only on existing other	Prime Prime Prime	£22,012,526 ########## £34,052,577	£35,554,646 £13,559,176 £87,019,530	-£13,542,120 £1,069,359,664 -£52,966,952		AH required AH required	0
45 46	Residential MU Residential only on existing office Hotel - conv of car park	Prime Prime Core	£2,440,403 £2,281,629 £3,022,910	£1,201,233 £14,049,227 £203,774	£1,239,170 -£11,767,598 £2,819,136	Viable Non-viable	No AH required AH required	0
48 49 50	Office Residential only on existing resi Residential only on existing resi	Core Prime Prime	£1,521,030 £1,060,070 £741,297	£1,115,010 £3,863,488 £1,801,246	£406,020 -£2,803,418 -£1,059,950	Viable	No resi No AH required	0
51 52	Residential only on existing resi	Prime Prime Prime	£2,720,408 £1,698,209 £4,028,023	£4,569,171 £3,546,388 £8,844,274	-£1,848,763 -£1,848,179	Non-viable Non-viable Non-viable	No AH required No AH required	0 0
54 55	Residential only on existing resi Residential only on existing resi Residential only on existing other Residential only on existing resi	Prime Prime Prime	£1,320,018 £198,129,330 £43,981,772	£1,783,985 £64,263,076 £97,064,778	-£463,966 £133,866,254 -£53,083,006	Non-viable	No AH required AH required	0 0
57 58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£11,758,918 £4,863,404 £6,455,478	£8,495,344 £10,804,332 £25,644,772	£3,263,574 -£5,940,928 -£19,189,294	Viable Non-viable Non-viable	AH required AH required	0 0
60 61 62	Residential MU Residential MU Office - Mu with resi	Core Core Prime	£3,127,919 £8,005,833 £740,938,153	£8,237,341 £696,707 £406,054,545	-£5,109,422 £7,309,126 £334,883,607	Non-viable	AH required AH required	0 0 0
63 64 65	Office and hotel Retail only Residential only	Prime Prime Core	£91,743,803 £53,959,649 £908,999	£76,957,293 £13,788,890 £648,050	£14,786,510 £40,170,759 £260,949	Viable Viable Viable	No resi No resi No AH required	0 0
66 67 68	Hotel extension Hotel extension Hotel extension	Core Core	£132,812 £342,511 £107,621	£0 £0 £0	£132,812 £342,511 £107,621	Viable		0 0
69 70 71	Office Hotel extension Hotel extension	Fringe Core Core	£360,451 £94,919 £469,466	£0 £0 £0	£360,451 £94,919 £469,466	Viable	No resi	0 0
73 74	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Prime Core	£54,885,752 £103,320,651 £26,109,897	£45,912,507 £91,825,014 £30,111,090	£8,973,245 £11,495,637 -£4,001,193	Viable Non-viable	AH required AH required	0 0 0
75 76 77	Residential only on existing office Residential only on existing office Residential only on existing office	Core Fringe Fringe	£52,227,142 £10,159,864 £20,327,381	£60,222,180 £10,170,126 £20,340,252	-£12,870	Non-viable Non-viable	AH required AH required	0 0 0
79 80	Office on existing office Office on existing office Office on existing office	Prime Prime Core	£71,697,288 £38,234,676 £57,997,444	£45,912,507 £22,956,254 £21,077,763	£25,784,781 £15,278,422 £36,919,681	Viable Viable	No resi AH required	0 0 0
81 82 83	Office on existing office Office on existing office Office on existing office	Core Fringe Fringe	£46,396,219 £30,594,999 £16,313,261	£15,055,545 £10,170,126 £5,085,063	£31,340,674 £20,424,873 £11,228,198	Viable Viable Viable	No resi No resi	0 0 0
85 86	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime	£129,790,717 £230,745,723 £129,790,509	£23,265,485 £46,530,970 £23,265,485	£106,525,231 £184,214,753 £106,525,024	Viable Viable	No resi No resi	0 0
87 88 89	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Core Core	£230,745,516 £29,976,240 £53,298,088	£46,530,970 £11,861,642 £23,723,283	£184,214,545 £18,114,599 £29,574,804 £2,175,318	Viable Viable	AH required No resi	0 0
90 91 92 93	Retail on existing retail Retail on existing retail Hotel Resi on existing other	Fringe Core Prime	£9,288,130 £16,519,385 £5,575,293 £230,289,554	£7,112,811 £14,225,623 £2,830,527 £39,039,841	£2,775,318 £2,293,762 £2,744,766 £191,249,714	Viable Viable	No resi No resi No resi AH required	0
94 95	Retail with resi on existing office and B8 Retail with resi on existing retail and office Retail with office on existing retail and office	Prime Prime Prime	£599,435,499 £213,143,138 £193,477,228	£79,565,718 £44,867,576 £96,551,115	£519,869,781 £168,275,562 £96,926,113	Viable Viable Viable Viable	AH required AH required	0
97 98	Retail on existing office and retail Retail on existing office and retail Retail with office on existing C2	Prime Prime Prime	£142,924,093 £131,626,486 £568,452,038	£56,058,737 £107,910,141 £61,821,282		Viable	AH required AH required	0
100 101	Retail with office/resi on existing office Retail with office on existing retail Retail with office on existing retail	Prime Prime Prime	£182,453,705 £105,883,185 £19,135,902	£162,373,283 £102,447,659 £9,623,923	£20,080,422 £3,435,527 £9,511,979	Viable Viable	AH required AH required	0
103 104		Prime Prime Prime	£87,131,540 £11,359,870 £6,629,812	£42,706,604 £8,103,869 £3,324,791	£44,424,936 £3,256,001 £3,305,021	Viable Viable	No resi No AH required	0 0 0
106 107	Retail on existing retail and office Hotel on existing govt building Hotel on existing govt building	Prime Prime Prime	£35,749,074 £64,720,164 £28,417,927	£15,150,034 £0 £577,713	£20,599,040 £64,720,164 £27,840,214	Viable	No AH required AH required	0 0 0
109 110 111	Hotel with retail on existing members club Hotel on existing office Hotel on existing hotel (Extension)	Prime Prime Prime	£21,298,935 £3,181,206 £1,226,177	£463,008 £6,602,219 £0	£20,835,927 -£3,421,013 £1,226,177	Non-viable	No resi	0 0 0
113 114	Hotel on existing office Office with resi on existing C2 Office with resi on existing office and B8	Core Prime Prime	£6,587,694 £568,450,650 £590,574,863	£15,019,412 £61,821,282 £79,565,718	-£8,431,718 £506,629,369 £511,009,145	Viable Viable	AH required AH required	0 0 0
115 116 117	Office with retail on existing hotel and retail Office with retail on existing office	Prime	£430,257,008 £52,557,028 £222,020,806	£248,517,253 £22,463,653 £167,038,884	£181,739,755 £30,093,375 £54,981,922		AH required AH required	0 0
118 119 120	Office with retail on existing office and retail Office on existing office Office on existing office	Prime Prime	£87,129,985 £40,142,672 £21,336,638	£42,706,604 £29,292,180 £12,429,534	£44,423,381 £10,850,493 £8,907,104	Viable Viable Viable		0
123	Office with retail on existing office and retai Office on existing office ST: Resi and office on existing office and B	Prime Core	£193,474,636 £16,568,622 £324,123,069	£96,551,115 £12,185,179 £53,363,808	£96,923,521 £4,383,443 £270,759,261		No AH required AH required	0
