

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.

¹ 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 guidance², 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:

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

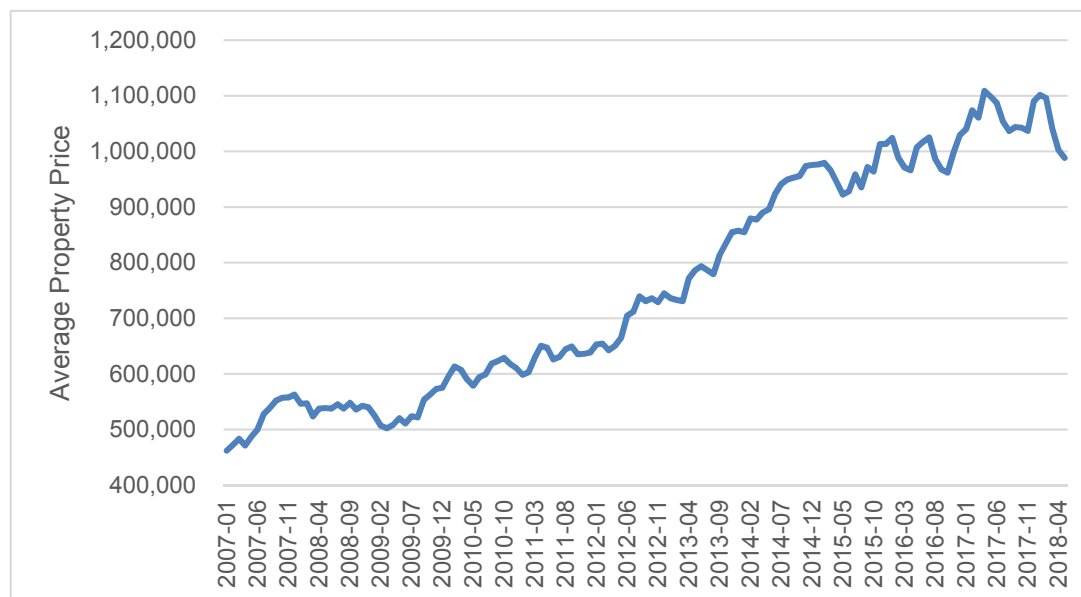
Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, 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.

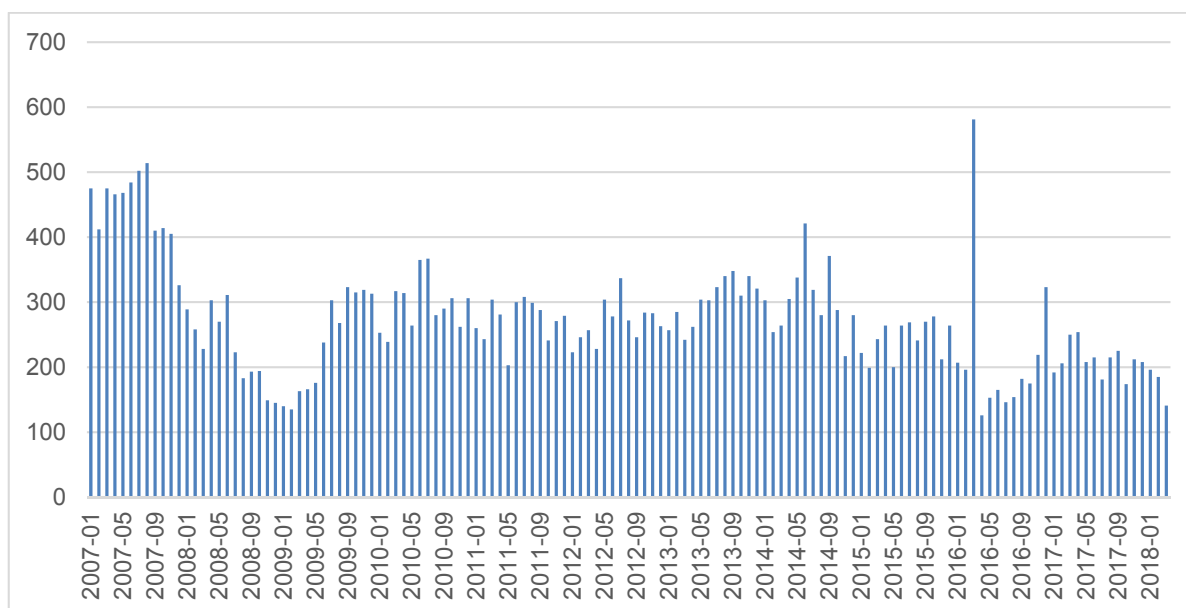
Figure 1.15.1: Average sales value in Westminster



Source: Land Registry

- 1.18 There are differences between the different markets within Westminster, with values in the super-prime market following a different trajectory to those in the prime and mainstream 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 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 occupy³. 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 census⁴.
- 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 2018⁵. 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.

³ Knight Frank PRS Update August 2017

⁴ Figures for owner occupation are 30.5% in 2011, down from 34.2% in 2001

⁵ 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 guidance, 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 Group⁶ 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 value⁷, 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

⁶ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁷ 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 indexation⁸ 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 italics⁹). 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 <i>(£637)</i>	£400 <i>(£464)</i>	£200 <i>(£232)</i>
Commercial (offices, hotels, nightclubs, casinos, retail)	£200 <i>(£232)</i>	£150 <i>(£174)</i>	£50 <i>(£58)</i>
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 2018¹⁰. 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*

⁸ The impact of indexation is discussed in section 6.

⁹ 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.

¹⁰ 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 zone¹¹.

- 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 co-living 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 Regulation19 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.

¹¹ 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 Regulation19 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

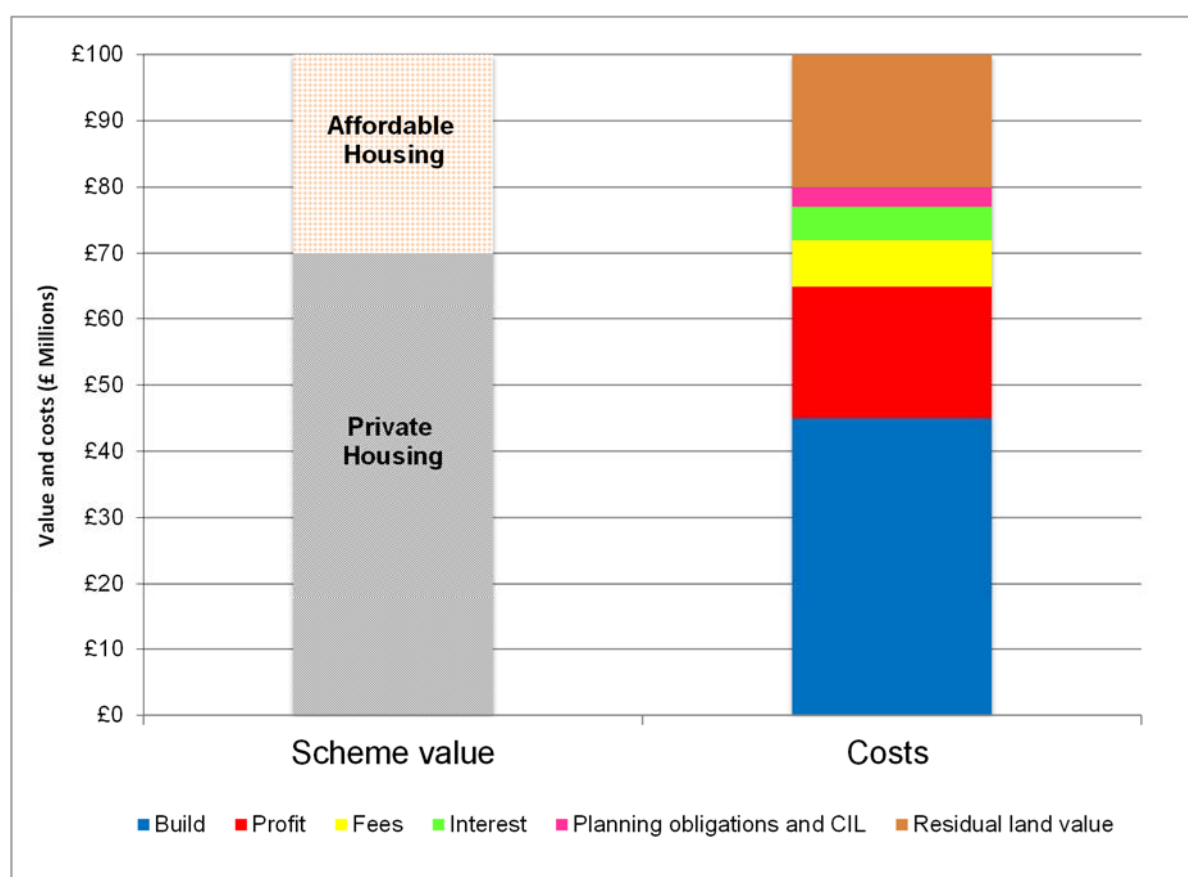
- 1.35 Westminster's stock includes diverse forms of housing, ranging from high density development to lower density housing. Westminster has virtually no surplus industrial land that can be released for housing and as a consequence of the historic fabric development tends to be small scale. Many sites 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'¹² 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"*.

¹² 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 guidance¹³ 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

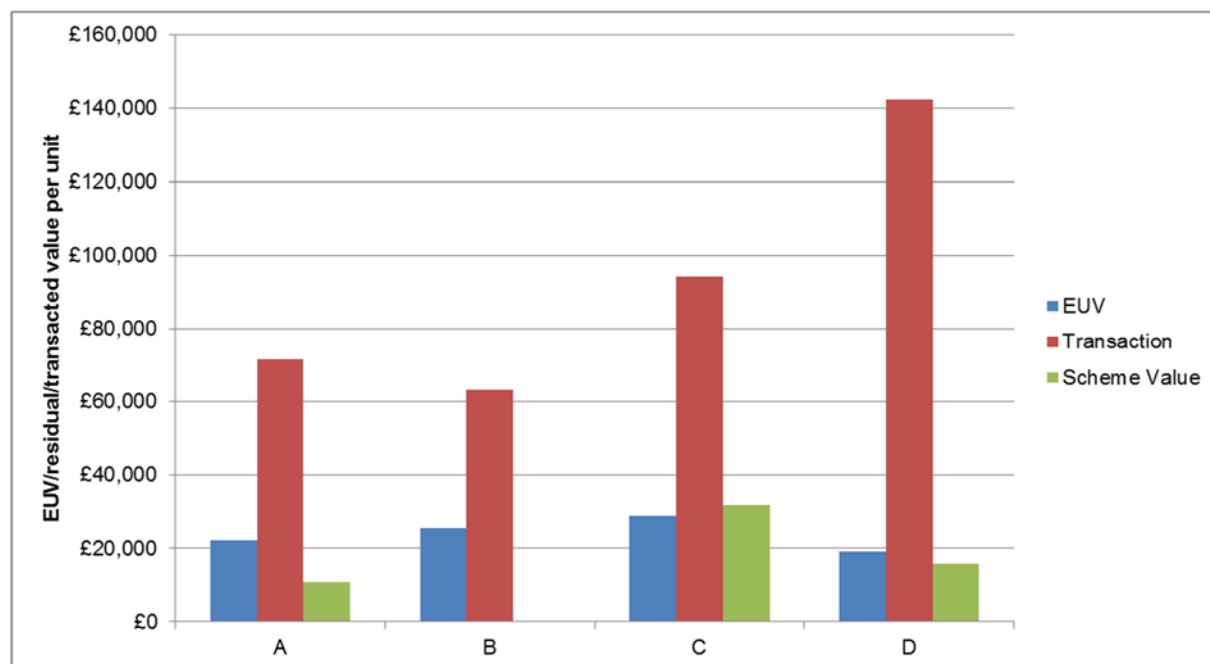
¹³ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

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).

Figure 2.18.1: Comparison of scheme residual value to existing use value and price paid for site



- 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 uses¹⁴.

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.

¹⁴ 136 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: £22,500
- Median quartile: £45,000
- Upper 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 months¹⁵. 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.

¹⁵ 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' standard¹⁶. 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 unit¹⁷. 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 italics¹⁸). 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

¹⁶ 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

¹⁷ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

¹⁸ 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 (£637)	£400 (£464)	£200 (£232)
Commercial (offices, hotels, nightclubs, casinos, retail)	£200 (£232)	£150 (£174)	£50 (£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 housing¹⁹

- 3.23 As noted in Section 1, small scale hotels and offices in the CAZ comprising 750 to 999 square metres²⁰ 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

¹⁹ 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.

²⁰ 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 Regulation 19 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 £390.93²¹. 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

²¹ https://evconnectors.com/ev-homecharge-wall-charger?language=en¤cy=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 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 pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. 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 Regulation19 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 additional floor space	BLV £ millions	Residual land values (£ millions) / affordable housing percentage				
					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 affordable (square metres)					BLV £m	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

Development type	Existing floor space	Proposed floor space	Net additional floor space	BLV £ millions	Residual land values (£ millions) / affordable housing percentage				
					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 H6²². 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