125 126	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat ST: Resi with office on existing resi and D1	Prime	£31,331,344 £724,415,958 £75,644,732	£37,851,433 £505,208,870 £130,749	-£6,520,089 £219,207,088 £75,513,984	Viable	AH required AH required	0 0
128 129	ST: Resi with office on existing resi and D1 Nightclub in cinema basement Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime Prime	£11,672,207 £13,048 £368,125,101 £5,572,880	£16,541,101 £228,331 £106,805,519 £21,677,213	-£4,868,894 -£215,283 £261,319,582 -£16,104,333	Non-viable Viable	No resi No resi	0 0
131 132	Nighclub with resi on existing retail Casino on existing hotel Casino with leisure on existing retail and le Casino on existing nightclub	Prime Prime Prime Prime	£5,572,880 £169,592,888 £368,054,356 -£177,516	£21,677,213 £126,600,078 £106,805,519 £12,088,746	£42,992,810 £261,248,837 -£12,266,262	Viable Viable	No resi No resi	0 0
	Resi with office on existing office and B8 Resi with office on existing C2 Resi with office/retail on existingoffice	Core Core Prime	£324,121,978 £338,686,341 £182,450,027	£12,060,746 £53,363,808 £32,638,444 £162,373,283	£270,758,170 £306,047,897 £20,076,744	Viable Viable	AH required AH required	0 0
136 137 138 139		Prime Prime Prime Prime	£131,622,502 £8,879,641 £54,260,592	£162,373,283 £107,910,141 £10,679,249 £42,213,682	£20,076,744 £23,712,361 -£1,799,608 £12,046,910	Viable Non-viable	AH required AH required	0 0
140 141 142	Resi on existing office Resi on existing office Resi with retail on existing office	Prime Prime Prime Prime	£34,260,392 £7,694,639 £2,926,495 £11,355,866	£11,009,819 £3,462,545 £8,103,869	-£3,315,181 -£536,050 £3,251,997	Non-viable Non-viable	AH required No AH required	0 0
143 144 145	Resi on existing D1 Resi on existing Office Resi with retail on existing retail and office	Prime Core Prime	£1,977,548 £1,847,800 £17,524,830	£68,368 £3,095,420 £9,623,923	£1,909,180 -£1,247,620 £7,900,907	Viable Non-viable Viable	No AH required No AH required	0 0
146	Resi on existing resi Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe Fringe	£42,549,219 £16,513,257 £6,504,224	£71,972,364 £1,971,205 £878,330	-£29,423,145 £14,542,052 £5,625,894	Non-viable Viable	AH required	0 0
	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£278,145 £265,434 £242,484	£0 £0 £0	£278,145 £265,434 £242,484	Viable Viable	No AH required	0 0
152 153 154	Resi with retail, storage and gym on existin Resi on existing electricity sub-station Resi on existing resi		£36,122,361 £96,664,439 £4,397,931	£3,576,446 £874,052 £6,394,369	£32,545,915 £95,790,387 -£1,996,437	Viable Viable Non-viable	AH required AH required No AH required	0 0
155 156 157	Resi on existing office Hotel on existing hotel Resi on existing retail/office	Core Core Prime	£1,407,682 £13,218,602 £20,666,268	£2,408,887 £3,360,048 £44,943,815	-£1,001,205 £9,858,554 -£24,277,547	Non-viable Viable Non-viable	No AH required No resi AH required	0 0 0
158 159 160	Resi and retail on existing office Resi (older persons's) on existing resi Retail and resi on existing retail	Core Fringe Prime	£15,303,475 £79,452,615 £421,547,897	£22,932,393 £92,482,347 £211,421,076	-£7,628,918 -£13,029,732 £210,126,821	Non-viable Non-viable Viable	AH required AH required AH required	0 0
161 162 163	Residential on existing hotel conv ST: Resi with retail on existing SG Hotel and resi on existing office	Prime Core Core	£10,040,676 £174,935,823 £45,552,649	£10,169,289 £12,865,404 £68,177,530	-£128,613 £162,070,419 -£22,624,881	Non-viable Viable	AH required AH required AH required	0 0 0
164 165 166	ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office Hotel/Resi/Retail on existing office	Core	£341,734,878 £46,352,460 £151,928,380	£23,665,333 £36,081,379 £361,814,858	£318,069,545 £10,271,081 -£209,886,478	Viable Viable Non-viable	AH required AH required	0 0
	Resi with office/retail on existing retail/office		£77,942,960 £235,086,130 £72,852,671	£56,797,748 £529,248,318 £24,523,270	£21,145,211 -£294,162,188 £48,329,401	Viable	AH required AH required	0 0
172	Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse ST: Resi and retail on existing institutional	Core Prime	£238,790,816 £55,474,827 £155,027,323	£119,433,159 £15,133,552 £57,976,747	£119,357,656 £40,341,275 £97,050,577	Viable	AH required AH required	0 0
174 175	Resi and retail on existing office Resi on existing garage Resi on existing office and resi	Core Fringe Prime Core	£7,098,745 £9,070,564 £9,665,805 £26,610,832	£11,032,479 £1,779,039 £18,418,415 £10,257,475	-£3,933,733 £7,291,525 -£8,752,611 £16,353,357	Viable Non-viable	AH required AH required	0 0
176	Resi on exisitng office	Core	1∠6,610,832	£10,257,475	£16,353,357	viable	AH required	0

	STER LOCAL PLAN	Viable and AH reqrd Sustainability:	57 schemes On	67% Commercial AH cont	Off	AH percentage Rented percentage	20% 40%		
Proxy number	Development type Office MU	Area Prime	RLV £53,378,730	BLV £36,094,248	Viable/Non Surplus/Deficit viable £17,284,482 Viable	AH required	Com PIL		
3 4	Office - MU with resi and retail Residential only on existing office Residential only on existing resi	Prime Core Prime	£39,380,437 £790,329 £4,465,440	£21,459,506 £1,535,666 £5,976,526	£17,920,931 Viable -£745,336 Non-viable -£1,511,086 Non-viable	No AH required	0 0		
6	Hotel with resi Retail MU Residential only on existing office	Prime Prime Core	£12,009,083 £135,253,816 £5,409,996	£3,963,133 £27,987,321 £7,561,217	£8,045,950 Viable £107,266,494 Viable -£2,151,222 Non-viable	No AH required No AH required	0 0		
9	Residential only on existing office D1	Prime Core	£3,573,907 -£377,103	£4,995,281 £761,410	-£1,421,374 Non-viable -£1,138,513 Non-viable	No AH required No resi	0		
	Residential only on existing office Office - MU Residential MU	Prime Prime Core	£6,841,972 £116,514,878 £41,833,021	£10,064,022 £96,875,390 £4,416,346	£19,639,488 Viable £37,416,676 Viable	AH required AH required	0		
13 14 15	Retail only Residential only on existing resi Office - MU	Prime Core Prime	£40,122,249 £786,002 £219,783,182	£8,980,477 £1,451,647 £162,430,981	£31,141,772 Viable -£665,645 Non-viable £57,352,200 Viable	No resi No AH required No resi	0		
16 17 18	Residential only on existing resi Residential only on existing office Residential only on existing resi	Prime Core Fringe	£6,549,927 £742,317 £311,551	£8,912,901 £554,044 £1,012,869	-£2,362,975 Non-viable £188,273 Viable -£701,319 Non-viable	AH required No AH required No AH required	0		
19 20	Residential only on existing other Residential only on existing other	Fringe Fringe	£1,714,103 £18,523,810	£150,920 £1,396,651	£1,563,183 Viable £17,127,159 Viable	AH required AH required	0		
22 23	Residential only on existing resi Office - MU Residential MU	Fringe Core	£726,354 £6,439,988 £35,253,439	£211,503 £3,370,380 £2,305,548	£514,851 Viable £3,069,608 Viable £32,947,890 Viable	No AH required	0		
24 25 26	Residential only on existing office Residential only on existing resi Residential only on existing resi	Core Core	£3,231,534 £1,942,706 £809,930	£5,504,307 £1,805,183 £728,860	-£2,272,773 Non-viable £137,523 Viable £81,070 Viable	No resi	0		
27 28 29	Residential only on existing office Residential only on existing resi Residential only on existing office	Core Core	£3,344,100 £732,039 £3,492,766	£5,112,863 £1,232,468 £4,858,502	-£1,768,763 Non-viable -£500,429 Non-viable -£1,365,736 Non-viable	No AH required No AH required	0		
30 31	Residential only on existing resi Hotel	Core Core	£305,302 £3,306,009	£732,549 £2,830,527	-£427,247 Non-viable £475,481 Viable	No AH required No resi	0		
32 33 34	Residential only on existing office Residential MU Office - MU	Core Core	£2,844,662 £58,253,624 £78,395,069	£4,577,890 £23,700,153 £56,741,251	-£1,733,228   Non-viable £34,553,471   Viable £21,653,818   Viable	AH required No AH required	0 0 0		
35 36 37	Residential only on existing resi Residential only on existing office Residential only on existing other	Core Core	£907,517 £3,797,306 £2,838,028	£855,497 £3,406,913 £8,378,517	£52,020 Viable £390,393 Viable -£5,540,489 Non-viable	AH required	0		
38 39 40	Residential only on existing other Residential only on existing resi Residential only on existing resi	Core Prime Prime	£1,872,948 £1,417,198 £2,667,038	£2,562,115 £2,801,187 £4,805,181	-£689,166 Non-viable -£1,383,989 Non-viable -£2,138,143 Non-viable	No AH required No AH required No AH required	0		
41 42 43	Residential only on existing resi Residential only on existing office Residential MU	Prime Prime	£1,794,872 £23,962,495 £1,170,918,684	£2,273,820 £35,554,646	-£478,948 Non-viable -£11,592,150 Non-viable	No AH required AH required AH required	0		
44 45	Residential only on existing other Residential MU	Prime Prime Prime	£37,651,003 £2,481,604	£13,559,176 £87,019,530 £1,201,233	-£49,368,527 Non-viable £1,280,371 Viable	AH required No AH required	0		
46 47 48	Residential only on existing office Hotel - conv of car park Office	Prime Core Core	£2,623,328 £3,023,900 £1,522,057	£14,049,227 £203,774 £1,115,010	-£11,425,900 Non-viable £2,820,125 Viable £407,047 Viable	140 1001	0		
49 50 51	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,219,954 £853,400 £2,985,707	£3,863,488 £1,801,246 £4,569,171	-£2,643,534 Non-viable -£947,846 Non-viable -£1,583,463 Non-viable	No AH required	0		
52 53	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,864,445 £4,481,502 £1,465,138	£3,546,388 £8,844,274 £1,783,985	-£1,681,943 Non-viable -£4,362,772 Non-viable -£318,846 Non-viable	No AH required AH required	0 0		
55 56	Residential only on existing other Residential only on existing resi	Prime Prime	£219,550,173 £48,315,742	£64,263,076 £97,064,778	£155,287,097 Viable -£48,749,036 Non-viable	AH required AH required	0		
58 59	Residential MU Residential only on former hotel/resi Residential MU	Core Core	£12,687,502 £5,723,455 £7,265,083	£8,495,344 £10,804,332 £25,644,772	£4,192,158 Viable -£5,080,877 Non-viable -£18,379,689 Non-viable	AH required AH required	0 0 0		
60 61 62	Residential MU Residential MU Office - Mu with resi	Core Core Prime	£3,439,736 £8,909,248 £753,830,965	£8,237,341 £696,707 £406,054,545	-£4,797,605 Non-viable £8,212,541 Viable £347,776,420 Viable	AH required AH required	0 0		
63 64 65	Office and hotel Retail only Residential only	Prime Prime Core	£91,745,109 £53,961,018 £1,000,715	£76,957,293 £13,788,890 £648,050	£14,787,815 Viable £40,172,128 Viable £352,666 Viable	No resi No resi No AH required	0		
66 67	Hotel extension Hotel extension	Core Core	£134,224 £343,945	£0 £0	£134,224 Viable £343,945 Viable	No resi No resi	0		
69 70	Hotel extension Office Hotel extension	Core Fringe Core	£109,076 £361,927 £96,416	£0 £0 £0	£109,076 Viable £361,927 Viable £96,416 Viable	No resi No resi No resi	0		
72	Hotel extension Residential only on existing office Residential only on existing office	Prime Prime	£470,985 £59,867,040 £112,695,934	£0 £45,912,507 £91,825,014	£470,985 Viable £13,954,533 Viable £20,870,920 Viable	AH required	0		
74 75	Residential only on existing office Residential only on existing office Residential only on existing office	Core Core Fringe	£28,868,279 £57,742,434 £11,772,581	£30,111,090 £60,222,180 £10,170,126	-£1,242,811 Non-viable -£2,479,747 Non-viable £1,602,455 Viable		0		
	Residential only on existing office Office on existing office	Fringe Prime	£23,551,287 £71,698,906 £38,236,314	£20,340,252 £45,912,507 £22,956,254	£3,211,035 Viable £25,786,399 Viable £15,280,060 Viable	AH required No resi	0		
80 81	Office on existing office Office on existing office Office on existing office	Prime Core Core	£59,398,201 £47,517,171	£21,077,763 £15,055,545	£38,320,438 Viable £32,461,626 Viable		0		
82 83 84	Office on existing office Office on existing office Retail on existing retail	Fringe Fringe Prime	£30,596,700 £16,314,982 £129,792,459	£10,170,126 £5,085,063 £23,265,485	£20,426,574 Viable £11,229,919 Viable £106,526,974 Viable	No resi	0		
85 86 87	Retail on existing retail Retail on existing retail Retail on existing retail	Prime Prime Prime	£230,747,486 £129,792,293 £230,747,320	£46,530,970 £23,265,485 £46,530,970	£184,216,516 Viable £106,526,808 Viable £184,216,350 Viable		0		
88 89 90	Retail on existing retail Retail on existing retail Retail on existing retail Retail on existing retail	Core Core Fringe	£29,978,066 £53,299,933 £9,289,996	£11,861,642 £23,723,283 £7,112,811	£18,116,424 Viable £29,576,650 Viable £2,177,184 Viable	AH required No resi No resi	0		
91 92	Retail on existing retail Hotel	Fringe Core	£16,521,273 £5,577,231	£14,225,623 £2,830,527	£2,295,650 Viable £2,746,704 Viable	No resi No resi	0		
93 94 95	Resi on existing other Retail with resi on existing office and B8 Retail with resi on existing retail and office	Prime Prime Prime	£251,503,175 £611,935,591 £214,020,304	£39,039,841 £79,565,718 £44,867,576	£212,463,334 Viable £532,369,873 Viable £169,152,728 Viable	AH required AH required AH required	0		