²² 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	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Westminster CIL						Floor areas - existing (square metres)											
Site ref	Area	App No	Address	Description	Site area	Retail A1-A5	Retail A1-A5	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi units	Resi sqm	
1 CAZ				Office MU	-	-	-	3,087	-	-	-	-	-	-	147	3	688
2 CAZ				Office - MU with resi and retail	-	-	-	2,337	-	-	-	-	-	-	-	-	-
3 CAZ				Residential only on existing office	-	-	-	295	-	-	-	-	-	-	-	-	-
4 CAZ				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	3	532	-
5 CAZ				Hotel with resi	-	-	-	-	-	-	1,440	-	-	-	-	-	-
6 CAZ				Retail MU	1,699	-	-	1,084	-	-	-	-	-	666	429	2	242
7 CAZ				Residential only on existing office	-	-	-	1,168	-	-	-	-	-	-	-	1	50
8 CAZ				Residential only on existing office	-	-	-	544	-	-	-	-	-	-	-	-	-
9 CAZ				D1	-	-	-	-	-	-	-	-	630	-	-	-	-
10 CAZ				Residential only on existing office	-	-	-	1,096	-	-	-	-	-	-	-	-	-
11 CAZ				Office - MU	-	-	-	10,550	-	-	-	-	-	-	-	-	-
12 CAZ				Residential MU	-	-	-	-	-	-	-	8,141	-	-	-	-	-
13 CAZ				Retail only	965	-	-	-	-	-	-	-	-	-	-	-	-
14 CAZ				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	150	-
15 CAZ				Office - MU	1,944	-	-	15,719	-	-	-	-	-	-	-	-	-
16 CAZ				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	2	797	-
17 NWEDA				Residential only on existing office	-	-	-	92	-	-	-	-	-	-	-	-	-
18 NWEDA				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	-	-	172
19 NWEDA				Residential only on existing other	-	-	-	-	-	948	-	-	-	-	-	-	-
20 NWEDA				Residential only on existing other	-	-	-	-	8,773	-	-	-	-	-	-	-	-
21 NWEDA				Residential only on existing resi	-	-	-	-	-	-	-	175	-	-	-	-	-
22 NWEDA				Office - MU	-	-	-	1,657	-	-	-	-	-	-	-	-	-
23 MARYLEBONE				Residential MU	-	-	-	-	-	-	-	4,250	-	-	-	-	-
24 MARYLEBONE				Residential only on existing office	-	-	-	914	-	-	-	-	-	-	-	-	-
25 MARYLEBONE				Residential only on existing resi	-	-	-	-	-	-	750	-	-	-	-	-	-
26 MARYLEBONE				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	73	-
27 MARYLEBONE				Residential only on existing office	-	-	-	849	-	-	-	-	-	-	-	-	-
28 MARYLEBONE				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	36	1	124
29 MARYLEBONE				Residential only on existing office	-	-	-	819	-	-	-	-	-	-	404	-	-
30 MARYLEBONE				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	-	1	84
31 MARYLEBONE				Hotel	-	-	-	-	-	-	1,176	-	-	-	-	-	-
32 MARYLEBONE				Residential only on existing office	-	-	-	543	-	-	-	-	-	-	-	2	150
33 MARYLEBONE				Residential MU	1,175	-	-	2,054	-	-	-	-	-	-	-	8	660
34 MARYLEBONE				Office - MU	3,097	-	-	5,993	-	-	-	-	-	-	-	21	685
35 PIMILCO				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	100	-	100
36 PIMILCO				Residential only on existing office	-	-	-	293	-	-	-	-	-	-	-	2	203
37 PIMILCO				Residential only on existing other	-	-	-	-	-	-	-	-	-	-	-	1	1,034
38 PIMILCO				Residential only on existing other	540	-	-	-	-	-	-	-	-	-	-	-	-
39 KNIGHTSBRIDGE				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	186	-
40 KNIGHTSBRIDGE				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	319	-
41 KNIGHTSBRIDGE				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	-	1	151
42 KNIGHTSBRIDGE				Residential only on existing office	-	-	-	3,872	-	-	-	-	-	-	-	-	-
43 OUTSIDE POL AR				Residential MU	-	-	-	-	1,672	-	12,958	-	-	-	-	-	-
44 OUTSIDE POL AR				Residential only on existing other	-	-	-	-	-	-	-	-	-	-	29	8,703	-
45 OUTSIDE POL AR				Residential MU	64	-	-	-	-	-	-	-	-	-	1	51	-
46 OUTSIDE POL AR				Residential only on existing office	-	-	-	1,530	-	-	-	-	-	-	-	-	-
47 OUTSIDE POL AR				Hotel - conv of car park	-	-	-	-	-	1,280	-	-	-	-	-	-	-
48 OUTSIDE POL AR				Office	103	-	-	104	-	-	-	-	-	-	-	-	-
49 OUTSIDE POL AR				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	545	-
50 OUTSIDE POL AR				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	-	254	-
51 OUTSIDE POL AR				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	384	-
52 OUTSIDE POL AR				Residential only on existing resi	100	-	-	-	-	-	-	-	-	-	2	220	-
53 OUTSIDE POL AR				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	944	-
54 OUTSIDE POL AR				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	1	150	-
55 OUTSIDE POL AR				Residential only on existing other	-	-	-	-	-	-	-	-	-	22,930	16	6,000	-
56 OUTSIDE POL AR				Residential only on existing resi	-	-	-	-	-	-	-	-	-	-	60	8,162	-
57 OUTSIDE POL AR				Residential MU	746	-	-	-	-	2,059	-	-	-	-	-	-	-
58 OUTSIDE POL AR				Residential only on former hotel/resi	-	-	-	-	-	1,733	-	-	-	-	1	888	-
59 OUTSIDE POL AR				Residential MU	1,147	-	-	-	-	-	-	-	-	-	16	2,707	-
60 OUTSIDE POL AR				Residential MU	115	-	-	2,500	-	-	-	-	-	-	354	10	1,040
61 OUTSIDE POL AR				Residential MU	100	-	-	-	1,396	-	-	-	-	-	-	-	-
62 Prime				Office - Mu with resi	-	-	-	33,903	-	-	7,270	-	-	9,028	62	6,974	-
63 Prime				Office and hotel	-	-	-	6,525	-	-	6,192	-	-	-	-	-	-
64 Prime				Retail only	613	-	-	880	-	-	-	-	-	-	30	-	-
65 Core				Residential only	-	-	-	-	-	-	-	-	-	-	99	-	63
66 Core				Hotel extension	-	-	-	-	-	-	-	-	-	-	-	-	-
67 Core				Hotel extension	-	-	-	-	-	-	-	-	-	-	-	-	-
68 Core				Hotel extension	-	-	-	-	-	-	-	-	-	-	-	-	-
69 Fringe				Office	-	-	-	-	-	-	-	-	-	-	-	-	-
70 Core				Hotel extension	-	-	-	-	-	-	-	-	-	-	-	-	-
71 Core				Hotel extension	-	-	-	-	-	-	-	-	-	-	-	-	-
72 Prime				Residential only on existing office	-	-	-	5,000	-	-	-	-	-	-	-	-	-
73 Prime				Residential only on existing office	-	-	-	10,000	-	-	-	-	-	-	-	-	-
74 Core				Residential only on existing office	-	-	-	5,000	-	-	-	-	-	-	-	-	-
75 Core				Residential only on existing office	-	-	-	10,000	-	-	-	-	-	-	-	-	-
76 Fringe				Residential only on existing office	-	-	-	5,000	-	-	-	-	-	-	-	-	-
77 Fringe				Residential only on existing office	-	-	-	10,000	-	-	-	-	-	-	-	-	-
78 Prime				Office on existing office	-	-	-	5,000	-	-	-	-	-	-	-	-	-
79 Prime				Office on existing office	-	-	-	2,500	-	-	-	-	-	-	-	-	-
80 Core				Office on existing office	-	-	-	5,000	-	-	-	-	-	-	-	-	-
81 Core				Office on existing office	-	-	-	2,500	-	-	-	-	-	-	-	-	-
82 Fringe				Office on existing office	-	-	-	5,000	-	-	-	-	-	-	-	-	-
83 Fringe				Office on existing office	-	-	-	2,500	-	-	-	-	-	-	-	-	-
84 Prime				Retail on existing retail	2,500	-	-	-	-	-	-	-	-	-	-	-	-
85 Prime				Retail on existing retail	5,000	-	-	-	-	-	-	-	-	-	-	-	-
86 Prime				Retail on existing retail	2,500	-	-	-	-	-	-	-	-	-	-	-	-
87 Prime				Retail on existing retail	5,000	-	-	-	-	-	-	-	-	-	-	-	-
88 Core				Retail on existing retail	2,500	-	-	-	-	-	-	-	-	-	-	-	-
89 Core				Retail on existing retail	5,000	-	-	-	-	-	-	-	-	-	-	-	-
90 Fringe				Retail on existing retail	2,500	-	-	-	-	-	-	-	-	-	-	-	-
91 Fringe				Retail on existing retail	5,000	-	-	-	-	-	-	-	-	-	-	-	-
92 Core				Hotel	-	-	-	-	-	-	1,176	-	-	-	-	-	-
93 Prime				Residential only	-	-	-	-	-	-	-	38,056	-	-	-	-	-
94 Prime				Retail and resi on existing office and B8	-	-	-	8,291	-	21,568	-	-	-	-	-	-	-
95 Prime				Retail with resi on existing retail and office	4,578	-	-	197	-	-	-	-	3,799	-	-	-	-
96 Prime				Retail with office on existing retail and office	2,375	-	-	8,100	-	-	-	-	-	590	-	-	-
97 Prime				Retail on existing office and retail	1,676	-	-	4,212	-	-	-	-	-	-	4	140	-
98 Prime				Retail on existing office and retail	1,909	-	-	9,817	-	-	-	-	-	-	-	-	-
99 Prime				Retail with office on existing C2	-	-	-	-	-	-	60,238	217	-	-	-	-	-
100 Prime				Retail with office/resi on existing office	500	-	-	17,144	-	-	-	-	-	2,467	-	-	-
101 Prime				Retail with office on existing retail	2,437	-	-	8,685	-	-	-	-	154	-	-	-	-
102 Prime				Retail with office on existing retail	525	-	-	516	-	-	-	-	-	-	-	-	-
103 Prime				Retail with office on existing retail and office	1,178	-	-	3,457	-	-	-	-	-	-	-	-	-
104 Prime				Retail on existing office and retail	182	-	-	697	-	-	-	-	-	83	-	-	-
105 Prime				Retail with resi on existing office	-	-	-	244	-	-	-	-	-	-	2	85	-
106 Prime				Retail on existing retail and office	882	-	-	756	-	-	-	-	-	-	-	-	-
107 Prime				Hotel on existing govt building	-	-	-	-	-	-	-	-	-	-	-	-	-
108 Prime				Hotel on existing govt building	-	-	-	-	-	-	-	-	-	-	-	-	-
109 Prime				Hotel with retail on existing members club	-	-	-	-	-	-	-	-	-	3,867	-	-	-
110 Prime				Hotel on existing office	-	-	-	719	-	-	-	-	-	-	-	-	-
111 Prime				Hotel on existing hotel (Extension)	-	-	-	-	-	-	-	-	-	-	-	-	-
112 Core				Hotel on existing office	-	-	-	2,494	-	-	-	-	-	-	-	-	-
113 Prime																	

1	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
Westminst	Floor areas - proposed (square metres)										DC includes SG										
Site ref	Retail A1-A2	Retail A1-A5	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi units	Resi sqm	Retail A1-A2	Retail A1-A5	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi
1	351		3,700	-	-	-	-	-	255	4	1,358	165	165	185	80	80	140	80	80	80	80
2	1,165		-	-	-	-	-	-	-	17	1,792	165	165	185	80	80	140	80	80	80	80
3	-		-	-	-	-	-	-	-	2	316	165	165	185	80	80	140	80	80	80	80
4	-		-	-	-	-	-	-	-	1	836	165	165	185	80	80	140	80	80	80	80
5	-		-	-	-	2,303	-	-	-	6	746	165	165	185	80	80	140	80	80	80	80
6	3,962		1,640	-	-	-	-	-	-	6	936	165	165	185	80	80	140	80	80	80	80
7	-		-	-	-	-	-	-	-	7	1,218	165	165	185	80	80	140	80	80	80	80
8	-		-	-	-	-	-	-	-	1	666	165	165	185	80	80	140	80	80	80	80
9	-		-	-	-	-	-	1,079	-	-	-	165	165	185	80	80	140	80	80	80	80
10	-		-	-	-	-	-	-	-	6	1,433	165	165	185	80	80	140	80	80	80	80
11	-		10,875	-	-	-	-	-	-	8	1,327	165	165	185	80	80	140	80	80	80	80
12	780		-	-	-	-	-	-	-	78	8,888	165	165	185	80	80	140	80	80	80	80
13	1,348		-	-	-	-	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
14	-		-	-	-	-	-	-	-	2	180	165	165	185	80	80	140	80	80	80	80
15	3,318		12,978	-	-	-	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
16	-		-	-	-	-	-	-	-	2	1,386	165	165	185	80	80	140	80	80	80	80
17	-		-	-	-	-	-	-	-	1	276	165	165	185	80	80	140	80	80	80	80
18	-		-	-	-	-	-	-	-	5	172	165	165	185	80	80	140	80	80	80	80
19	-		-	-	-	-	-	-	-	16	1,034	165	165	185	80	80	140	80	80	80	80
20	-		-	-	-	-	-	-	-	8	11,553	165	165	185	80	80	140	80	80	80	80
21	-		-	-	-	-	-	-	-	3	275	165	165	185	80	80	140	80	80	80	80
22	-		1,413	-	-	-	-	-	-	9	606	165	165	185	80	80	140	80	80	80	80
23	-		258	-	-	-	2,623	-	-	100	15,817	165	165	185	80	80	140	80	80	80	80
24	-		-	-	-	-	-	-	-	5	1,199	165	165	185	80	80	140	80	80	80	80
25	-		-	-	-	800	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
26	-		-	-	-	-	-	-	-	1	177	165	165	185	80	80	140	80	80	80	80
27	-		-	-	-	-	-	-	-	9	849	165	165	185	80	80	140	80	80	80	80
28	-		-	-	-	-	-	-	-	1	160	165	165	185	80	80	140	80	80	80	80
29	-		-	-	-	-	-	-	419	5	1,092	165	165	185	80	80	140	80	80	80	80
30	-		-	-	-	-	-	-	-	1	100	165	165	185	80	80	140	80	80	80	80
31	-		-	-	-	1,361	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
32	-		-	-	-	-	-	-	-	10	813	165	165	185	80	80	140	80	80	80	80
33	1,236		5,591	-	-	-	-	445	-	24	3,866	165	165	185	80	80	140	80	80	80	80
34	3,095		8,141	-	-	-	-	-	-	18	963	165	165	185	80	80	140	80	80	80	80
35	-		-	-	-	-	-	-	-	1	250	165	165	185	80	80	140	80	80	80	80
36	-		-	-	-	-	-	-	-	39	1,307	165	165	185	80	80	140	80	80	80	80
37	-		-	-	-	-	-	-	-	10	935	165	165	185	80	80	140	80	80	80	80
38	-		-	-	-	-	-	-	-	8	600	165	165	185	80	80	140	80	80	80	80
39	-		-	-	-	-	-	-	-	1	186	165	165	185	80	80	140	80	80	80	80
40	-		-	-	-	-	-	-	-	1	350	165	165	185	80	80	140	80	80	80	80
41	-		-	-	-	-	-	-	-	1	219	165	165	185	80	80	140	80	80	80	80
42	-		-	-	-	-	-	-	-	10	3,032	165	165	185	80	80	140	80	80	80	80
43	2,498		300	-	-	-	-	3,849	32,888	448	144,703	165	165	185	80	80	140	80	80	80	80
44	-		99	-	-	-	-	-	1,656	6	8,703	165	165	185	80	80	140	80	80	80	80
45	67		-	-	-	-	-	-	-	1	78	165	165	185	80	80	140	80	80	80	80
46	-		-	-	-	-	-	-	-	2	1,169	165	165	185	80	80	140	80	80	80	80
47	-		-	-	-	1,280	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
48	104		104	-	-	-	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
49	-		-	-	-	-	-	-	-	1	545	165	165	185	80	80	140	80	80	80	80
50	-		-	-	-	-	-	-	-	1	381	165	165	185	80	80	140	80	80	80	80
51	-		-	-	-	-	-	-	-	1	512	165	165	185	80	80	140	80	80	80	80
52	-		-	-	-	-	-	-	-	1	320	165	165	185	80	80	140	80	80	80	80
53	-		-	-	-	-	-	-	-	1	1,137	165	165	185	80	80	140	80	80	80	80
54	-		-	-	-	-	-	-	-	1	279	165	165	185	80	80	140	80	80	80	80
55	-		-	-	-	-	-	82	422	133	52,837	165	165	185	80	80	140	80	80	80	80
56	-		-	-	-	-	-	-	-	71	9,100	165	165	185	80	80	140	80	80	80	80
57	1,017		-	-	-	-	-	-	-	22	3,216	165	165	185	80	80	140	80	80	80	80
58	-		-	-	-	-	-	-	-	15	2,876	165	165	185	80	80	140	80	80	80	80
59	277		-	-	-	-	-	-	-	16	2,707	165	165	185	80	80	140	80	80	80	80
60	115		-	-	-	-	-	-	24	10	1,040	165	165	185	80	80	140	80	80	80	80
61	171		-	-	-	-	-	-	-	20	3,021	165	165	185	80	80	140	80	80	80	80
62	-		66,740	-	-	-	-	-	10,703	170	30,802	165	165	185	80	80	140	80	80	80	80
63	-		6,192	-	-	9,035	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
64	1,757		-	-	-	-	-	-	120	-	-	165	165	185	80	80	140	80	80	80	80
65	-		-	-	-	-	-	-	-	3	199	165	165	185	80	80	140	80	80	80	80
66	-		-	-	-	56	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
67	-		-	-	-	140	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
68	-		-	-	-	46	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
69	-		83	-	-	-	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
70	-		-	-	-	41	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
71	-		-	-	-	191	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
72	-		-	-	-	-	-	-	-	-	8,500	165	165	185	80	80	140	80	80	80	80
73	-		-	-	-	-	-	-	-	-	16,000	165	165	185	80	80	140	80	80	80	80
74	-		-	-	-	-	-	-	-	-	7,000	165	165	185	80	80	140	80	80	80	80
75	-		-	-	-	-	-	-	-	-	14,000	165	165	185	80	80	140	80	80	80	80
76	-		-	-	-	-	-	-	-	-	7,000	165	165	185	80	80	140	80	80	80	80
77	-		-	-	-	-	-	-	-	-	14,000	165	165	185	80	80	140	80	80	80	80
78	-		7,500	-	-	-	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
79	-		4,000	-	-	-	-	-	-	-	-	165	165	185	80	80	140	80	80	80	80
80	-		7,500	-	-	-	-	-	-	16	1,250	165	165	185	80	80	140	80	80	80	80
81	-		4,000	-	-	-	-	-	-	9	750	165	165	185	80	80	140	80	80	80	