96 97 98	Retail with office on existing retail and offic Retail on existing office and retail Retail on existing office and retail	Prime Prime Prime	£193,479,219 £144,542,141 £136,028,521	£96,551,115 £56,058,737 £107,910,141	£96,928,104 Viable £88,483,404 Viable £28,118,380 Viable	AH required	0		
99 100 101	Retail with office on existing C2 Retail with office/resi on existing office Retail with office on existing retail	Prime Prime Prime	£588,252,929 £190,292,768 £111,864,593	£61,821,282 £162,373,283 £102,447,659	£526,431,648 Viable £27,919,485 Viable £9,416,934 Viable	AH required AH required	0		
102 103	Retail with office on existing retail Retail with office on existing retail and offic	Prime Prime	£19,441,853 £87,133,676	£9,623,923 £42,706,604	£9,817,931 Viable £44,427,072 Viable	No AH required No resi	0		
104 105 106	Retail on existing office and retail Retail with resi on existing office Retail on existing retail and office	Prime Prime Prime	£11,839,227 £6,760,236 £36,172,729	£8,103,869 £3,324,791 £15,150,034	£3,735,358 Viable £3,435,445 Viable £21,022,695 Viable	No AH required No AH required	0		
108	Hotel on existing govt building Hotel on existing govt building Hotel with retail on existing members club	Prime Prime Prime	£65,540,208 £28,420,167 £21,301,195	£0 £577,713 £463,008	£65,540,208 Viable £27,842,454 Viable £20,838,187 Viable	No resi	0		
110 111	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£3,183,522 £1,228,515 £6,590,016	£6,602,219 £0 £15,019,412	-£3,418,697 Non-viable £1,228,515 Viable -£8,429,396 Non-viable	No resi	0		
113	Office with resi on existing C2 Office with resi on existing office and B8	Prime Prime	£588,251,819 £602,890,621	£61,821,282 £79,565,718	£526,430,538 Viable £523,324,903 Viable	AH required AH required No resi	0		
116 117	Office with retail on existing office and retail office with retail on existing hotel and retail office with retail on existing office with retail on existing office and retail of existing of existing office and retail of existing of existing of existing office and retail of existing office and retail of existing office and retail of existing of	Prime Prime	£430,259,393 £55,335,204 £223,755,007	£248,517,253 £22,463,653 £167,038,884	£181,742,140 Viable £32,871,551 Viable £56,716,124 Viable	AH required AH required	0		
118 119 120	Office with retail on existing office and retain office on existing office office on existing office	Prime Prime	£87,132,431 £40,145,140 £21,339,127	£42,706,604 £29,292,180 £12,429,534	£44,425,827 Viable £10,852,960 Viable £8,909,593 Viable	No resi No resi No resi	0		
121 122 123	Office with retail on existing office and retain office on existing office ST: Resi and office on existing office and E	Prime	£193,477,145 £16,782,631 £332,073,492	£96,551,115 £12,185,179 £53,363,808	£96,926,030 Viable £4,597,451 Viable £278,709,684 Viable	110111111111111111111111111111111111111	0 0 0		
124 125	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat	Core Prime	£34,494,630 £732,894,869 £82,862,470	£37,851,433 £505,208,870 £130,749	-£3,356,803 Non-viable £227,685,999 Viable £82,731,721 Viable		0 0		
	ST: Resi with office on existing resi and D1 Nightclub in cinema basement Nightclub with leisure on existing retail and	Core Prime	£12,984,023 £15,786 £368,127,818	£16,541,101 £228,331 £106,805,519	-£3,557,077 Non-viable -£212,545 Non-viable £261,322,299 Viable	AH required No resi	0		
130 131	Nighclub with resi on existing retail Casino on existing hotel	Prime Prime	£6,104,363 £169,595,647	£21,677,213 £126,600,078	-£15,572,850 Non-viable £42,995,569 Viable	No AH required No resi	0		
133 134	Casino with leisure on existing retail and le Casino on existing nightclub Resi with office on existing office and B8	Prime Prime Core	£368,057,136 -£174,675 £332,072,619	£106,805,519 £12,088,746 £53,363,808	£261,251,617 Viable -£12,263,421 Non-viable £278,708,811 Viable	No resi AH required	0 0		
135 136 137	Resi with office on existing C2 Resi with office/retail on existingoffice Resi with retail on existing office and retail	Core Prime Prime	£351,279,717 £190,289,826 £136,025,334	£32,638,444 £162,373,283 £107,910,141	£318,641,273 Viable £27,916,543 Viable £28,115,193 Viable	AH required AH required AH required	0 0 0		
138	Resi on existing office Resi with office on existing office and retail Resi on existing office	Prime	£9,717,030 £55,451,974 £8,495,837	£10,679,249 £42,213,682 £11,009,819	-£962,219 Non-viable £13,238,292 Viable -£2,513,982 Non-viable	AH required AH required AH required	0		
141 142 143	Resi on existing office Resi on existing office and retail Resi on existing D1	Prime Prime	£3,203,725 £11,836,023	£3,462,545 £8,103,869	-£258,820 Non-viable £3,732,154 Viable	No AH required  No AH required  No AH required  No AH required	0		
144 145	Resi on existing office Resi with retail on existing retail and office	Prime Core Prime	£2,219,127 £2,062,693 £17,724,584	£68,368 £3,095,420 £9,623,923	£2,150,760 Viable -£1,032,727 Non-viable £8,100,662 Viable	No AH required No AH required	0		
147 148	Resi on existing resi Resi on existing telephone exchange Resi on existing public house (disused)	Fringe Fringe Fringe	£46,215,173 £17,975,724 £7,080,985	£71,972,364 £1,971,205 £878,330	-£25,757,191   Non-viable £16,004,519   Viable £6,202,655   Viable	AH required AH required	0 0 0		
150	Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension) Resi unit on existing resi (roof extension)	Fringe Fringe Fringe	£306,927 £293,122 £267,406	£0 £0 £0	£306,927 Viable £293,122 Viable £267,406 Viable		0 0 0		
152 153	Resi with retail, storage and gym on existin Resi on existing electricity sub-station Resi on existing resi		£40,004,793 £105,900,048 £4,813,679	£3,576,446 £874,052 £6,394,369	£36,428,347 Viable £105,025,995 Viable -£1,580,690 Non-viable	AH required AH required	0 0		
155 156	Resi on existing office Hotel on existing hotel	Core Core	£1,573,361 £13,221,939	£2,408,887 £3,360,048	-£835,526 Non-viable £9,861,891 Viable	No AH required No resi	0		
158 159	Resi on existing retail/office Resi and retail on existing office Resi (older persons's) on existing resi	Prime Core Fringe	£23,835,454 £16,500,080 £88,238,950	£44,943,815 £22,932,393 £92,482,347	-£21,108,362 Non-viable -£6,432,313 Non-viable -£4,243,397 Non-viable	AH required AH required	0 0		
160 161 162	Retail and resi on existing retail Residential on existing hotel conv ST: Resi with retail on existing SG	Prime Prime Core	£438,244,454 £11,274,613 £195,844,098	£211,421,076 £10,169,289 £12,865,404	£226,823,378 Viable £1,105,324 Viable £182,978,694 Viable	AH required AH required AH required	0 0 0		
	Hotel and resi on existing office ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office	Core	£48,751,436 £341,738,279 £48,540,137		-£19,426,094 Non-viable £318,072,946 Viable £12,458,758 Viable	AH required No resi	0 0		
166 167	Hotel/Resi/Retail on existing office Office/resi/retail on existing office & retail	Core Core	£162,202,534 £79,829,762	£361,814,858 £56,797,748	-£199,612,324 Non-viable £23,032,014 Viable	AH required AH required	0		
169 170	Resi with office/retail on existing resi/office Resi with office/retail on existing retail/offic Office/resi/retail on existing office/resi/retail	Core Core	£250,890,095 £75,302,139 £241,707,597	£529,248,318 £24,523,270 £119,433,159	-£278,358,223 Non-viable £50,778,870 Viable £122,274,437 Viable	AH required	0		
172 173	Resi on exitsing warehouse ST: Resi and retail on existing instituional Resi and retail on existing office	Core	£62,028,902 £178,917,764 £7,700,430	£15,133,552 £57,976,747 £11,032,479	£46,895,350 Viable £120,941,017 Viable -£3,332,049 Non-viable	AH required AH required	0 0 0		
174 175	Resi on existing garage Resi on existing office and resi Resi on exisitng office	Fringe Prime Core	£10,042,209 £11,101,608 £30,338,476	£1,779,039 £18,418,415 £10,257,475	£8,263,170 Viable -£7,316,807 Non-viable £20,081,001 Viable	AH required AH required	0 0		
0				210,237,473		oqunou	1-		

ESTMI	NSTER LOCAL PLAN	Viable and AH reqrd	48 schemes	56%	l <sub>a</sub>	AH percentage	35%
Proxy number	Development type	Sustainability: Area	On RLV	Commercial AH cont BLV	On Viable/Non Surplus/Deficit viable	Rented percentage	40% Com PIL
2	Office MU Office - MU with resi and retail Residential only on existing office	Prime Prime Core	£45,690,695 £33,730,573 £379,443	£36,094,248 £21,459,506 £1,535,666	£9,596,447 Viable £12,271,067 Viable -£1,156,222 Non-viable	AH required AH required No AH required	0 0
4 5	Residential only on existing resi Hotel with resi	Prime Prime	£2,824,709 £9,454,172	£5,976,526	-£3,151,818 Non-viable	No AH required  No AH required	0
6 7	Retail MU  Residential only on existing office	Prime Core	£120,919,867 £3,208,820		£92,932,546 Viable -£4,352,397 Non-viable	No AH required  AH required	0
8 9 10	Residential only on existing office D1 Residential only on existing office	Prime Core Prime	£2,260,560 -£457,534 £4,065,676			No AH required No resi AH required	0 0
2	Office - MU Residential MU	Prime Core	£101,671,582 £27,175,919 £36,252,797	£96,875,390 £4,416,346	£4,796,192 Viable	AH required AH required	0
13 14	Retail only  Residential only on existing resi	Prime Core Prime	£36,252,797 £487,079	£8,980,477 £1,451,647 £162,430,981	ELI , LI L, OTO TIGOTO	No resi No AH required No resi	0 0
16	Residential only on existing resi Residential only on existing office	Prime Core	£3,879,308 £401,953		-£5,033,593 Non-viable -£152,091 Non-viable	AH required  No AH required	0
9	Residential only on existing resi Residential only on existing other	Fringe Fringe	£152,369 £796,855	£150,920	-£860,501 Non-viable £645,934 Viable	No AH required AH required	0
11	Residential only on existing other Residential only on existing resi Office - MU	Fringe Fringe	£8,278,040 £407,480 £5.044,491		£6,881,390 Viable £195,977 Viable £1,674,112 Viable	AH required  No AH required  No AH required	0
23	Residential MU Residential only on existing office	Core Core	£16,775,431 £1,755,761	£2,305,548		AH required  AH required	0
25 26	Residential only on existing resi Residential only on existing resi	Core	£1,608,734 £504,336	£728,860	-£196,450 Non-viable -£224,524 Non-viable	No resi No AH required	0
27 28 29	Residential only on existing office Residential only on existing resi Residential only on existing office	Core Core	£1,926,986 £455,644 £1,941,794	£1,232,468	-£3,185,877 Non-viable -£776,824 Non-viable -£2,916,708 Non-viable	No AH required No AH required AH required	0
30 31	Residential only on existing resi Hotel	Core Core	£159,712 £2,738,490	£732,549 £2,830,527	-£572,837 Non-viable -£92,037 Non-viable	No AH required No resi	0
3	Residential only on existing office Residential MU	Core Core	£1,685,531 £47,566,123	£4,577,890 £23,700,153	-£2,892,359 Non-viable £23,865,970 Viable	No AH required AH required No AH required	0 0
5	Residential only on existing resi Residential only on existing office	Core Core	£536,330 £2,167,960	£3,406,913	-£319,167 Non-viable -£1,238,953 Non-viable	No AH required  AH required	0
7 3	Residential only on existing other Residential only on existing other	Core Core	£1,615,742 £1,073,279 £916,579	£2,562,115	-£6,762,775 Non-viable -£1,488,836 Non-viable -£1,884,608 Non-viable	No AH required  No AH required	0
9 0 1	Residential only on existing resi  Residential only on existing resi  Residential only on existing resi	Prime Prime Prime	£1,725,957 £1,199,506	£4,805,181	-£1,004,000 Non-viable -£3,079,224 Non-viable -£1,074,314 Non-viable	No AH required No AH required No AH required	0
2	Residential only on existing office Residential MU	Prime Prime	£15,998,233 £801,543,610	£13,559,176	-£19,556,413 Non-viable £787,984,434 Viable	AH required AH required	0
4 5 6	Residential only on existing other  Residential MU  Residential only on existing office	Prime Prime Prime	£22,889,950 £2,121,429 £1,269,753	£1,201,233	-£64,129,580 Non-viable £920,196 Viable -£12,779,474 Non-viable	AH required No AH required AH required	0
7	Hotel - conv of car park  Office	Core Core	£2,498,594 £1,339,186			No resi No resi	0 4,358
9 0	Residential only on existing resi Residential only on existing resi	Prime Prime	£588,368 £410,293	£3,863,488 £1,801,246	-£1,390,954 Non-viable	No AH required No AH required	0
1 2 3	Residential only on existing resi Residential only on existing resi Residential only on existing resi	Prime Prime Prime	£1,911,274 £1,193,198 £2,659,644	£3,546,388	-£2,657,896 Non-viable -£2,353,190 Non-viable -£6,184,630 Non-viable	No AH required No AH required AH required	0
4 5	Residential only on existing resi Residential only on existing other	Prime Prime	£886,328 £132,908,000	£1,783,985 £64,263,076	-£897,657 Non-viable £68,644,924 Viable	No AH required AH required	0
6 7	Residential only on existing resi Residential MU	Prime Core	£30,798,182 £8,330,293	£97,064,778 £8,495,344	-£66,266,595 Non-viable -£165,050 Non-viable	AH required AH required	0