	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68
Westminstr	Westminster CIL										S106 (per square metre)										Rents									Cap val
Site ref	Retail A1-A	Retail A1-A	B1 office	B2 industri	B6 storage	C1 Hotel	C2 resi inst D1	D2	Resi	Retail A1-A	Retail A1-A	B1 office	B2 industri	B6 storage	C1 Hotel	C2 resi inst D1	D2	Resi	Retail A1-A	Retail A1-A	B1 office	B2 industri	B6 storage	C1 Hotel	C2 resi inst D1	D2	Resi			
1	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	19,956	
2	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	15,070	
3	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	14,790	
4	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	15,790	
5	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	18,805	
6	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	15,866	
7	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	18,900	
8	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	20,000	
9	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	15,683	
10	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	19,940	
11	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	18,900	
12	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	17,500	
13	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	19,869	
14	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	17,500	
15	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	19,200	
16	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	19,980	
17	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	14,000	
18	56	56	226	0	0	56	226	0	0	226	20	20	20	20	20	20	20	20	20	492	492	595	175	175	425	250	250	250	11,500	
19	56	56	226	0	0	56	226	0	0	226	20	20	20	20	20	20	20	20	20	492	492	595	175	175	425	250	250	250	11,500	
20	56	56	226	0	0	56	226	0	0	226	20	20	20	20	20	20	20	20	20	492	492	595	175	175	425	250	250	250	11,500	
21	56	56	226	0	0	56	226	0	0	226	20	20	20	20	20	20	20	20	20	492	492	595	175	175	425	250	250	250	13,400	
22	56	56	226	0	0	56	226	0	0	226	20	20	20	20	20	20	20	20	20	492	492	595	175	175	425	250	250	250	11,000	
23	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	14,200	
24	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	14,000	
25	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	14,000	
26	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	18,000	
27	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	18,000	
28	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	18,000	
29	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	18,000	
30	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	16,000	
31	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	16,000	
32	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	16,000	
33	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	16,000	
34	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	16,000	
35	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	16,000	
36	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	15,000	
37	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	15,000	
38	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	15,000	
39	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	26,000	
40	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	26,000	
41	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	26,000	
42	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	26,000	
43	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	31,000	
44	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	28,000	
45	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	21,000	
46	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	21,000	
47	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	13,400	
48	169	169	451	0	0	169	451	0	0	451	20	20	20	20	20	20	20	20	20	779	779	746	175	175	600	250	250	250	13,000	
49	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	13,400	
50	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	13,400	
51	226	226	620	0	0	226	620	0	0	620	20	20	20	20	20	20	20	20	20	1887	1887	942	175	175	700	250	300	300	21,000	
52	226	226	620	0	0	226	620	0	0	620	20																			

	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98
	Build costs										n/a	Net to gross																		
Site ref	Retail A1-A5	Retail A1-A5	Retail A1-A5	B2 industrial	B8 storage	C1 Hotel	C2 resi inst D1	D2	Resi	Retail A1-A5	Retail A1-A5	B2 industrial	B8 storage	C1 Hotel	C2 resi inst D1	D2	Resi	Retail A1-A5	Retail A1-A5	Retail A1-A5	B2 industrial	B8 storage	C1 Hotel	C2 resi inst D1	D2	Resi				
1	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
2	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
3	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
4	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
5	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
6	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
7	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
8	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
9	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
10	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
11	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
12	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
13	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
14	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
15	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
16	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
17	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
18	5.00%	5.00%	4.00%	6.00%	6.00%	5.00%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
19	5.00%	5.00%	4.00%	6.00%	6.00%	5.00%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
20	5.00%	5.00%	4.00%	6.00%	6.00%	5.00%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
21	5.00%	5.00%	4.00%	6.00%	6.00%	5.00%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
22	5.00%	5.00%	4.00%	6.00%	6.00%	5.00%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
23	4.00%	4.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
24	4.00%	4.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
25	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
26	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
27	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
28	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
29	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
30	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
31	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
32	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
33	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
34	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
35	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
36	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
37	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
38	4.00%	4.00%	3.50%	6.00%	6.00%	4.75%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
39	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
40	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	3.388	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
41	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
42	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
43	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
44	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%	5.00%	6.50%	6.50%	2.096	2.096	2.448	1.237	1.237	2.879	2.879	1.600	1.600	2.946	80%	80%	80%	85%	85%	80%	80%	80%	80%	80%	80%
45	3.00%	3.00%	3.50%	6.00%	6.00%	4.50%</																								

Westminster										Yield on existing floorspace										Premium										Build start (QUARTERS)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Site ref	Retail A1-A	Retail A1-A	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Cap val	Resi	Retail A1-A	Retail A1-A	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Cap val	Resi	Total new floorspace	Retail A1-A	Retail A1-A	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
1	705	705	629	125	125	300	175	150	150	13,970	5.5%	5.5%	5.0%	7.0%	7.0%	6.0%	6.0%	8.0%	8.0%	20%	5,664	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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

[illegible]

Appendix 2 - Appraisal results (present day)

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		48 schemes		35%		40%	
		Sustainability:		Off		Commercial AH cont		Off	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£45,961,198	£36,094,248	£9,866,950	Viable	AH required	0	0
2	Office - MU with resi and retail	Prime	£34,109,987	£21,459,506	£12,650,481	Viable	AH required	0	0
3	Residential only on existing office	Core	£458,775	£1,535,666	£-1,076,891	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£3,003,933	£5,976,526	£-2,972,593	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£9,604,587	£3,963,133	£5,641,454	Viable	No AH required	0	0
6	Retail MU	Prime	£121,095,462	£27,987,321	£93,108,140	Viable	No AH required	0	0
7	Residential only on existing office	Core	£3,513,636	£7,561,217	£-4,047,581	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,405,636	£4,995,281	£-2,589,645	Non-viable	No AH required	0	0
9	D1	Core	£462,136	£761,410	£-1,223,546	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£4,425,426	£10,084,022	£-5,658,596	Non-viable	AH required	0	0
11	Office - MU	Prime	£101,914,881	£96,875,390	£5,039,491	Viable	AH required	0	0
12	Residential MU	Core	£29,050,336	£4,416,346	£24,633,991	Viable	AH required	0	0
13	Retail only	Prime	£36,247,129	£8,980,477	£27,266,651	Viable	No resi	0	0
14	Residential only on existing resi	Core	£525,328	£1,451,647	£-926,319	Non-viable	No AH required	0	0
15	Office - MU	Prime	£196,370,395	£162,430,981	£33,939,414	Viable	No resi	0	0
16	Residential only on existing resi	Prime	£4,225,338	£8,912,901	£-4,687,564	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£462,075	£554,044	£-91,969	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£169,837	£1,012,869	£-843,033	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£1,018,565	£150,920	£867,644	Viable	AH required	0	0
20	Residential only on existing other	Fringe	£10,755,234	£1,396,651	£9,358,584	Viable	AH required	0	0
21	Residential only on existing resi	Fringe	£467,384	£211,503	£255,882	Viable	No AH required	0	0
22	Office - MU	Fringe	£5,336,731	£3,370,390	£1,966,351	Viable	No AH required	0	0
23	Residential MU	Core	£20,096,680	£2,305,548	£17,791,132	Viable	AH required	0	0
24	Residential only on existing office	Core	£2,016,942	£5,504,307	£-3,487,365	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,605,343	£1,805,183	£-199,840	Non-viable	No resi	0	0
26	Residential only on existing resi	Core	£541,932	£728,860	£-186,928	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£2,138,451	£5,112,863	£-2,974,412	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£489,537	£1,232,468	£-742,931	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£2,176,045	£4,858,502	£-2,682,457	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£183,856	£732,549	£-548,693	Non-viable	No AH required	0	0
31	Hotel	Core	£2,732,722	£2,830,527	£-97,805	Non-viable	No resi	0	0
32	Residential only on existing office	Core	£1,857,962	£4,577,890	£-2,719,928	Non-viable	No AH required	0	0
33	Residential MU	Core	£48,333,508	£23,700,153	£24,633,355	Viable	AH required	0	0
34	Office - MU	Core	£68,602,617	£56,741,251	£11,861,366	Viable	No AH required	0	0
35	Residential only on existing resi	Core	£590,789	£855,497	£-264,709	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,441,742	£3,406,913	£-965,171	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£1,815,279	£8,378,517	£-6,563,239	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,202,949	£2,562,115	£-1,359,165	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£962,312	£2,801,187	£-1,838,875	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£1,812,862	£4,805,181	£-2,992,319	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,246,251	£2,273,820	£-1,027,570	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£16,648,354	£35,554,646	£-18,906,292	Non-viable	AH required	0	0
43	Residential MU	Prime	£827,518,252	£13,559,176	£814,059,076	Viable	AH required	0	0
44	Residential only on existing other	Prime	£24,721,342	£87,019,539	£-62,298,198	Non-viable	AH required	0	0
45	Residential MU	Prime	£2,137,178	£1,201,233	£935,945	Viable	No AH required	0	0
46	Residential only on existing office	Prime	£1,524,399	£14,049,227	£-12,524,828	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£2,493,211	£203,774	£2,289,437	Viable	No resi	0	0
48	Office	Core	£1,342,270	£1,115,010	£227,259	Viable	No resi	0	0
49	Residential only on existing resi	Prime	£706,125	£3,863,488	£-3,157,363	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£493,287	£1,801,246	£-1,307,959	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£2,021,843	£4,569,171	£-2,547,327	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,260,983	£3,546,388	£-2,285,405	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£2,906,358	£8,844,274	£-5,937,916	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£955,408	£1,783,985	£-828,576	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£144,034,271	£64,263,076	£79,771,195	Viable	AH required	0	0
56	Residential only on existing resi	Prime	£32,640,249	£97,064,778	£-64,424,528	Non-viable	AH required	0	0
57	Residential MU	Core	£9,108,514	£8,495,344	£613,170	Viable	AH required	0	0
58	Residential only on former hotel/resi	Core	£3,096,627	£10,804,332	£-7,707,705	Non-viable	AH required	0	0
59	Residential MU	Core	£4,578,506	£25,644,772	£-21,066,266	Non-viable	AH required	0	0
60	Residential MU	Core	£2,335,263	£8,237,341	£-5,902,077	Non-viable	AH required	0	0
61	Residential MU	Core	£5,837,110	£696,707	£5,140,403	Viable	AH required	0	0
62	Office - Mu with resi	Prime	£636,393,444	£406,054,545	£230,338,898	Viable	AH required	0	0
63	Office and hotel	Prime	£80,177,910	£76,957,293	£3,220,616	Viable	No resi	0	0
64	Retail only	Prime	£48,737,749	£13,788,890	£34,948,859	Viable	No resi	0	0
65	Residential only	Core	£675,297	£648,050	£27,247	Viable	No AH required	0	0
66	Hotel extension	Core	£106,521	£0	£106,521	Viable	No resi	0	0
67	Hotel extension	Core	£280,280	£0	£280,280	Viable	No resi	0	0
68	Hotel extension	Core	£85,534	£0	£85,534	Viable	No resi	0	0
69	Office	Fringe	£310,673	£0	£310,673	Viable	No resi	0	0
70	Hotel extension	Core	£74,897	£0	£74,897	Viable	No resi	0	0
71	Hotel extension	Core	£385,292	£0	£385,292	Viable	No resi	0	0
72	Residential only on existing office	Prime	£41,318,211	£45,912,507	£-4,594,296	Non-viable	AH required	0	0
73	Residential only on existing office	Prime	£77,783,847	£91,825,014	£-14,041,167	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£19,195,842	£30,111,090	£-10,915,248	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£38,401,619	£60,222,180	£-21,820,561	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£6,934,900	£10,170,126	£-3,235,225	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£13,880,008	£20,340,252	£-6,460,244	Non-viable	AH required	0	0
78	Office on existing office	Prime	£63,510,999	£45,912,507	£17,598,492	Viable	No resi	0	0
79	Office on existing office	Prime	£33,567,362	£22,956,254	£10,611,108	Viable	No resi	0	0
80	Office on existing office	Core	£49,151,463	£27,077,763	£22,073,700	Viable	AH required	0	0
81	Office on existing office	Core	£39,318,855	£15,055,545	£24,263,310	Viable	AH required	0	0
82	Office on existing office	Fringe	£26,593,265	£10,170,126	£16,423,139	Viable	No resi	0	0
83	Office on existing office	Fringe	£14,177,646	£5,085,063	£9,092,583	Viable	No resi	0	0
84	Retail on existing retail	Prime	£117,241,157	£23,265,485	£93,975,672	Viable	No resi	0	0
85	Retail on existing retail	Prime	£208,437,617	£46,530,970	£161,906,647	Viable	No resi	0	0
86	Retail on existing retail	Prime	£117,240,880	£23,265,485	£93,975,395	Viable	No resi	0	0
87	Retail on existing retail	Prime	£208,437,340	£46,530,970	£161,906,370	Viable	No resi	0	0
88	Retail on existing retail	Core	£26,545,143	£11,861,642	£14,683,501	Viable	AH required	0	0
89	Retail on existing retail	Core	£47,200,688	£23,723,283	£23,477,405	Viable	No resi	0	0
90	Retail on existing retail	Fringe	£7,861,615	£7,112,811	£748,804	Viable	No resi	0	0
91	Retail on existing retail	Fringe	£13,965,744	£14,225,623	£-259,878	Non-viable	No resi	0	0
92	Hotel	Core	£4,598,061	£2,830,527	£1,767,533	Viable	No resi	0	0
93	Resi on existing other	Prime	£172,836,070	£39,039,841	£133,796,229	Viable	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£515,606,838	£79,565,718	£436,041,120	Viable	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£191,121,379	£44,867,576	£146,253,803	Viable	AH required	0	0
96	Retail with office on existing retail and office	Prime	£173,373,546	£96,551,115	£76,822,431	Viable	No resi	0	0
97	Retail on existing office and retail	Prime	£126,463,203	£56,058,737	£70,404,466	Viable	AH required	0	0
98	Retail on existing office and retail	Prime	£111,397,118	£107,910,141	£3,486,977	Viable	AH required	0	0
99	Retail with office on existing C2	Prime	£475,235,326	£61,821,282	£413,414,044	Viable	AH required	0	0
100	Retail with office/resi on existing office	Prime	£150,403,883	£162,373,283	£-11,969,400	Non-viable	AH required	0	0
101	Retail with office on existing retail	Prime	£85,721,374	£102,447,659	£-16,726,285	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£16,786,576	£9,623,923	£7,162,654	Viable	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£77,913,623	£42,706,604	£35,207,019	Viable	No resi	0	0
104	Retail on existing office and retail	Prime	£9,474,497	£8,103,869	£1,370,628	Viable	No AH required	0	0
105	Retail with resi on existing office	Prime	£5,775,124	£3,324,791	£2,450,333	Viable	No AH required	0	0
106	Retail on existing retail and office	Prime	£31,601,632	£15,150,034	£16,451,598	Viable	No AH required	0	0
107	Hotel on existing govt building	Prime	£54,120,556	£0	£54,120,556	Viable	AH required	0	0
108	Hotel on existing govt building	Prime	£24,193,559	£577,713	£23,615,847	Viable	No resi	0	0
109	Hotel with retail on existing members club	Prime	£18,717,845	£463,008	£18,254,837	Viable	No resi	0	0
110	Hotel on existing office	Prime	£2,711,555	£6,602,219	£-3,890,663	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,041,691	£0	£1,041,691	Viable	No resi	0	0
112	Hotel on existing office	Core	£5,409,857	£15,019,412	£-9,609,554	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£475,233,475	£61,821,282	£413,412,193	Viable	AH required	0	0
114	Office with resi on existing office and B8	Prime	£507,984,389	£79,565,718	£428,418,671	Viable	AH required	0	0
115	Office with retail on existing office and retail	Prime	£384,082,927	£248,517,253	£135,565,674	Viable	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£42,254,911	£22,463,653	£19,791,258	Viable	AH required	0	0
117	Office with retail on existing office	Prime	£194,437,752	£167,038,894	£27,398,858	Viable	AH required	0	0
118	Office with retail on existing office and retail	Prime	£77,911,549	£42,706,604	£35,204,945	Viable	No resi	0	0
119	Office on existing office	Prime	£35,555,747	£29,292,180	£6,263,568	Viable	No resi	0	0
120	Office on existing office	Prime	£18,895,962	£12,429,534	£6,466,428	Viable	No resi	0	0
121	Office with retail on existing office and retail	Prime	£173,370,090	£96,551,115	£76,818,975	Viable	No resi	0	0
122	Office on existing office	Prime	£14,363,527	£12,185,179	£2,178,348	Viable	No AH required	0	0