8 9 0	Residential only on former hotel/resi Residential MU Residential MU	Core Core	£2,386,850 £3,925,830 £2,122,302	£10,804,332 £25,644,772 £8,237,341	-£8,417,482 Non-viable -£21,718,942 Non-viable -£6,115,038 Non-viable	AH required AH required AH required	0 0
1 2	Residential MU Office - Mu with resi	Core Prime	£5,190,055 £630,356,167	£696,707 £406,054,545	£4,493,348 Viable £224,301,622 Viable	AH required AH required	0
3 4	Office and hotel Retail only	Prime Prime	£80,240,961 £48,745,766		£3,283,668 Viable £34,956,876 Viable	No resi No resi	0
5 6 7	Residential only Hotel extension Hotel extension	Core Core	£631,948 £106,761 £280,878	£0	£106,761 Viable	No AH required No resi No resi	0 0
B 9	Hotel extension Office	Core Fringe	£85,730 £302,045	£0 £0	£85,730 Viable £302,045 Viable	No resi No resi	0
1	Hotel extension Hotel extension	Core Core	£75,073 £386,108	£0	£386,108 Viable	No resi No resi	0
2 3 4	Residential only on existing office Residential only on existing office Residential only on existing office	Prime Prime Core	£39,550,592 £74,456,564 £17,719,556	£91,825,014		AH required AH required AH required	0 0
5 3	Residential only on existing office Residential only on existing office	Core Fringe	£35,449,047 £5,458,615	£60,222,180 £10,170,126	-£24,773,133 Non-viable -£4,711,511 Non-viable	AH required AH required	0
	Residential only on existing office  Office on existing office  Office on existing office	Prime	£10,927,436 £63,542,055 £33,883,926	£20,340,252 £45,912,507 £22,956,254	-£9,412,816 Non-viable £17,629,548 Viable £10,927,673 Viable	AH required No resi No resi	0 0
9 0 1	Office on existing office Office on existing office Office on existing office	Prime Core Core	£48,580,610 £26,122,971	£30,111,090 £15,055,545	£18,469,520 Viable £11,067,426 Viable	AH required AH required	0
3	Office on existing office Office on existing office	Fringe Fringe	£25,837,438 £13,774,538	£10,170,126 £5,085,063	£15,667,312 Viable £8,689,475 Viable	No resi No resi	0
4 5 6	Retail on existing retail  Retail on existing retail	Prime Prime	£117,259,790 £208,470,743 £117,259,514	£23,265,485 £46,530,970 £23,265,485	£93,994,305 Viable £161,939,773 Viable £93,994,029 Viable	No resi No resi	0 0
7	Retail on existing retail  Retail on existing retail  Retail on existing retail	Prime Prime Core	£208,470,467 £28,793,612	£46,530,970 £11,861,642	£161,939,497 Viable £16,931,970 Viable	No resi No resi AH required	0
)	Retail on existing retail Retail on existing retail	Core Fringe	£50,469,384 £7,498,049	£23,723,283 £7,112,811	£26,746,100 Viable £385,238 Viable	AH required No resi	0
1 2 3	Retail on existing retail Hotel Resi on existing other	Fringe Core Prime	£13,339,404 £4,607,990 £165,050,631		-£886,219 Non-viable £1,777,463 Viable £126,010,791 Viable	No resi No resi AH required	0
4	Retail with resi on existing office and B8 Retail with resi on existing retail and office	Prime Prime	£510,711,384 £190,802,389		£431,145,666 Viable £145,934,813 Viable	AH required AH required	0
7	Retail with office on existing retail and office Retail on existing office and retail	Prime	£173,424,489 £125,842,569	£96,551,115 £56,058,737	£76,873,374 Viable £69,783,833 Viable	No resi AH required	0
0	Retail on existing office and retail Retail with office on existing C2 Retail with office/resi on existing office	Prime Prime Prime	£109,640,910 £467,387,914 £147,283,874		£1,730,769 Viable £405,566,632 Viable -£15,089,409 Non-viable	AH required AH required AH required	0
1	Retail with office on existing retail Retail with office on existing retail	Prime Prime	£83,314,054 £16,670,067	£102,447,659 £9,623,923	-£19,133,605 Non-viable £7,046,144 Viable	AH required No AH required	0
}  -  -	Retail with office on existing retail and office Retail on existing office and retail Retail with resi on existing office	Prime Prime Prime	£77,939,246 £9,288,903 £5,727,676	£42,706,604 £8,103,869 £3,324,791	£35,232,642 Viable £1,185,034 Viable £2,402,885 Viable	No resi No AH required No AH required	0 0
3	Retail on existing retail and office  Hotel on existing govt building	Prime Prime	£31,441,298 £53,859,149	£15,150,034	£16,291,264 Viable	No AH required  AH required	0
8 9	Hotel on existing govt building Hotel with retail on existing members club	Prime Prime	£24,227,038 £18,736,234	£577,713 £463,008	£23,649,325 Viable £18,273,226 Viable	No resi No resi	0
1	Hotel on existing office Hotel on existing hotel (Extension) Hotel on existing office	Prime Prime Core	£2,715,112 £1,043,071 £5,422,068	£0	£1,043,071 Viable	No resi No resi No resi	0 0
}  -	Office with resi on existing C2 Office with resi on existing office and B8	Prime Prime	£467,386,063 £503,161,282	£61,821,282 £79,565,718	£405,564,781 Viable £423,595,564 Viable	AH required AH required	0
5	Office with retail on existing office and retail Office with retail on existing hotel and retail	Prime Prime	£384,220,611 £40,984,519	£248,517,253 £22,463,653	£135,703,359 Viable £18,520,866 Viable	No resi AH required	0
7 8 9	Office with retail on existing office Office with retail on existing office and retail Office on existing office	Prime Prime Prime	£193,821,333 £77,937,172 £35,573,138	£42,706,604	£26,782,450 Viable £35,230,568 Viable £6,280,959 Viable	AH required No resi No resi	0 0
) I	Office on existing office Office with retail on existing office and retail	Prime	£18,905,209 £173,421,033	£12,429,534 £96,551,115	£6,475,675 Viable £76,869,918 Viable	No resi No resi	0
2 3	Office on existing office ST: Resi and office on existing office and B	Prime Core	£14,284,260 £269,893,273	£12,185,179 £53,363,808	£2,099,080 Viable £216,529,465 Viable	No AH required AH required	0
4 5 6	ST: Resi on existing resi, retail and D1 ST: Resi, retail, office and hotel on existing ST: Resi on existing electricity transfer stat		£21,330,656 £624,215,293 £53,543,421	£505,208,870	-£16,520,777 Non-viable £119,006,423 Viable £53,412,672 Viable	AH required AH required AH required	0 0
	ST: Resi with office on existing resi and D1 Nightclub in cinema basement	Core Prime	£6,679,569 -£207,637	£16,541,101 £228,331	-£9,861,532 Non-viable -£435,968 Non-viable	AH required No resi	0
9	Nightclub with leisure on existing retail and Nighclub with resi on existing retail	Prime Prime	£328,811,715 £3,815,974	£106,805,519 £21,677,213	£222,006,196 Viable -£17,861,238 Non-viable	No resi No AH required	0
1 2 3	Casino on existing hotel Casino with leisure on existing retail and le Casino on existing nightclub	Prime Prime Prime	£144,917,625 £328,387,365 -£1,001,946	£106,805,519	£221,581,846 Viable	No resi No resi No resi	0 0
4 5	Resi with office on existing office and B8 Resi with office on existing C2	Core Core	£269,891,818 £273,012,559	£53,363,808 £32,638,444	£216,528,010 Viable £240,374,115 Viable	AH required AH required	0
6 7 8	Resi with office/retail on existingoffice	Prime Prime	£147,278,971 £109,635,598	£162,373,283 £107,910,141	-£15,094,312 Non-viable £1,725,457 Viable	AH required AH required	0 0
8 9 0	Resi on existing office  Resi with office on existing office and retail  Resi on existing office	Prime Prime Prime	£6,314,158 £46,215,281 £5,279,935	£42,213,682	-£4,365,091 Non-viable £4,001,600 Viable -£5,729,884 Non-viable	AH required AH required AH required	0 0
1	Resi on existing office Resi with retail on existing office and retail	Prime Prime	£2,080,190 £9,283,564	£3,462,545 £8,103,869	-£1,382,355 Non-viable £1,179,696 Viable	No AH required No AH required	0
3 4 5	Resi on existing D1 Resi on existing office Resi with retail on existing retail and office	Prime Core Prime	£1,255,358 £1,205,884 £15,398,265	£3,095,420	£1,186,991 Viable -£1,889,536 Non-viable £5,774,342 Viable	No AH required No AH required No AH required	0 0 0
5 6 7	Resi on existing resi	Prime Fringe Fringe	£15,398,265 £31,218,713 £12,032,170	£71,972,364	£5,774,342 Viable -£40,753,651 Non-viable £10,060,966 Viable	No AH required AH required AH required	0 0
8 9	Resi on existing public house (disused) Resi unit on existing resi (roof extension)	Fringe Fringe	£4,740,917 £194,273	£878,330 £0	£3,862,587 Viable £194,273 Viable	AH required No AH required	0
0 1 2	Resi unit on existing resi (roof extension)  Resi unit on existing resi (roof extension)  Resi with retail, storage and gym on existin	Fringe Fringe Core	£184,948 £173,683 £23,782,902	£C	£173,683 Viable	No AH required No AH required AH required	0 0
2 3 4	Resi with retail, storage and gym on existing Resi on existing electricity sub-station Resi on existing resi	Prime Prime	£68,382,355 £3,126,955	£874,052 £6,394,369	£67,508,302 Viable -£3,267,413 Non-viable	AH required  AH required  No AH required	0
5 6	Resi on existing office Hotel on existing hotel	Core Core	£913,967 £10,970,616	£2,408,887 £3,360,048	-£1,494,920 Non-viable £7,610,568 Viable	No AH required No resi	0
57 58 59	Resi on existing retail/office Resi and retail on existing office Resi (older persons's) on existing resi	Prime Core Fringe	£11,400,677 £11,021,641 £53,319,384	£22,932,393	-£33,543,138 Non-viable -£11,910,752 Non-viable -£39,162,963 Non-viable	AH required AH required AH required	0 0
59 50 51	Resi (older persons's) on existing resi Retail and resi on existing retail Residential on existing hotel conv	Fringe Prime Prime	£53,319,384 £338,920,238 £6,342,223	£211,421,076	-£39,162,963   Non-viable £127,499,162   Viable -£3,827,066   Non-viable	AH required AH required AH required	0 0
32 33	ST: Resi with retail on existing SG Hotel and resi on existing office	Core Core	£110,298,391 £32,854,137	£12,865,404	£97,432,987 Viable	AH required AH required	0
4	ST: Office/retail on existing B8/SG Resi/retail/office on existing retail/resi/office		£103,922,746 £36,959,521 £108,506,576		£80,257,413 Viable £878,142 Viable	No resi AH required	216,463,170 0 0
	Office/resi/retail on existing office & retail	Core Core	£108,506,576 £64,916,184 £173,588,303	£56,797,748	£8,118,435 Viable	AH required AH required AH required	0 0
65 66 <b>67</b> 68	Resi with office/retail on existing resi/office/		£59,173,566		£34,650,297 Viable	AH required	0
66 67 68 69 70	Resi with office/retail on existing retail/office/ Office/resi/retail on existing office/resi/retail	Core	£204,686,133	£119,433,159	£85,252,974 Viable	AH required	0
66 67 68 69 70 71	Resi with office/retail on existing retail/office Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse ST: Resi and retail on existing instituional	Core Core Prime	£204,686,133 £35,859,367 £83,644,548	£119,433,159 £15,133,552 £57,976,747	£20,725,815 Viable £25,667,801 Viable	AH required AH required	0
66 67	Resi with office/retail on existing retail/office Office/resi/retail on existing office/resi/retail Resi on exitsing warehouse	Core Core	£204,686,133 £35,859,367	£119,433,159 £15,133,552 £57,976,774 £11,032,479 £1,779,039 £18,418,415	£20,725,815 Viable £25,667,801 Viable -£6,007,884 Non-viable £4,375,836 Viable -£12,950,705 Non-viable	AH required	0



## Appendix 4 - Sample appraisal

Gabb Flow

GREGATIS

WCC base model GREEK at all of the first firs

## LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority Westmindar Chy Council
Area(s)
Proxy number 22
Dos. 17 Editorium 2015
Reference

NEVEL COMENT DEDICT CARRELOW

dev acreage																										
					Qtr 1	Qtr 2	Qtr3	Qt 4	Qtr 5	Qtr 6	Qtr 7 Qtr 8	Qr 9	Otr 10	Qtr 11	Qtr 12	Qtr 13		2tr 15 Qtr 16	Qtr 17	Qtr 18	Qv 19	Qtr 20	Otr 21	Qtr 22	Qtr 23	Qtr 24
			Reserve per Otr	Project Totals	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2 Year 3 4	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4 Y	ear 4 Year 4 3 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6	Year 6	Year 6
Revenue			Mevenue per Qtr	Iotais		- 2	3	4	- 1	- 2	3 4	- 1		3	4	-1	Z	3 4	- 1	- 2	3	4	- 1	2	3	
Revenue	0	£ 117,203,970	£ 39,067,990	£ 117,203,970	0	0	0	0	0	0	0	0 1	) 0	39,067,990	39,067,990	39,067,990	0	0 0	0 0	0	0	0	0	0	0	- 0
	-	,200,0.0				-	-	_	_		- 1	-	_		00100.1000				-	_						
Investment value of ground rents	0	£ 727,273	£ 242,424	£ 727,273	0	0	0	0	0	0	0	0 (	0	242,424	242,424	242,424	0	0 0	0 0	0	0	0	0	0	0	0
GDV before costs of sale	T .	Sub Total		£ 117,931,243	0	0	0	0	0	0	0	0 (	0	39,310,414	39,310,414	39,310,414	0	0 0	0 0	0	0	0	0	0	0	0
Costs of Sale																										
	Marketing costs	3.00%		£ 3,537,937	0	0	0	0	0	0	0	0 1	0	-1,179,312	-1,179,312	-1,179,312	0	0	0 0	0	0	0	0	0	0	0
	Legal fees	0.50%		£ 589,656	0	0	0	0	0	0	0	0 (	0	-196,552	-196,552	-196,552	0	0 (	0 0	0	0	0	0	0	0	0
		Sub Total		-£4,127,593		0	- 0	0	0	0	0	0 (	0	-1,375,864	-1,375,864	-1,375,864	0	0 (	0 0	0	0		0	0	0	- 0
Net commercial investment value	Detail A4 AE														0											
Net commercial investment value	Retail A1-A5	£ .	r ·	ž ·	0	0	0	0	0	0	0	0 1	0	0	0	0	0	0 0	0	0	0	0	0	0	0	
	B1 office	£ 3,781,306	£ 3.781.306	£ 3,781,306	0	0	- 0	0	0	0	0	0 1	9	3,781,306	0	0	0	0 1	0	0	0	- 0	0	0	0	
	R2 industrial	£ 3,761,300	£ 3,761,300	£ 3,761,300	0	0	0	0	0	0	0	0	3 0	3,761,306	0	0	0	0 1	0 0	0	0	0	0	0	0	
	B8 storage	£ .	£ .	£ .	0	0	0	0	0	0	n	0	0 0	0	0	0	0	0 0	0 0	0	0	0	0	0	0	
	C1 Hotel	. 3	£ -	£ -	0	0	ō	0	0	0	Ö	0 (	0	0 0	0	0	0	0 0	0 0	0	0	ō	0	0	0	- 0