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		48 schemes		30% 40%		AH percentage		30% 40%	
		Sustainability:		Off		Commercial AH cont		Off		Rented percentage	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable				Com PIL	
1	Office MU	Prime	£46,528,108	£36,094,248	£10,433,860	Viable		AH required	0		
2	Office - MU with resi and retail	Prime	£34,629,724	£21,459,506	£13,170,218	Viable		AH required	0		
3	Residential only on existing office	Core	£551,362	£1,535,666	-£984,304	Non-viable		No AH required	0		
4	Residential only on existing resi	Prime	£3,364,840	£5,976,526	-£2,611,686	Non-viable		No AH required	0		
5	Hotel with resi	Prime	£9,893,694	£3,963,133	£5,930,561	Viable		No AH required	0		
6	Retail MU	Prime	£121,386,471	£27,987,321	£93,399,150	Viable		No AH required	0		
7	Residential only on existing office	Core	£4,004,908	£7,561,217	-£3,556,309	Non-viable		AH required	0		
8	Residential only on existing office	Prime	£2,694,029	£4,995,281	-£2,301,251	Non-viable		No AH required	0		
9	D1	Core	£461,953	£761,410	-£1,223,362	Non-viable		No resi	0		
10	Residential only on existing office	Prime	£5,043,712	£10,064,022	-£5,020,310	Non-viable		AH required	0		
11	Office - MU	Prime	£102,450,187	£96,875,390	£5,574,797	Viable		AH required	0		
12	Residential MU	Core	£32,145,062	£4,416,346	£27,728,716	Viable		AH required	0		
13	Retail only	Prime	£36,247,388	£8,980,477	£27,266,911	Viable		No resi	0		
14	Residential only on existing resi	Core	£591,421	£1,451,647	-£860,226	Non-viable		No AH required	0		
15	Office - MU	Prime	£196,370,692	£162,430,981	£33,939,710	Viable		No resi	0		
16	Residential only on existing resi	Prime	£4,820,615	£8,912,901	-£4,092,286	Non-viable		AH required	0		
17	Residential only on existing office	Core	£537,375	£554,044	-£16,669	Non-viable		No AH required	0		
18	Residential only on existing resi	Fringe	£225,359	£1,012,869	-£787,511	Non-viable		No AH required	0		
19	Residential only on existing other	Fringe	£1,222,562	£150,920	£1,071,641	Viable		AH required	0		
20	Residential only on existing other	Fringe	£13,030,711	£1,396,651	£11,634,060	Viable		AH required	0		
21	Residential only on existing resi	Fringe	£538,060	£211,503	£326,557	Viable		No AH required	0		
22	Office - MU	Fringe	£5,448,602	£3,370,390	£2,078,222	Viable		No AH required	0		
23	Residential MU	Core	£24,112,007	£2,305,548	£21,806,458	Viable		AH required	0		
24	Residential only on existing office	Core	£2,343,059	£5,504,307	-£3,161,248	Non-viable		AH required	0		
25	Residential only on existing resi	Core	£1,605,849	£1,805,183	-£199,335	Non-viable		No resi	0		
26	Residential only on existing resi	Core	£609,546	£728,860	-£119,314	Non-viable		No AH required	0		
27	Residential only on existing office	Core	£2,455,402	£5,112,863	-£2,657,461	Non-viable		No AH required	0		
28	Residential only on existing resi	Core	£550,747	£1,232,468	-£681,721	Non-viable		No AH required	0		
29	Residential only on existing office	Core	£2,511,340	£4,858,502	-£2,347,161	Non-viable		AH required	0		
30	Residential only on existing resi	Core	£216,991	£732,549	-£515,559	Non-viable		No AH required	0		
31	Hotel	Core	£2,733,349	£2,830,527	-£97,178	Non-viable		No resi	0		
32	Residential only on existing office	Core	£2,114,098	£4,577,890	-£2,463,792	Non-viable		No AH required	0		
33	Residential MU	Core	£49,490,376	£23,700,153	£25,790,223	Viable		AH required	0		
34	Office - MU	Core	£68,804,541	£56,741,251	£12,063,290	Viable		No AH required	0		
35	Residential only on existing resi	Core	£672,821	£855,497	-£182,676	Non-viable		No AH required	0		
36	Residential only on existing office	Core	£2,802,354	£3,406,913	-£604,559	Non-viable		AH required	0		
37	Residential only on existing other	Core	£2,085,472	£8,378,517	-£6,293,045	Non-viable		No AH required	0		
38	Residential only on existing other	Core	£1,379,677	£2,562,115	-£1,182,437	Non-viable		No AH required	0		
39	Residential only on existing resi	Prime	£1,073,575	£2,801,187	-£1,727,613	Non-viable		No AH required	0		
40	Residential only on existing resi	Prime	£2,021,556	£4,805,181	-£2,783,625	Non-viable		No AH required	0		
41	Residential only on existing resi	Prime	£1,377,153	£2,273,820	-£896,667	Non-viable		No AH required	0		
42	Residential only on existing office	Prime	£18,392,712	£35,554,646	-£17,161,934	Non-viable		AH required	0		
43	Residential MU	Prime	£906,471,345	£13,559,176	£892,912,168	Viable		AH required	0		
44	Residential only on existing other	Prime	£27,911,218	£87,919,532	-£59,998,312	Non-viable		AH required	0		
45	Residential MU	Prime	£2,173,933	£1,201,233	£972,699	Viable		No AH required	0		
46	Residential only on existing office	Prime	£1,823,967	£14,049,227	-£12,225,260	Non-viable		AH required	0		
47	Hotel - convy of car park	Core	£2,494,154	£203,774	£2,290,379	Viable		No resi	0		
48	Office	Core	£1,343,248	£1,115,010	£228,237	Viable		No resi	0		
49	Residential only on existing resi	Prime	£846,340	£3,863,488	-£3,017,148	Non-viable		No AH required	0		
50	Residential only on existing resi	Prime	£591,625	£1,801,246	-£1,209,622	Non-viable		No AH required	0		
51	Residential only on existing resi	Prime	£2,258,206	£4,569,171	-£2,310,965	Non-viable		No AH required	0		
52	Residential only on existing resi	Prime	£1,409,113	£3,546,388	-£2,137,275	Non-viable		No AH required	0		
53	Residential only on existing resi	Prime	£3,307,857	£8,844,274	-£5,536,417	Non-viable		AH required	0		
54	Residential only on existing resi	Prime	£1,084,734	£1,783,985	-£699,251	Non-viable		No AH required	0		
55	Residential only on existing other	Prime	£163,096,677	£64,263,076	£98,833,601	Viable		AH required	0		
56	Residential only on existing resi	Prime	£36,497,603	£97,064,778	-£60,567,175	Non-viable		AH required	0		
57	Residential MU	Core	£9,923,078	£8,495,344	£1,427,734	Viable		AH required	0		
58	Residential only on former hotel/resi	Core	£3,851,625	£10,804,332	-£6,952,707	Non-viable		AH required	0		
59	Residential MU	Core	£5,289,225	£25,644,772	-£20,355,547	Non-viable		AH required	0		
60	Residential MU	Core	£2,609,052	£8,237,341	-£5,628,288	Non-viable		AH required	0		
61	Residential MU	Core	£6,630,174	£696,707	£5,933,467	Viable		AH required	0		
62	Office - Mu with resi	Prime	£647,834,419	£406,054,545	£241,779,873	Viable		AH required	0		
63	Office and hotel	Prime	£80,179,153	£76,957,293	£3,221,860	Viable		No resi	0		
64	Retail only	Prime	£48,739,054	£13,788,890	£34,950,163	Viable		No resi	0		
65	Residential only	Core	£756,844	£648,050	£108,795	Viable		No AH required	0		
66	Hotel extension	Core	£107,867	£0	£107,867	Viable		No resi	0		
67	Hotel extension	Core	£281,645	£0	£281,645	Viable		No resi	0		
68	Hotel extension	Core	£88,919	£0	£88,919	Viable		No resi	0		
69	Office	Fringe	£312,078	£0	£312,078	Viable		No resi	0		
70	Hotel extension	Core	£76,324	£0	£76,324	Viable		No resi	0		
71	Hotel extension	Core	£386,738	£0	£386,738	Viable		No resi	0		
72	Residential only on existing office	Prime	£45,769,499	£45,912,507	-£143,008	Non-viable		AH required	0		
73	Residential only on existing office	Prime	£86,161,545	£91,825,014	-£5,663,470	Non-viable		AH required	0		
74	Residential only on existing office	Core	£21,652,289	£30,111,090	-£8,458,801	Non-viable		AH required	0		
75	Residential only on existing office	Core	£43,313,093	£60,222,180	-£16,909,087	Non-viable		AH required	0		
76	Residential only on existing office	Fringe	£8,336,584	£10,170,126	-£1,833,542	Non-viable		AH required	0		
77	Residential only on existing office	Fringe	£16,681,918	£20,340,252	-£3,658,334	Non-viable		AH required	0		
78	Office on existing office	Prime	£63,512,540	£45,912,507	£17,600,033	Viable		No resi	0		
79	Office on existing office	Prime	£33,868,923	£22,956,254	£10,912,669	Viable		No resi	0		
80	Office on existing office	Core	£50,392,677	£21,077,763	£29,314,914	Viable		AH required	0		
81	Office on existing office	Core	£40,312,157	£15,055,545	£25,256,612	Viable		AH required	0		
82	Office on existing office	Fringe	£26,594,884	£10,170,126	£16,424,758	Viable		No resi	0		
83	Office on existing office	Fringe	£14,179,285	£5,085,063	£9,094,222	Viable		No resi	0		
84	Retail on existing retail	Prime	£117,242,816	£23,265,485	£93,977,331	Viable		No resi	0		
85	Retail on existing retail	Prime	£208,439,296	£46,530,970	£161,908,326	Viable		No resi	0		
86	Retail on existing retail	Prime	£117,242,578	£23,265,485	£93,977,093	Viable		No resi	0		
87	Retail on existing retail	Prime	£208,439,059	£46,530,970	£161,908,089	Viable		No resi	0		
88	Retail on existing retail	Core	£26,546,881	£11,861,642	£14,685,239	Viable		AH required	0		
89	Retail on existing retail	Core	£47,202,445	£23,723,283	£23,479,162	Viable		No resi	0		
90	Retail on existing retail	Fringe	£7,863,393	£7,112,811	£750,581	Viable		No resi	0		
91	Retail on existing retail	Fringe	£13,967,541	£14,225,623	-£238,082	Non-viable		No resi	0		
92	Hotel	Core	£4,599,907	£2,830,527	£1,769,379	Viable		No resi	0		
93	Resi on existing other	Prime	£191,780,654	£39,940,813	£151,839,841	Viable		AH required	0		
94	Retail with resi on existing office and B8	Prime	£526,749,980	£79,565,718	£447,184,262	Viable		AH required	0		
95	Retail with resi on existing retail and office	Prime	£191,903,705	£44,867,576	£147,036,130	Viable		AH required	0		
96	Retail with office on existing retail and office	Prime	£173,375,441	£96,551,115	£76,824,326	Viable		No resi	0		
97	Retail on existing office and retail	Prime	£127,906,209	£56,058,737	£71,847,473	Viable		AH required	0		
98	Retail on existing office and retail	Prime	£115,321,370	£107,910,141	£7,411,229	Viable		AH required	0		
99	Retail with office on existing C2	Prime	£492,886,664	£61,821,282	£431,065,382	Viable		AH required	0		
100	Retail with office/resi on existing office	Prime	£157,392,027	£162,373,283	-£4,981,256	Non-viable		AH required	0		
101	Retail with office on existing retail	Prime	£91,053,539	£102,447,659	-£11,394,120	Non-viable		AH required	0		
102	Retail with office on existing retail	Prime	£17,069,628	£9,623,923	£7,445,705	Viable		No AH required	0		
103	Retail with office on existing retail and office	Prime	£77,915,657	£42,706,604	£35,209,053	Viable		No resi	0		
104	Retail on existing office and retail	Prime	£9,502,236	£8,103,869	£1,398,367	Viable		No AH required	0		
105	Retail with resi on existing office	Prime	£5,891,800	£3,324,791	£2,566,999	Viable		No AH required	0		
106	Retail on existing retail and office	Prime	£31,979,686	£15,150,034	£16,829,652	Viable		No AH required	0		
107	Hotel on existing govt building	Prime	£54,851,705	£0	£54,851,705	Viable		AH required	0		
108	Hotel on existing govt building	Prime	£24,195,693	£577,713	£23,617,980	Viable		No resi	0		
109	Hotel with retail on existing members club	Prime	£18,719,998	£463,008	£18,256,990	Viable		No resi	0		
110	Hotel on existing office	Prime	£2,713,761	£6,602,219	-£3,888,457	Non-viable		No resi	0		
111	Hotel on existing hotel (Extension)	Prime	£1,043,918	£0	£1,043,918	Viable		No resi	0		
112	Hotel on existing office	Core	£5,412,069	£15,019,412	-£9,607,342	Non-viable		No resi	0		
113	Office with resi on existing C2	Prime	£492,885,078	£61,821,282	£431,063,796	Viable		AH required	0		
114	Office with resi on existing office and B8	Prime	£518,963,231	£79,565,718	£439,397,513	Viable		AH required	0		
115	Office with retail on existing office and retail	Prime	£384,085,198	£248,517,253	£135,567,945	Viable		No resi	0		
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WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		52 schemes		AH percentage		25%	
		Sustainability:		Off		Commercial AH cont		Off	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable		Rented percentage	Com PIL
1	Office MU	Prime	£47,095,017	£36,094,248	£11,000,770	Viable		AH required	0
2	Office - MU with resi and retail	Prime	£35,149,462	£21,459,506	£13,689,956	Viable		AH required	0
3	Residential only on existing office	Core	£643,948	£1,535,666	£891,717	Non-viable		No AH required	0
4	Residential only on existing resi	Prime	£3,725,748	£5,976,526	£2,250,778	Non-viable		No AH required	0
5	Hotel with resi	Prime	£10,182,801	£3,963,133	£6,219,668	Viable		No AH required	0
6	Retail MU	Prime	£121,677,482	£27,987,321	£93,690,161	Viable		No AH required	0
7	Residential only on existing office	Core	£4,496,182	£7,561,217	£3,065,035	Non-viable		AH required	0
8	Residential only on existing office	Prime	£2,982,422	£4,995,281	£2,012,859	Non-viable		No AH required	0
9	D1	Core	£461,769	£761,410	£1,223,179	Non-viable		No resi	0
10	Residential only on existing office	Prime	£5,661,997	£10,064,022	£4,402,025	Non-viable		AH required	0
11	Office - MU	Prime	£102,985,492	£96,875,390	£6,110,102	Viable		AH required	0
12	Residential MU	Core	£35,239,788	£4,416,346	£30,823,442	Viable		AH required	0
13	Retail only	Prime	£36,247,649	£8,980,477	£27,267,172	Viable		No resi	0
14	Residential only on existing resi	Core	£657,512	£1,451,647	£794,135	Non-viable		No AH required	0
15	Office - MU	Prime	£196,370,987	£162,430,981	£33,940,006	Viable		No resi	0
16	Residential only on existing resi	Prime	£5,415,892	£8,912,901	£3,497,009	Non-viable		AH required	0
17	Residential only on existing office	Core	£612,675	£554,044	£58,631	Viable		No AH required	0
18	Residential only on existing resi	Fringe	£260,882	£1,012,869	£751,988	Non-viable		No AH required	0
19	Residential only on existing other	Fringe	£1,426,557	£150,920	£1,275,637	Viable		AH required	0
20	Residential only on existing other	Fringe	£15,306,189	£1,396,651	£13,909,538	Viable		AH required	0
21	Residential only on existing resi	Fringe	£608,735	£211,503	£397,233	Viable		No AH required	0
22	Office - MU	Fringe	£5,560,472	£3,370,390	£2,190,082	Viable		No AH required	0
23	Residential MU	Core	£28,123,289	£2,305,548	£25,817,741	Viable		AH required	0
24	Residential only on existing office	Core	£2,669,177	£5,504,307	£2,835,130	Non-viable		AH required	0
25	Residential only on existing resi	Core	£1,606,354	£1,805,183	£198,829	Non-viable		No resi	0
26	Residential only on existing resi	Core	£677,160	£728,860	£51,700	Non-viable		No AH required	0
27	Residential only on existing office	Core	£2,772,353	£5,112,863	£2,340,510	Non-viable		No AH required	0
28	Residential only on existing resi	Core	£611,956	£1,232,468	£620,511	Non-viable		No AH required	0
29	Residential only on existing office	Core	£2,846,636	£4,858,502	£2,011,865	Non-viable		AH required	0
30	Residential only on existing resi	Core	£250,125	£732,549	£482,424	Non-viable		No AH required	0
31	Hotel	Core	£2,733,975	£2,830,527	£96,552	Non-viable		No resi	0
32	Residential only on existing office	Core	£2,370,233	£4,577,890	£2,207,657	Non-viable		No AH required	0
33	Residential MU	Core	£50,647,242	£23,700,153	£26,947,089	Viable		AH required	0
34	Office - MU	Core	£69,006,465	£56,741,251	£12,265,214	Viable		No AH required	0
35	Residential only on existing resi	Core	£754,853	£855,497	£100,644	Non-viable		No AH required	0
36	Residential only on existing office	Core	£3,162,966	£3,406,913	£243,947	Non-viable		AH required	0
37	Residential only on existing other	Core	£2,355,666	£8,378,517	£6,022,851	Non-viable		No AH required	0
38	Residential only on existing other	Core	£1,556,404	£2,562,115	£1,005,710	Non-viable		No AH required	0
39	Residential only on existing resi	Prime	£1,184,836	£2,801,187	£1,616,352	Non-viable		No AH required	0
40	Residential only on existing resi	Prime	£2,230,248	£4,805,181	£2,574,933	Non-viable		No AH required	0
41	Residential only on existing resi	Prime	£1,508,056	£2,273,820	£765,764	Non-viable		No AH required	0
42	Residential only on existing office	Prime	£20,137,070	£35,554,646	£15,417,576	Non-viable		AH required	0
43	Residential MU	Prime	£965,324,439	£13,559,176	£971,765,262	Viable		AH required	0
44	Residential only on existing other	Prime	£31,101,095	£87,019,535	£55,918,435	Non-viable		AH required	0
45	Residential MU	Prime	£2,210,688	£1,201,233	£1,009,455	Viable		No AH required	0
46	Residential only on existing office	Prime	£2,123,536	£14,049,227	£11,925,691	Non-viable		AH required	0
47	Hotel - convy of car park	Core	£2,495,097	£203,774	£2,291,322	Viable		No resi	0
48	Office	Core	£1,344,226	£1,115,010	£229,215	Viable		No resi	0
49	Residential only on existing resi	Prime	£986,555	£3,863,488	£2,876,933	Non-viable		No AH required	0
50	Residential only on existing resi	Prime	£689,962	£1,801,246	£1,111,284	Non-viable		No AH required	0
51	Residential only on existing resi	Prime	£2,494,568	£4,569,171	£2,074,602	Non-viable		No AH required	0
52	Residential only on existing resi	Prime	£1,557,244	£3,546,388	£1,989,144	Non-viable		No AH required	0
53	Residential only on existing resi	Prime	£3,709,355	£8,844,274	£5,134,919	Non-viable		AH required	0
54	Residential only on existing resi	Prime	£1,214,059	£1,783,985	£569,926	Non-viable		No AH required	0
55	Residential only on existing other	Prime	£182,159,158	£64,263,076	£117,896,082	Viable		AH required	0
56	Residential only on existing resi	Prime	£40,354,957	£97,064,778	£56,709,820	Non-viable		AH required	0
57	Residential MU	Core	£10,737,641	£8,495,344	£2,242,298	Viable		AH required	0
58	Residential only on former hotel/resi	Core	£4,606,623	£10,804,332	£6,197,709	Non-viable		AH required	0
59	Residential MU	Core	£5,999,946	£25,644,772	£19,644,826	Non-viable		AH required	0
60	Residential MU	Core	£2,882,840	£8,237,341	£5,354,500	Non-viable		AH required	0
61	Residential MU	Core	£7,423,238	£696,707	£6,726,531	Viable		AH required	0
62	Office - Mu with resi	Prime	£659,275,393	£406,054,545	£253,220,848	Viable		AH required	0
63	Office and hotel	Prime	£80,180,398	£76,957,293	£3,223,105	Viable		No resi	0
64	Retail only	Prime	£48,740,357	£13,788,890	£34,951,466	Viable		No resi	0
65	Residential only	Core	£838,391	£648,050	£190,342	Viable		No AH required	0
66	Hotel extension	Core	£109,211	£0	£109,211	Viable		No resi	0
67	Hotel extension	Core	£263,010	£0	£263,010	Viable		No resi	0
68	Hotel extension	Core	£88,305	£0	£88,305	Viable		No resi	0
69	Office	Fringe	£313,484	£0	£313,484	Viable		No resi	0
70	Hotel extension	Core	£77,750	£0	£77,750	Viable		No resi	0
71	Hotel extension	Core	£388,185	£0	£388,185	Viable		No resi	0
72	Residential only on existing office	Prime	£50,220,788	£45,912,507	£4,308,281	Viable		AH required	0
73	Residential only on existing office	Prime	£94,539,242	£91,825,014	£2,714,228	Viable		AH required	0
74	Residential only on existing office	Core	£24,101,166	£30,111,090	£6,009,924	Non-viable		AH required	0
75	Residential only on existing office	Core	£48,209,330	£60,222,180	£12,012,851	Non-viable		AH required	0
76	Residential only on existing office	Fringe	£9,738,268	£10,170,126	£431,858	Non-viable		AH required	0
77	Residential only on existing office	Fringe	£19,483,826	£20,340,252	£856,425	Non-viable		AH required	0
78	Office on existing office	Prime	£63,514,081	£45,912,507	£17,601,574	Viable		No resi	0
79	Office on existing office	Prime	£33,870,483	£22,956,254	£10,914,229	Viable		No resi	0
80	Office on existing office	Core	£51,633,891	£27,077,763	£24,556,128	Viable		AH required	0
81	Office on existing office	Core	£41,305,458	£15,055,545	£26,249,913	Viable		AH required	0
82	Office on existing office	Fringe	£26,596,503	£10,170,126	£16,426,378	Viable		No resi	0
83	Office on existing office	Fringe	£14,180,925	£5,085,063	£9,095,862	Viable		No resi	0
84	Retail on existing retail	Prime	£117,244,475	£23,265,485	£93,978,990	Viable		No resi	0
85	Retail on existing retail	Prime	£208,440,975	£46,530,970	£161,910,005	Viable		No resi	0
86	Retail on existing retail	Prime	£117,244,277	£23,265,485	£93,978,792	Viable		No resi	0
87	Retail on existing retail	Prime	£208,440,777	£46,530,970	£161,909,807	Viable		No resi	0
88	Retail on existing retail	Core	£26,548,618	£11,861,642	£14,686,977	Viable		AH required	0
89	Retail on existing retail	Core	£47,204,203	£23,723,283	£23,480,920	Viable		No resi	0
90	Retail on existing retail	Fringe	£7,865,171	£7,112,811	£752,359	Viable		No resi	0
91	Retail on existing retail	Fringe	£13,969,339	£14,225,623	£236,284	Non-viable		No resi	0
92	Hotel	Core	£4,601,752	£2,830,527	£1,771,224	Viable		No resi	0
93	Resi on existing other	Prime	£210,725,238	£49,085,841	£161,639,397	Viable		AH required	0
94	Retail with resi on existing office and B8	Prime	£537,893,122	£79,565,718	£458,327,404	Viable		AH required	0
95	Retail with resi on existing retail and office	Prime	£192,686,032	£44,867,576	£147,818,456	Viable		AH required	0
96	Retail with office on existing retail and office	Prime	£173,377,337	£96,551,115	£76,826,222	Viable		No resi	0
97	Retail on existing office and retail	Prime	£129,349,215	£56,058,737	£73,290,478	Viable		AH required	0
98	Retail on existing office and retail	Prime	£119,245,623	£107,910,141	£11,335,482	Viable		AH required	0
99	Retail with office on existing C2	Prime	£510,538,003	£61,821,282	£448,716,721	Viable		AH required	0
100	Retail with office/resi on existing office	Prime	£164,380,171	£162,373,283	£2,006,887	Viable		AH required	0
101	Retail with office on existing retail	Prime	£96,385,704	£102,447,659	£6,061,954	Non-viable		AH required	0
102	Retail with office on existing retail	Prime	£17,332,681	£9,623,923	£7,708,758	Viable		No AH required	0
103	Retail with office on existing retail and office	Prime	£77,917,691	£42,706,604	£35,211,087	Viable		No resi	0
104	Retail on existing office and retail	Prime	£10,329,975	£8,103,869	£2,226,107	Viable		No AH required	0
105	Retail with resi on existing office	Prime	£5,008,078	£3,324,791	£1,683,287	Viable		No AH required	0
106	Retail on existing retail and office	Prime	£32,357,741	£15,150,034	£17,207,706	Viable		No AH required	0
107	Hotel on existing govt building	Prime	£55,582,854	£0	£55,582,854	Viable		AH required	0
108	Hotel on existing govt building	Prime	£24,197,826	£577,713	£23,620,113	Viable		No resi	0
109	Hotel with retail on existing members club	Prime	£18,722,150	£463,008	£18,259,142	Viable		No resi	0
110	Hotel on existing office	Prime	£2,715,968	£6,602,219	£3,886,251	Non-viable		No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,046,144	£0	£1,046,144	Viable		No resi	0
112	Hotel on existing office	Core	£5,414,282	£15,019,412	£9,605,130	Non-viable		No resi	0
113	Office with resi on existing C2	Prime	£510,536,680	£61,821,282	£448,715,398	Viable		AH required	0
114	Office with resi on existing office and B8	Prime	£529,942,073	£79,565,718	£450,376,356	Viable		AH required	0
115	Office with retail on existing office and retail	Prime	£384,087,469	£248,517,253	£135,570,216	Viable		No resi	0
116	Office with retail on existing hotel and retail	Prime	£47,208,331	£22,463,653	£24,744,678	Viable		AH required	0
117	Office with retail on existing office	Prime	£197,529,902	£167,038,994	£30,490,908	Viable		AH required	0
118	Office with retail on existing office and retail	Prime	£77,916,210	£42,706,604	£35,209,606	Viable		No resi	0
119	Office on existing office	Prime	£35,560,447	£29,292,180	£6,268,268	Viable		No resi	0
120	Office on existing office	Prime	£18,900,702	£12,429,534	£6,471,168	Viable		No resi	0
121	Office with retail on existing office and retail	Prime	£173,374,868	£96,551,115	£76,823,753	Viable		No resi	0
122	Office on existing office	Prime	£14,745,379	£12,185,179	£2,560,199	Viable		No AH required	0
123	ST: Resi and office on existing office and B8	Core	£288,737,107	£53,363,808	£235,373,299	Viable		AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£28,883,249	£37,851,433	£8,968,184	Non-viable		AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£644,180,930	£505,208,870	£138,972,060				