	C2 resi institution	£ 8,745,594	£ 8,745,594	£ 8,745,594	0	0	0	0	0	0	0	0 (	0	8,745,594	0	0	0	0 (	0 0	0	0	0	0	0	0	- 0
	D1	£ .	£ -	£ -	0	0	0	0	0	0	0	0 (	0	0	0	0	0	0 (	0 0	0	0	0	0	0	0	0
	D2	£ .	£ -	£ -	0	0	0	0	- 0	0	0	0	0	0	0		0	0 (	0 0	0	0	0	0	0	0	0
otal commercial value	1	Sub Total		£12,526,900	0	0	0	0	0	0	0	0 (	0	12,526,900	0	0	0	0 (	0 0	0	0	0	0	0	0	0
	1																									
Speculative NDV				£ 126,330,549	0	0	0	0	0	0	0	0 1	0	50,461,449	37,934,550	37,934,550	0	0 (	0 0	0	0	0	0	0	0	0
Affordable Housing Revenue	1			L I																						
	No fees on sale		Revenue per Qtr	£ .			4 000 111			1 000 1	4 000 tot	400 4 000 11						_								
	0	£ 13,507,718	1,688,465 8	£ 13,507,718	0	0	1,688,465	1,688,465	1,688,465	1,688,465	1,688,465 1,688	460 1,688,46	5 1,688,465	0	0	0	0	0 (	0	0	0	0	0	0	0	0
	1				<b>—</b>			<b>-</b>	1				1	+	<del>                                     </del>	<del>                                     </del>	<del>                                     </del>		+	-			-			
	1			r .	-				1				+	+	-	-		_	+	-			-			
	NDV	Total		£ 139,838,267	0	0	1 688 465	1.688.465	1 688 465	1.688.465	1,688,465 1,688	465 1 688 46	1 688 465	50.461.449	37.934.550	37 934 550	0	0 0	0 0	0	0	0	0	0	0	- 0
	1			,050,207			.,.00,400	.,300,403	.,300,400	.,200,400	.,, 1,000	1,000,40	.,000,400	22,401,440	2.,354,550	2.,304,000			·							
	1			-	1			l	1				1	1	I	l	1 1		1				1			
				-	1								1	1	1	l	1						1			
Standard Costs					1			l	1				1	1	I	l	1 1		1				1			
			Cost per Qtr																							$\rightarrow$
	Residential	£ 57,130,166	7,141,271 8	£ 57,130,166	0	0	7,141,271	7,141,271	7,141,271	7,141,271	7,141,271 7,141	271 7,141,27	7,141,271	1 0	0	0	0	0 (	0 0	0	0	0	0	0	0	0
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0 (	0	0	0		0	0 (	0 0	0	0	0	0	0	0	0
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0 (	0	0			0	0 (	0 0	0	0	0		0	0	0
	B1 office	£ 894,554	111,819 8	£ 894,554	0	0	111,819	111,819	111,819	111,819	111,819 111	819 111,81			0		0	0 (	0 0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0 (	0		0		0	0 (	0 0	0	0	0	0	0	0	0
	B8 storage C1 Hotel	£ -	- 8	£ .	0	0	. 0	0	0	0	0	0 1	0 0				0		0 0	0	0	0		0	0	0
	C2 resi institution	£ 10,119,308	1,264,913 8	£ 10,119,308	0	0	1,264,913	1,264,913	1,264,913	1,264,913					0		0	0 0	0	0	0	Ü	0	0	0	0
	C2 resi institution	£ 10,119,308	1,204,913 8	£ 10,119,308	0	0	1,264,913	1,264,913	1,264,913	1,264,913	1,264,913 1,264	913 1,264,91	1,264,913	3 0	0	0	0	0 0	0	0	0	0	0	0	0	0
	D2	£ .		£ .	0	0	0	0	0	0	0	0	) 0	0	0	0	0	0 0	0	0	0	0	0	0	0	- 0
	Contingency		- 0	£ 3,407,201	0	0	425,900	425,900	425.900	425,900	425,900 425	900 425,90	425,900	) 0	0	0	0	0 (	0 0	0	0	0	0	0	0	- 0
	Commiguncy			2 0,407,201		-	425,500	420,000	420,000	420,000	420,000 421	420,00	420,000		Ü						-				-	
	1	Sub Total		£ 71,551,229	0	0	8,943,904	8,943,904	8,943,904	8.943.904	8,943,904 8,943	904 8,943,90	4 8,943,904	1 0	0	0	0	0 (	0 0	0	0	0	0	0	0	0
Other Costs	Ť																									
	Professional fees	10.00%		£ 7,155,123	0	0	894,390	894,390	894,390	894,390	894,390 894	390 894,39	894,390	0	0	0	0	0 (	0 0	0	0	0	0	0	0	0
-																										
		Sub Total		£ 7,155,123	0	0	894,390	894,390	894,390	894,390	894,390 894	390 894,39	894,390	0	0	0	0	0 (	0 0	0	0	0	0	0	0	0
CIL																										
CII	Total	8,361,257		£ 2.787.086	2,787,086																					
CIL	L .	£ 2,787,086					0	0	0	0	0	0 (	0	0	0	0	0	0 0	0	0	0		0	0	0	0
	1	£ 2,787,086 £ 2,787,086		£ 2,787,086	2,787,086		0	0	0	0	0	0 1		. 0	0		0	0 0	0	0	0	0	0	0	0	0
Mayoral CIL		£ 2,787,086 £ 822,484		£ 2,787,086 £ 822,484	2,787,086 822,484		0	0	0	0	0	0			0	0	0	0 0	0	0	0	0	0	0	0	- 0
mdyoral CIL	1	. 022,484		. 022,484			0			0		-	- "			0			-		0	- 0	- 0	0	0	
	1	Sub Total		£ 8.361.257	9.183.741	0	0	0	0	0	0	0 1	0	0	0	0	0	0 1	0 0	0	n	0	0	0	0	0
	1																<del> </del>		- ·		_ •					
Resi Section 106 Costs		£ 316,340		£ 316,340	0	316,340	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0	0	0	0	0	0	0	0
Commercial AH payment in lieu		£ .		£ .	- 0				0	- i			1 -	1 -	ı	ľ	1 1		T						- v	
		Sub Total		£ 316,340	0	316,340	0	0	0	0	0	0 1	0	0	0	0	0	0 0	0 0	0	0	0	0	0	0	0
																1										
Total Other Costs		Sub Total		£ 8,677,597	9,183,741	316,340	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0
Total Costs				£ 88,206,434	9,183,741	316,340	9,838,294	9,838,294	9,838,294	9,838,294	9,838,294 9,838	294 9,838,29	9,838,294	1 0	0	0	0	0 0	0 0	0	0	0	0	0	0	0
				£ -			_						1	1								_				
	1																									
leveloper's profit on GDV	% of GDV affordable	18.00%		£ 22,739,499 £ 810,463	0	0	101 308	101 308	101 308	101.308	0 101,308 101	0 I	0 101 308	9,083,061	6,828,219	6,828,219	0	0 0	0	0	0	0	0	0	0	0
tesidual Sum before interest	% of GDV affordable	6%		£ 810,463 £ 28,081,871	-9 183 741	-316 340			101,308	101,308	101,308 101 -8.251,137 -8.251		101,308	41,378,389	24 400 ***	24.400.001	0	0 0	0 0	0	0	0	0	0	0	- 0
esiquai Sum perore interest	+			£ 28,081,871	-9,183,741	16,340د-	-8,251,137	-8,251,137	-8,251,137	-8,251,137	-8,251,137 -8,251	.137 -8,251,13	-8,251,137	41,378,389	31,106,331	31,106,331	0		0	0	0	0	0	0	0	- 0
umulative residual balance for int	ternet calculation			<b></b>	-9 183 741	-9 630 040	-18 017 451	-26 523 552	-35 150 023	-43 898 566	-52 770 909 -61 76J	805 -70 894 02	9 -80 148 383	3 -39 904 170	-9 362 521	21.611.322					^		_ ^			
unumine residual balance for int	www.comcolditott				19,103,741	19,030,040	-10,017,451	·20,023,002	*30,100,d23	-43,020,000	-ua,770,000 +61,768	·//U,094,UZ	100,146,383	-39,904,170	19,302,521	21,011,322			-		0	- 0	- 0	0	0	
iterest	1	6.00%		£ 6,470,550	-129 959	-136,274	-254 964	-375 333	-497 406	-621 206	-746,758 -874	087 -1 003 21	7 -1 134 175	-564 682	-132 489	0	0	0 0	0	0	0	0	0	0	0	0
	1	0.00%			-125,909		201,001	-575,333	+37,400	-02,1,200	1740,100 1074		.,,,,,,,,,		-102,409	- ·		-	1	,			-	,	- 0	
Residual Sum for quarter after inte	rest			£ 21,611,322	-9,313,700	-452,614	-8,506,101	-8,626,470	-8,748,543	-8,872,343	-8,997,895 -9,125	.224 -9,254,35	9,385,312	40,813,707	30,973,842	31,106,331	0	0 0	0 0	0	0	0	0	0	0	0
				£ 17,808,313																						
Land Value																										

per developable hectare	#DIV/0!	
Residual land value		
Site acquisition costs		5.80%
MV (Residual Sum available to of	ffer for Development Opportunity)	

Quarterly Interest 1.5
Less Benchmark Land Value

Surplus for CIL calculation (goal seeks to 1 by adjusting CIL as an input cost at cell D71)

£ 2,305,548 £ 14,469,883

£ 17,808,313 £ 1,032,882 £ 16,775,431