WESTMINSTER LOCAL PLAN				56 schemes		20%		40%	
				Sustainability:		Commercial AH cont		AH percentage	
				Off	Off	Off	Off	Rented percentage	Com PIL
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable			
1	Office MU	Prime	£47,661,927	£36,094,248	£11,567,680	Viable		AH required	0
2	Office - MU with resi and retail	Prime	£35,669,199	£21,459,506	£14,209,693	Viable		AH required	0
3	Residential only on existing office	Core	£736,536	£1,535,666	£-799,130	Non-viable		No AH required	0
4	Residential only on existing resi	Prime	£4,086,654	£5,976,526	£-1,889,872	Non-viable		No AH required	0
5	Hotel with resi	Prime	£10,471,908	£3,963,133	£6,508,776	Viable		No AH required	0
6	Retail MU	Prime	£121,968,492	£27,987,321	£93,981,171	Viable		No AH required	0
7	Residential only on existing office	Core	£4,987,456	£7,561,217	£-2,573,761	Non-viable		AH required	0
8	Residential only on existing office	Prime	£3,270,814	£4,995,281	£-1,724,467	Non-viable		No AH required	0
9	D1	Core	£-461,587	£761,410	£-1,222,997	Non-viable		No resi	0
10	Residential only on existing office	Prime	£6,280,281	£10,084,022	£-3,783,741	Non-viable		AH required	0
11	Office - MU	Prime	£103,520,798	£96,875,390	£6,645,408	Viable		AH required	0
12	Residential MU	Core	£38,334,513	£4,416,346	£33,918,168	Viable		AH required	0
13	Retail only	Prime	£36,247,910	£8,980,477	£27,267,433	Viable		No resi	0
14	Residential only on existing resi	Core	£723,605	£1,451,647	£-728,042	Non-viable		No AH required	0
15	Office - MU	Prime	£196,371,284	£162,430,981	£33,940,302	Viable		No resi	0
16	Residential only on existing resi	Prime	£6,011,170	£8,912,901	£-2,901,731	Non-viable		AH required	0
17	Residential only on existing office	Core	£687,976	£554,044	£133,932	Viable		No AH required	0
18	Residential only on existing resi	Fringe	£296,404	£1,012,869	£-716,465	Non-viable		No AH required	0
19	Residential only on existing other	Fringe	£1,630,554	£150,920	£1,479,634	Viable		AH required	0
20	Residential only on existing other	Fringe	£17,581,665	£1,396,651	£16,185,015	Viable		AH required	0
21	Residential only on existing resi	Fringe	£579,412	£211,503	£367,909	Viable		No AH required	0
22	Office - MU	Fringe	£5,672,342	£3,370,390	£2,301,952	Viable		No AH required	0
23	Residential MU	Core	£32,108,345	£2,305,548	£29,802,796	Viable		AH required	0
24	Residential only on existing office	Core	£2,995,294	£5,504,307	£-2,509,013	Non-viable		AH required	0
25	Residential only on existing resi	Core	£1,606,860	£1,805,183	£-198,324	Non-viable		No resi	0
26	Residential only on existing resi	Core	£744,772	£728,860	£15,913	Viable		No AH required	0
27	Residential only on existing office	Core	£3,089,304	£5,112,863	£-2,023,559	Non-viable		No AH required	0
28	Residential only on existing resi	Core	£673,166	£1,232,468	£-559,301	Non-viable		No AH required	0
29	Residential only on existing office	Core	£3,181,933	£4,858,502	£-1,676,569	Non-viable		AH required	0
30	Residential only on existing resi	Core	£263,258	£732,549	£-469,291	Non-viable		No AH required	0
31	Hotel	Core	£2,734,602	£2,830,527	£-95,926	Non-viable		No resi	0
32	Residential only on existing office	Core	£2,628,370	£4,577,890	£-1,951,520	Non-viable		No AH required	0
33	Residential MU	Core	£51,804,110	£23,700,153	£28,103,957	Viable		AH required	0
34	Office - MU	Core	£69,208,390	£56,741,251	£12,467,139	Viable		No AH required	0
35	Residential only on existing resi	Core	£836,885	£855,497	£-18,612	Non-viable		No AH required	0
36	Residential only on existing office	Core	£3,523,577	£3,406,913	£116,664	Viable		AH required	0
37	Residential only on existing other	Core	£2,625,860	£8,378,517	£-5,752,657	Non-viable		No AH required	0
38	Residential only on existing other	Core	£1,733,132	£2,562,115	£-828,982	Non-viable		No AH required	0
39	Residential only on existing resi	Prime	£1,296,098	£2,801,187	£-1,505,089	Non-viable		No AH required	0
40	Residential only on existing resi	Prime	£2,438,942	£4,805,181	£-2,366,240	Non-viable		No AH required	0
41	Residential only on existing resi	Prime	£1,638,958	£2,273,820	£-634,862	Non-viable		No AH required	0
42	Residential only on existing office	Prime	£21,881,428	£35,554,646	£-13,673,218	Non-viable		AH required	0
43	Residential MU	Prime	£44,212,311	£13,559,176	£30,653,135	Viable		AH required	0
44	Residential only on existing other	Prime	£34,290,970	£87,019,530	£-52,728,559	Non-viable		AH required	0
45	Residential MU	Prime	£2,247,444	£1,201,233	£1,046,211	Viable		No AH required	0
46	Residential only on existing office	Prime	£2,423,104	£14,049,227	£-11,626,123	Non-viable		AH required	0
47	Hotel - convy of car park	Core	£2,496,039	£203,774	£2,292,265	Viable		No resi	0
48	Office	Core	£1,345,203	£1,115,010	£230,193	Viable		No resi	0
49	Residential only on existing resi	Prime	£1,126,770	£3,863,488	£-2,736,718	Non-viable		No AH required	0
50	Residential only on existing resi	Prime	£788,300	£1,801,246	£-1,012,947	Non-viable		No AH required	0
51	Residential only on existing resi	Prime	£2,730,931	£4,569,171	£-1,838,240	Non-viable		No AH required	0
52	Residential only on existing resi	Prime	£1,705,374	£3,546,388	£-1,841,014	Non-viable		No AH required	0
53	Residential only on existing resi	Prime	£4,110,853	£8,844,274	£-4,733,421	Non-viable		AH required	0
54	Residential only on existing resi	Prime	£1,343,384	£1,783,985	£-440,601	Non-viable		No AH required	0
55	Residential only on existing other	Prime	£201,124,921	£64,263,076	£136,861,845	Viable		AH required	0
56	Residential only on existing resi	Prime	£44,212,311	£37,064,778	£7,147,533	Non-viable		AH required	0
57	Residential MU	Core	£11,552,206	£8,495,344	£3,056,862	Viable		AH required	0
58	Residential only on former hotel/resi	Core	£5,361,621	£10,804,332	£-5,442,711	Non-viable		AH required	0
59	Residential MU	Core	£6,710,665	£25,644,772	£-18,934,106	Non-viable		AH required	0
60	Residential MU	Core	£3,156,629	£8,237,341	£-5,080,711	Non-viable		AH required	0
61	Residential MU	Core	£8,216,303	£696,707	£7,519,596	Viable		AH required	0
62	Office - Mu with resi	Prime	£670,716,368	£406,054,545	£264,661,823	Viable		AH required	0
63	Office and hotel	Prime	£80,181,642	£76,957,293	£3,224,349	Viable		No resi	0
64	Retail only	Prime	£48,741,661	£13,788,890	£34,952,771	Viable		No resi	0
65	Residential only	Core	£919,939	£648,050	£271,889	Viable		No AH required	0
66	Hotel extension	Core	£110,555	£0	£110,555	Viable		No resi	0
67	Hotel extension	Core	£264,375	£0	£264,375	Viable		No resi	0
68	Hotel extension	Core	£89,690	£0	£89,690	Viable		No resi	0
69	Office	Fringe	£314,890	£0	£314,890	Viable		No resi	0
70	Hotel extension	Core	£79,176	£0	£79,176	Viable		No resi	0
71	Hotel extension	Core	£389,631	£0	£389,631	Viable		No resi	0
72	Residential only on existing office	Prime	£54,672,077	£45,912,507	£8,759,569	Viable		AH required	0
73	Residential only on existing office	Prime	£102,916,938	£91,825,014	£11,091,924	Viable		AH required	0
74	Residential only on existing office	Core	£26,545,259	£30,111,090	£-3,565,831	Non-viable		AH required	0
75	Residential only on existing office	Core	£53,096,115	£60,222,180	£-7,126,065	Non-viable		AH required	0
76	Residential only on existing office	Fringe	£11,139,952	£10,170,126	£969,826	Viable		AH required	0
77	Residential only on existing office	Fringe	£22,285,735	£20,340,252	£1,945,483	Viable		AH required	0
78	Office on existing office	Prime	£63,515,621	£45,912,507	£17,603,114	Viable		No resi	0
79	Office on existing office	Prime	£33,872,043	£22,956,254	£10,915,790	Viable		No resi	0
80	Office on existing office	Core	£52,975,104	£31,077,763	£21,897,341	Viable		AH required	0
81	Office on existing office	Core	£42,298,761	£15,055,545	£27,243,216	Viable		AH required	0
82	Office on existing office	Fringe	£26,598,124	£10,170,126	£16,427,998	Viable		No resi	0
83	Office on existing office	Fringe	£14,182,564	£5,085,063	£9,097,501	Viable		No resi	0
84	Retail on existing retail	Prime	£117,246,134	£23,265,485	£93,980,649	Viable		No resi	0
85	Retail on existing retail	Prime	£208,442,653	£46,530,970	£161,911,683	Viable		No resi	0
86	Retail on existing retail	Prime	£117,245,975	£23,265,485	£93,980,490	Viable		No resi	0
87	Retail on existing retail	Prime	£208,442,495	£46,530,970	£161,911,525	Viable		No resi	0
88	Retail on existing retail	Core	£26,550,356	£11,861,642	£14,688,715	Viable		AH required	0
89	Retail on existing retail	Core	£47,205,961	£23,723,283	£23,482,678	Viable		No resi	0
90	Retail on existing retail	Fringe	£7,866,948	£7,112,811	£754,136	Viable		No resi	0
91	Retail on existing retail	Fringe	£13,991,136	£14,225,623	£-234,487	Non-viable		No resi	0
92	Hotel	Core	£4,603,597	£2,830,527	£1,773,069	Viable		No resi	0
93	Resi on existing other	Prime	£229,669,822	£190,639,981	£39,029,841	Viable		AH required	0
94	Retail with resi on existing office and B8	Prime	£549,036,263	£79,565,718	£469,470,545	Viable		AH required	0
95	Retail with resi on existing retail and office	Prime	£193,468,359	£44,867,576	£148,600,783	Viable		AH required	0
96	Retail with office on existing retail and office	Prime	£173,379,234	£96,551,115	£76,828,119	Viable		No resi	0
97	Retail on existing office and retail	Prime	£130,792,221	£56,058,737	£74,733,485	Viable		AH required	0
98	Retail on existing office and retail	Prime	£123,169,875	£107,910,141	£15,259,734	Viable		AH required	0
99	Retail with office on existing C2	Prime	£528,189,341	£61,821,282	£466,368,059	Viable		AH required	0
100	Retail with office/resi on existing office	Prime	£171,368,314	£162,373,283	£8,995,031	Viable		AH required	0
101	Retail with office on existing retail	Prime	£101,717,869	£102,447,659	£-729,790	Non-viable		AH required	0
102	Retail with office on existing retail	Prime	£17,605,733	£9,623,923	£7,981,810	Viable		No AH required	0
103	Retail with office on existing retail and office	Prime	£77,919,726	£42,706,604	£35,213,122	Viable		No resi	0
104	Retail on existing office and retail	Prime	£10,757,714	£8,103,869	£2,653,846	Viable		No AH required	0
105	Retail with resi on existing office	Prime	£6,124,554	£3,324,791	£2,799,763	Viable		No AH required	0
106	Retail on existing retail and office	Prime	£32,735,794	£15,150,034	£17,585,759	Viable		No AH required	0
107	Hotel on existing govt building	Prime	£56,314,003	£0	£56,314,003	Viable		AH required	0
108	Hotel on existing govt building	Prime	£24,199,958	£577,713	£23,622,246	Viable		No resi	0
109	Hotel with retail on existing members club	Prime	£18,724,304	£463,008	£18,261,295	Viable		No resi	0
110	Hotel on existing office	Prime	£2,718,174	£6,602,219	£-3,884,045	Non-viable		No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,048,371	£0	£1,048,371	Viable		No resi	0
112	Hotel on existing office	Core	£5,416,493	£15,019,412	£-9,602,919	Non-viable		No resi	0
113	Office with resi on existing C2	Prime	£528,188,283	£61,821,282	£466,367,001	Viable		AH required	0
114	Office with resi on existing office and B8	Prime	£540,920,917	£79,565,718	£461,355,199	Viable		AH required	0
115	Office with retail on existing office and retail	Prime	£384,089,740	£248,517,253	£135,572,487	Viable		No resi	0
116	Office with retail on existing hotel and retail	Prime	£49,685,041	£22,463,653	£27,221,388	Viable		AH required	0
117	Office with retail on existing office	Prime	£199,075,876	£167,038,894	£32,036,982	Viable		AH required	0
118	Office with retail on existing office and retail	Prime	£77,918,541	£42,706,604	£35,211,937	Viable		No resi	0
119	Office on existing office	Prime	£35,562,798	£29,292,180	£6,270,619	Viable		No resi	0
120	Office on existing office	Prime	£18,903,073	£12,429,534	£6,473,539	Viable		No resi	0
121	Office with retail on existing office and retail	Prime	£173,377,258	£96,551,115	£76,826,143	Viable		No resi	0
122	Office on existing office	Prime	£14,936,305	£12,185,179	£2,751,126	Viable		No AH required	0
123	ST: Resi and office on existing office and B8	Core	£295,747,470	£53,363,808	£242,383,662	Viable		AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£31,672,615	£37,851,433	£-6,178,818	Non-viable		AH required	0
125	ST: Resi, retail, office and hotel on existing								

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		47 schemes		AH percentage		35%	
		Sustainability:		On		Commercial AH cont		Off	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable		AH percentage Rented percentage	Com PIL
1	Office MU	Prime	£45,665,201	£36,094,248	£9,570,953	Viable		AH required	0
2	Office - MU with resi and retail	Prime	£33,719,393	£21,459,506	£12,259,887	Viable		AH required	0
3	Residential only on existing office	Core	£378,321	£1,535,666	£1,157,344	Non-viable		No AH required	0
4	Residential only on existing resi	Prime	£2,818,857	£5,976,526	£3,157,669	Non-viable		No AH required	0
5	Hotel with resi	Prime	£9,441,985	£3,963,133	£5,478,852	Viable		No AH required	0
6	Retail MU	Prime	£120,891,447	£27,987,321	£92,904,126	Viable		No AH required	0
7	Residential only on existing office	Core	£3,203,535	£7,561,217	£4,357,683	Non-viable		AH required	0
8	Residential only on existing office	Prime	£2,258,195	£4,995,281	£2,737,086	Non-viable		No AH required	0
9	D1	Core	£462,136	£761,410	£1,223,546	Non-viable		No resi	0
10	Residential only on existing office	Prime	£4,060,587	£10,064,022	£6,003,434	Non-viable		AH required	0
11	Office - MU	Prime	£101,621,105	£96,875,390	£4,745,715	Viable		AH required	0
12	Residential MU	Core	£27,141,692	£4,416,346	£22,725,346	Viable		AH required	0
13	Retail only	Prime	£36,247,129	£8,980,477	£27,266,651	Viable		No resi	0
14	Residential only on existing resi	Core	£485,480	£1,451,647	£966,167	Non-viable		No AH required	0
15	Office - MU	Prime	£196,370,395	£162,430,981	£33,939,414	Viable		No resi	0
16	Residential only on existing resi	Prime	£3,872,464	£8,912,901	£5,040,437	Non-viable		AH required	0
17	Residential only on existing office	Core	£400,974	£554,044	£153,070	Non-viable		No AH required	0
18	Residential only on existing resi	Fringe	£151,758	£1,012,869	£861,111	Non-viable		No AH required	0
19	Residential only on existing other	Fringe	£793,188	£150,920	£642,268	Viable		AH required	0
20	Residential only on existing other	Fringe	£8,237,083	£1,396,651	£6,840,432	Viable		AH required	0
21	Residential only on existing resi	Fringe	£406,503	£211,503	£195,001	Viable		No AH required	0
22	Office - MU	Fringe	£5,184,827	£3,370,390	£1,814,447	Viable		No AH required	0
23	Residential MU	Core	£16,707,810	£2,305,548	£14,402,262	Viable		AH required	0
24	Residential only on existing office	Core	£1,751,503	£5,504,307	£3,752,804	Non-viable		AH required	0
25	Residential only on existing resi	Core	£1,605,343	£1,805,183	£199,840	Non-viable		No resi	0
26	Residential only on existing resi	Core	£502,746	£728,860	£226,113	Non-viable		No AH required	0
27	Residential only on existing office	Core	£1,923,975	£5,112,863	£3,188,889	Non-viable		No AH required	0
28	Residential only on existing resi	Core	£454,116	£1,232,468	£778,352	Non-viable		No AH required	0
29	Residential only on existing office	Core	£1,936,169	£4,858,502	£2,922,332	Non-viable		AH required	0
30	Residential only on existing resi	Core	£158,396	£732,549	£574,153	Non-viable		No AH required	0
31	Hotel	Core	£2,736,722	£2,830,527	£93,805	Non-viable		No resi	0
32	Residential only on existing office	Core	£1,680,757	£4,577,890	£2,897,133	Non-viable		No AH required	0
33	Residential MU	Core	£47,516,073	£23,700,153	£23,815,920	Viable		AH required	0
34	Office - MU	Core	£68,460,328	£56,741,251	£11,719,077	Viable		No AH required	0
35	Residential only on existing resi	Core	£535,442	£855,497	£320,055	Non-viable		No AH required	0
36	Residential only on existing office	Core	£2,161,477	£3,406,913	£1,245,436	Non-viable		AH required	0
37	Residential only on existing other	Core	£1,611,481	£8,378,517	£6,767,036	Non-viable		No AH required	0
38	Residential only on existing other	Core	£1,071,150	£2,562,115	£1,490,965	Non-viable		No AH required	0
39	Residential only on existing resi	Prime	£914,957	£2,801,187	£1,886,230	Non-viable		No AH required	0
40	Residential only on existing resi	Prime	£1,723,753	£4,805,181	£3,081,428	Non-viable		No AH required	0
41	Residential only on existing resi	Prime	£1,197,767	£2,273,820	£1,076,053	Non-viable		No AH required	0
42	Residential only on existing office	Prime	£15,987,484	£35,554,646	£19,567,162	Non-viable		AH required	0
43	Residential MU	Prime	£800,953,147	£13,559,176	£787,393,970	Viable		AH required	0
44	Residential only on existing other	Prime	£22,824,391	£87,019,539	£64,195,138	Non-viable		AH required	0
45	Residential MU	Prime	£2,119,910	£1,201,233	£918,677	Viable		No AH required	0
46	Residential only on existing office	Prime	£1,265,601	£14,049,227	£12,783,626	Non-viable		AH required	0
47	Hotel - convy of car park	Core	£2,493,211	£203,774	£2,289,437	Viable		No resi	0
48	Office	Core	£1,342,270	£1,115,010	£227,259	Viable		No resi	0
49	Residential only on existing resi	Prime	£585,471	£3,863,488	£3,278,017	Non-viable		No AH required	0
50	Residential only on existing resi	Prime	£408,940	£1,801,246	£1,392,307	Non-viable		No AH required	0
51	Residential only on existing resi	Prime	£1,908,495	£4,569,171	£2,660,676	Non-viable		No AH required	0
52	Residential only on existing resi	Prime	£1,190,141	£3,546,388	£2,356,248	Non-viable		No AH required	0
53	Residential only on existing resi	Prime	£2,654,646	£8,444,274	£5,789,629	Non-viable		AH required	0
54	Residential only on existing resi	Prime	£884,376	£1,783,985	£899,609	Non-viable		No AH required	0
55	Residential only on existing other	Prime	£132,704,208	£64,263,076	£68,441,132	Viable		AH required	0
56	Residential only on existing resi	Prime	£30,710,162	£97,064,778	£66,354,615	Non-viable		AH required	0
57	Residential MU	Core	£8,314,763	£8,495,344	£180,581	Non-viable		AH required	0
58	Residential only on former hotel/resi	Core	£2,375,708	£10,804,332	£8,428,624	Non-viable		AH required	0
59	Residential MU	Core	£3,899,950	£25,644,772	£21,744,822	Non-viable		AH required	0
60	Residential MU	Core	£2,108,579	£8,237,341	£6,128,761	Non-viable		AH required	0
61	Residential MU	Core	£5,178,637	£696,707	£4,481,930	Viable		AH required	0
62	Office - Mu with resi	Prime	£629,880,602	£406,054,545	£223,826,057	Viable		AH required	0
63	Office and hotel	Prime	£80,177,910	£76,957,293	£3,220,616	Viable		No resi	0
64	Retail only	Prime	£48,737,749	£13,788,890	£34,948,859	Viable		No resi	0
65	Residential only	Core	£631,242	£648,050	£16,807	Non-viable		No AH required	0
66	Hotel extension	Core	£106,521	£0	£106,521	Viable		No resi	0
67	Hotel extension	Core	£280,280	£0	£280,280	Viable		No resi	0
68	Hotel extension	Core	£85,534	£0	£85,534	Viable		No resi	0
69	Office	Fringe	£310,673	£0	£310,673	Viable		No resi	0
70	Hotel extension	Core	£74,897	£0	£74,897	Viable		No resi	0
71	Hotel extension	Core	£385,292	£0	£385,292	Viable		No resi	0
72	Residential only on existing office	Prime	£39,520,952	£45,912,507	£6,391,555	Non-viable		AH required	0
73	Residential only on existing office	Prime	£74,400,773	£91,825,014	£17,424,242	Non-viable		AH required	0
74	Residential only on existing office	Core	£17,694,802	£30,111,090	£12,416,288	Non-viable		AH required	0
75	Residential only on existing office	Core	£35,399,540	£60,222,180	£24,822,640	Non-viable		AH required	0
76	Residential only on existing office	Fringe	£5,433,861	£10,170,126	£4,736,265	Non-viable		AH required	0
77	Residential only on existing office	Fringe	£10,877,929	£20,340,252	£9,462,323	Non-viable		AH required	0
78	Office on existing office	Prime	£63,510,999	£45,912,507	£17,598,492	Viable		No resi	0
79	Office on existing office	Prime	£33,867,362	£22,956,254	£10,911,109	Viable		No resi	0
80	Office on existing office	Core	£48,400,315	£27,077,763	£21,322,552	Viable		AH required	0
81	Office on existing office	Core	£38,717,937	£15,055,545	£23,662,392	Viable		AH required	0
82	Office on existing office	Fringe	£26,593,265	£10,170,126	£16,423,139	Viable		No resi	0
83	Office on existing office	Fringe	£14,177,646	£5,085,063	£9,092,583	Viable		No resi	0
84	Retail on existing retail	Prime	£117,241,157	£23,265,485	£93,975,672	Viable		No resi	0
85	Retail on existing retail	Prime	£208,437,617	£46,530,970	£161,906,647	Viable		No resi	0
86	Retail on existing retail	Prime	£117,240,880	£23,265,485	£93,975,395	Viable		No resi	0
87	Retail on existing retail	Prime	£208,437,340	£46,530,970	£161,906,370	Viable		No resi	0
88	Retail on existing retail	Core	£26,545,143	£11,861,642	£14,683,501	Viable		AH required	0
89	Retail on existing retail	Core	£47,200,688	£23,723,283	£23,477,405	Viable		No resi	0
90	Retail on existing retail	Fringe	£7,861,615	£7,112,811	£748,804	Viable		No resi	0
91	Retail on existing retail	Fringe	£13,965,744	£14,225,623	£239,878	Non-viable		No resi	0
92	Hotel	Core	£4,598,061	£2,830,527	£1,767,533	Viable		No resi	0
93	Resi on existing other	Prime	£164,916,391	£29,039,841	£135,876,551	Viable		AH required	0
94	Retail with resi on existing office and B8	Prime	£510,470,908	£79,565,718	£430,905,190	Viable		AH required	0
95	Retail with resi on existing retail and office	Prime	£190,767,839	£44,867,576	£145,900,264	Viable		AH required	0
96	Retail with office on existing retail and office	Prime	£173,373,546	£96,551,115	£76,822,431	Viable		No resi	0
97	Retail on existing office and retail	Prime	£125,810,397	£56,058,737	£69,751,661	Viable		AH required	0
98	Retail on existing office and retail	Prime	£109,588,996	£107,910,141	£1,678,855	Viable		AH required	0
99	Retail with office on existing C2	Prime	£467,099,282	£61,821,282	£405,278,000	Viable		AH required	0
100	Retail with office/resi on existing office	Prime	£147,183,388	£162,373,283	£15,189,895	Non-viable		AH required	0
101	Retail with office on existing retail	Prime	£83,264,260	£102,447,659	£19,183,398	Non-viable		AH required	0
102	Retail with office on existing retail	Prime	£16,665,922	£9,623,923	£7,041,999	Viable		No AH required	0
103	Retail with office on existing retail and office	Prime	£77,913,623	£42,706,604	£35,207,019	Viable		No resi	0
104	Retail on existing office and retail	Prime	£9,284,992	£8,103,869	£1,181,124	Viable		No AH required	0
105	Retail with resi on existing office	Prime	£5,724,206	£3,324,791	£2,399,415	Viable		No AH required	0
106	Retail on existing retail and office	Prime	£31,434,266	£15,150,034	£16,284,232	Viable		No AH required	0
107	Hotel on existing govt building	Prime	£53,784,470	£0	£53,784,470	Viable		AH required	0
108	Hotel on existing govt building	Prime	£24,193,559	£577,713	£23,615,847	Viable		No resi	0
109	Hotel with retail on existing members club	Prime	£18,717,845	£463,008	£18,254,837	Viable		No resi	0
110	Hotel on existing office	Prime	£2,711,555	£6,602,219	£3,890,663	Non-viable		No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,041,691	£0	£1,041,691	Viable		No resi	0
112	Hotel on existing office	Core	£5,409,857	£15,019,412	£9,609,554	Non-viable		No resi	0
113	Office with resi on existing C2	Prime	£467,097,431	£61,821,282	£405,276,149	Viable		AH required	0
114	Office with resi on existing office and B8	Prime	£502,924,358	£79,565,718	£423,358,640	Viable		AH required	0
115	Office with retail on existing office and retail	Prime	£384,082,927	£248,517,253	£135,565,674	Viable		No resi	0
116	Office with retail on existing hotel and retail	Prime	£40,943,099	£22,463,653	£18,479,445	Viable		AH required	0
117	Office with retail on existing office	Prime	£193,726,092	£167,038,994	£26,687,098	Viable		AH required	0
118	Office with retail on existing office and retail	Prime	£77,911,549	£42,706,604	£35,204,945	Viable		No resi	0
119	Office on existing office	Prime	£35,555,747	£29,292,180	£6,263,568	Viable		No resi	0
120	Office on existing office	Prime	£18,895,962	£12,429,534	£6,466,428	Viable		No resi	0
121	Office with retail on existing office and retail	Prime	£173,370,090	£96,551,115	£76,818,975	Viable		No resi	0
122	Office on existing office	Prime	£14,276,609	£12,185,179	£2,091,429	Viable		No AH required	0
123	ST: Resi and office on existing office and B8	Core	£269,656,349	£53,363,808	£216,292,541	Viable		AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£21,246,718	£37,851,433	£16,604,715	Non-viable		AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£623,831,759	£505,208,870	£118,				

WESTMINSTER LOCAL PLAN

		Viabile and AH reqrd	48 schemes	30%			AH percentage	30%
		Sustainability:	On	Commercial AH cont	Off		Rented percentage	40%
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viabile/Non viable		Com PIL
1	Office MU	Prime	£46,232,111	£36,094,248	£10,137,863	Viabile	AH required	0
2	Office - MU with resi and retail	Prime	£34,239,130	£21,459,506	£12,779,624	Viabile	AH required	0
3	Residential only on existing office	Core	£470,909	£1,535,666	£1,064,757	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£3,179,763	£5,976,526	£2,796,763	Non-viable	No AH required	0
5	Hotel with resi	Prime	£9,731,092	£3,963,133	£5,767,960	Viabile	No AH required	0
6	Retail MU	Prime	£121,182,456	£27,987,321	£93,195,135	Viabile	No AH required	0
7	Residential only on existing office	Core	£3,694,808	£7,561,217	£3,866,409	Non-viable	AH required	0
8	Residential only on existing office	Prime	£2,546,588	£4,995,281	£2,448,693	Non-viable	No AH required	0
9	D1	Core	£461,953	£761,410	£1,223,362	Non-viable	No resi	0
10	Residential only on existing office	Prime	£4,678,872	£10,084,022	£5,385,149	Non-viable	AH required	0
11	Office - MU	Prime	£102,156,411	£96,875,390	£5,281,021	Viabile	AH required	0
12	Residential MU	Core	£30,236,417	£4,416,346	£25,820,072	Viabile	AH required	0
13	Retail only	Prime	£36,247,388	£8,980,477	£27,266,911	Viabile	No resi	0
14	Residential only on existing resi	Core	£551,571	£1,451,647	£900,076	Non-viable	No AH required	0
15	Office - MU	Prime	£196,370,692	£162,430,981	£33,939,710	Viabile	No resi	0
16	Residential only on existing resi	Prime	£4,467,742	£8,912,901	£4,445,160	Non-viable	AH required	0
17	Residential only on existing office	Core	£476,273	£554,044	£77,771	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£167,281	£1,012,869	£825,588	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£997,185	£150,920	£846,265	Viabile	AH required	0
20	Residential only on existing other	Fringe	£10,512,560	£1,396,651	£9,115,909	Viabile	AH required	0
21	Residential only on existing resi	Fringe	£477,180	£211,503	£265,677	Viabile	No AH required	0
22	Office - MU	Fringe	£5,296,697	£3,370,390	£1,926,317	Viabile	No AH required	0
23	Residential MU	Core	£20,723,136	£2,305,548	£18,417,588	Viabile	AH required	0
24	Residential only on existing office	Core	£2,077,621	£5,504,307	£3,426,686	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,605,849	£1,805,183	£199,335	Non-viable	No resi	0
26	Residential only on existing resi	Core	£570,360	£728,860	£158,499	Non-viable	No AH required	0
27	Residential only on existing office	Core	£2,240,926	£5,112,863	£2,871,938	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£515,325	£1,232,468	£717,142	Non-viable	No AH required	0
29	Residential only on existing office	Core	£2,271,465	£4,858,502	£2,587,037	Non-viable	AH required	0
30	Residential only on existing resi	Core	£191,530	£732,549	£541,019	Non-viable	No AH required	0
31	Hotel	Core	£27,733,349	£2,830,527	£24,902,822	Non-viable	No resi	0
32	Residential only on existing office	Core	£1,336,892	£4,577,890	£3,240,998	Non-viable	No AH required	0
33	Residential MU	Core	£48,672,940	£23,700,153	£24,972,787	Viabile	AH required	0
34	Office - MU	Core	£68,662,252	£56,741,251	£11,921,001	Viabile	No AH required	0
35	Residential only on existing resi	Core	£617,474	£855,497	£238,023	Non-viable	No AH required	0
36	Residential only on existing office	Core	£2,522,088	£3,406,913	£884,825	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,881,675	£8,378,517	£6,496,842	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,247,878	£2,562,115	£1,314,237	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,026,219	£2,801,187	£1,774,968	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,932,446	£4,805,181	£2,872,735	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,328,670	£2,273,820	£945,150	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£17,731,842	£35,554,646	£17,822,804	Non-viable	AH required	0
43	Residential MU	Prime	£879,806,240	£13,559,176	£866,247,064	Viabile	AH required	0
44	Residential only on existing other	Prime	£26,014,267	£87,019,539	£61,005,263	Non-viable	AH required	0
45	Residential MU	Prime	£2,156,665	£1,201,233	£955,432	Viabile	No AH required	0
46	Residential only on existing office	Prime	£1,565,170	£14,049,227	£12,484,057	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,494,154	£203,774	£2,290,379	Viabile	No resi	0
48	Office	Core	£1,343,248	£1,115,010	£228,237	Viabile	No resi	0
49	Residential only on existing resi	Prime	£725,686	£3,863,488	£3,137,802	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£507,277	£1,801,246	£1,293,969	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£2,144,857	£4,569,171	£2,424,313	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,338,271	£3,546,388	£2,208,118	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£3,056,144	£8,844,274	£5,788,131	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,013,700	£1,783,985	£770,284	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£151,766,813	£64,263,076	£87,503,737	Viabile	AH required	0
56	Residential only on existing resi	Prime	£34,573,480	£97,064,778	£62,491,298	Non-viable	AH required	0
57	Residential MU	Core	£9,129,326	£8,495,344	£633,983	Viabile	AH required	0
58	Residential only on former hotel/resi	Core	£3,130,706	£10,804,332	£7,673,626	Non-viable	AH required	0
59	Residential MU	Core	£4,610,669	£25,644,772	£21,034,103	Non-viable	AH required	0
60	Residential MU	Core	£2,382,368	£8,237,341	£5,854,972	Non-viable	AH required	0
61	Residential MU	Core	£5,971,702	£696,707	£5,274,994	Viabile	AH required	0
62	Office - Mu with resi	Prime	£641,321,577	£406,054,545	£235,267,031	Viabile	AH required	0
63	Office and hotel	Prime	£80,179,153	£76,957,293	£3,221,860	Viabile	No resi	0
64	Retail only	Prime	£48,739,054	£13,788,890	£34,950,163	Viabile	No resi	0
65	Residential only	Core	£712,789	£648,050	£64,740	Viabile	No AH required	0
66	Hotel extension	Core	£107,867	£0	£107,867	Viabile	No resi	0
67	Hotel extension	Core	£281,645	£0	£281,645	Viabile	No resi	0
68	Hotel extension	Core	£88,919	£0	£88,919	Viabile	No resi	0
69	Office	Fringe	£312,078	£0	£312,078	Viabile	No resi	0
70	Hotel extension	Core	£76,324	£0	£76,324	Viabile	No resi	0
71	Hotel extension	Core	£386,738	£0	£386,738	Viabile	No resi	0
72	Residential only on existing office	Prime	£43,972,241	£45,912,507	£1,940,266	Non-viable	AH required	0
73	Residential only on existing office	Prime	£82,778,469	£91,825,014	£9,046,545	Non-viable	AH required	0
74	Residential only on existing office	Core	£20,151,249	£30,111,090	£9,959,841	Non-viable	AH required	0
75	Residential only on existing office	Core	£40,311,013	£60,222,180	£19,911,167	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£6,835,545	£10,170,126	£3,334,581	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£13,679,837	£20,340,252	£6,660,414	Non-viable	AH required	0
78	Office on existing office	Prime	£63,512,540	£45,912,507	£17,600,033	Viabile	No resi	0
79	Office on existing office	Prime	£33,868,923	£22,956,254	£10,912,669	Viabile	No resi	0
80	Office on existing office	Core	£49,641,529	£21,077,763	£28,563,766	Viabile	AH required	0
81	Office on existing office	Core	£39,711,238	£15,055,545	£24,655,693	Viabile	AH required	0
82	Office on existing office	Fringe	£26,594,884	£10,170,126	£16,424,758	Viabile	No resi	0
83	Office on existing office	Fringe	£14,179,285	£5,085,063	£9,094,222	Viabile	No resi	0
84	Retail on existing retail	Prime	£117,242,816	£23,265,485	£93,977,331	Viabile	No resi	0
85	Retail on existing retail	Prime	£208,439,296	£46,530,970	£161,908,326	Viabile	No resi	0
86	Retail on existing retail	Prime	£117,242,578	£23,265,485	£93,977,093	Viabile	No resi	0
87	Retail on existing retail	Prime	£208,439,059	£46,530,970	£161,908,089	Viabile	No resi	0
88	Retail on existing retail	Core	£26,546,881	£11,861,642	£14,685,239	Viabile	AH required	0
89	Retail on existing retail	Core	£47,202,445	£23,723,283	£23,479,162	Viabile	No resi	0
90	Retail on existing retail	Fringe	£7,863,393	£7,112,811	£750,581	Viabile	No resi	0
91	Retail on existing retail	Fringe	£13,967,541	£14,225,623	£238,082	Non-viable	No resi	0
92	Hotel	Core	£4,599,907	£2,830,527	£1,769,379	Viabile	No resi	0
93	Resi on existing other	Prime	£183,860,975	£34,030,841	£149,830,134	Viabile	AH required	0
94	Retail with resi on existing office and B8	Prime	£521,614,049	£79,565,718	£442,048,332	Viabile	AH required	0
95	Retail with resi on existing retail and office	Prime	£191,550,166	£44,867,576	£146,682,590	Viabile	AH required	0
96	Retail with office on existing retail and office	Prime	£173,375,441	£96,551,115	£76,824,326	Viabile	No resi	0
97	Retail on existing office and retail	Prime	£127,253,404	£56,058,737	£71,194,667	Viabile	AH required	0
98	Retail on existing office and retail	Prime	£113,513,249	£107,910,141	£5,603,109	Viabile	AH required	0
99	Retail with office on existing C2	Prime	£484,750,620	£61,821,282	£422,929,338	Viabile	AH required	0
100	Retail with office/resi on existing office	Prime	£154,171,532	£162,373,283	£8,201,752	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£88,596,425	£102,447,659	£13,851,234	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£16,938,974	£9,623,923	£7,315,052	Viabile	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,915,657	£42,706,604	£35,209,053	Viabile	No resi	0
104	Retail on existing office and retail	Prime	£9,712,731	£8,103,869	£1,608,863	Viabile	No AH required	0
105	Retail with resi on existing office	Prime	£5,340,883	£3,324,791	£2,016,092	Viabile	No AH required	0
106	Retail on existing retail and office	Prime	£31,812,321	£15,150,034	£16,662,286	Viabile	No AH required	0
107	Hotel on existing govt building	Prime	£54,515,619	£0	£54,515,619	Viabile	AH required	0
108	Hotel on existing govt building	Prime	£24,195,693	£577,713	£23,617,980	Viabile	No resi	0
109	Hotel with retail on existing members club	Prime	£18,719,998	£463,008	£18,256,990	Viabile	No resi	0
110	Hotel on existing office	Prime	£2,713,761	£6,602,219	£3,888,457	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,043,918	£0	£1,043,918	Viabile	No resi	0
112	Hotel on existing office	Core	£5,412,069	£15,019,412	£9,607,342	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£484,749,033	£61,821,282	£422,927,752	Viabile	AH required	0
114	Office with resi on existing office and B8	Prime	£513,903,201	£79,565,718	£434,337,484	Viabile	AH required	0
115	Office with retail on existing office and retail	Prime	£384,085,198	£248,517,253	£135,567,945	Viabile	No resi	0
116	Office with retail on existing hotel and retail	Prime	£43,419,809	£22,463,653	£20,956,155	Viabile	AH required	0
117	Office with retail on existing office	Prime	£195,272,168	£167,038,984	£28,233,184	Viabile	AH required	0
118	Office with retail on existing office and retail	Prime	£77,913,880	£42,706,604	£35,207,276	Viabile	No resi	0
119	Office on existing office	Prime	£35,558,097	£29,292,180	£6,265,918	Viabile	No resi	0
120	Office on existing office	Prime	£18,898,332	£12,429,534	£6,468,798	Viabile	No resi	0
121	Office with retail on existing office and retail	Prime	£173,372,478	£96,551,115	£76,821,363	Viabile	No resi	0
122	Office on existing office	Prime	£14,467,535	£12,185,179	£2,282,356	Viabile	No AH required	0
123	ST: Resi and office on existing office and B8	Core	£276,666,713	£53,363,808	£223,302,905	Viabile	AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£24,049,107	£37,851,433	£13,802,326	Non-viable	AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£631,308,113	£505,208,870	£126,099,243	Viabile	AH required	0
126	ST: Resi on existing electricity transfer station	Prime	£59,926,847	£130,749	£59,796,099	Viabile	AH required	0
127	ST: Resi with office on existing resi and D1	Core	£7,723,140	£16,541,101	£8,817,961	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	£213,253	£228,331	£14,078	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and office	Prime	£328,671,588	£106,805,519	£221,866,069	Viabile	No resi	0
130	Nightclub with resi on existing retail	Prime	£4,281,464	£21,677,213	£17,395,748	Non-viable	No AH required	0
131	Casino							

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		On schemes		Off		AH percentage		25%	
		Sustainability:		Commercial AH cont				Rented percentage		40%	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable				Com PIL	
1	Office MU	Prime	£46,799,021	£36,094,248	£10,704,773	Viable		AH required		0	
2	Office - MU with resi and retail	Prime	£34,758,868	£21,459,506	£13,299,362	Viable		AH required		0	
3	Residential only on existing office	Core	£563,495	£1,535,666	£972,170	Non-viable		No AH required		0	
4	Residential only on existing resi	Prime	£3,540,671	£5,976,526	£2,435,855	Non-viable		No AH required		0	
5	Hotel with resi	Prime	£10,020,199	£3,963,133	£6,057,066	Viable		No AH required		0	
6	Retail MU	Prime	£121,473,466	£27,987,321	£93,486,145	Viable		No AH required		0	
7	Residential only on existing office	Core	£4,186,081	£7,561,217	£3,375,136	Non-viable		AH required		0	
8	Residential only on existing office	Prime	£2,834,980	£4,995,281	£2,160,301	Non-viable		No AH required		0	
9	D1	Core	£461,769	£761,410	£1,223,179	Non-viable		No resi		0	
10	Residential only on existing office	Prime	£5,297,157	£10,084,022	£4,786,865	Non-viable		AH required		0	
11	Office - MU	Prime	£102,691,716	£96,875,390	£5,816,326	Viable		AH required		0	
12	Residential MU	Core	£33,331,143	£4,416,346	£28,914,797	Viable		AH required		0	
13	Retail only	Prime	£36,247,649	£8,980,477	£27,267,172	Viable		No resi		0	
14	Residential only on existing resi	Core	£617,664	£1,451,647	£833,983	Non-viable		No AH required		0	
15	Office - MU	Prime	£196,370,987	£162,430,981	£33,940,006	Viable		No resi		0	
16	Residential only on existing resi	Prime	£5,063,019	£8,912,901	£3,849,883	Non-viable		AH required		0	
17	Residential only on existing office	Core	£551,574	£554,044	£2,471	Non-viable		No AH required		0	
18	Residential only on existing resi	Fringe	£222,804	£1,012,869	£790,065	Non-viable		No AH required		0	
19	Residential only on existing other	Fringe	£1,201,182	£150,920	£1,050,261	Viable		AH required		0	
20	Residential only on existing other	Fringe	£12,788,036	£1,396,651	£11,391,386	Viable		AH required		0	
21	Residential only on existing resi	Fringe	£547,855	£211,503	£336,353	Viable		No AH required		0	
22	Office - MU	Fringe	£5,408,568	£3,370,390	£2,038,198	Viable		No AH required		0	
23	Residential MU	Core	£24,738,463	£2,305,548	£22,432,914	Viable		AH required		0	
24	Residential only on existing office	Core	£2,403,738	£5,504,307	£3,100,569	Non-viable		AH required		0	
25	Residential only on existing resi	Core	£1,606,354	£1,805,183	£198,829	Non-viable		No resi		0	
26	Residential only on existing resi	Core	£637,974	£728,860	£90,886	Non-viable		No AH required		0	
27	Residential only on existing office	Core	£2,557,876	£5,112,863	£2,554,987	Non-viable		No AH required		0	
28	Residential only on existing resi	Core	£576,535	£1,232,468	£655,932	Non-viable		No AH required		0	
29	Residential only on existing office	Core	£2,606,762	£4,858,502	£2,251,740	Non-viable		AH required		0	
30	Residential only on existing resi	Core	£224,664	£732,549	£507,885	Non-viable		No AH required		0	
31	Hotel	Core	£2,733,975	£2,830,527	£96,552	Non-viable		No resi		0	
32	Residential only on existing office	Core	£2,193,028	£4,577,890	£2,384,862	Non-viable		No AH required		0	
33	Residential MU	Core	£49,829,807	£23,700,153	£26,129,654	Viable		AH required		0	
34	Office - MU	Core	£68,864,177	£56,741,251	£12,122,925	Viable		No AH required		0	
35	Residential only on existing resi	Core	£699,508	£855,497	£155,989	Non-viable		No AH required		0	
36	Residential only on existing office	Core	£2,882,700	£3,406,913	£524,213	Non-viable		AH required		0	
37	Residential only on existing other	Core	£2,151,869	£8,378,517	£6,226,649	Non-viable		No AH required		0	
38	Residential only on existing other	Core	£1,424,605	£2,562,115	£1,137,510	Non-viable		No AH required		0	
39	Residential only on existing resi	Prime	£1,137,481	£2,801,187	£1,663,707	Non-viable		No AH required		0	
40	Residential only on existing resi	Prime	£2,141,139	£4,805,181	£2,664,042	Non-viable		No AH required		0	
41	Residential only on existing resi	Prime	£1,459,573	£2,273,820	£814,248	Non-viable		No AH required		0	
42	Residential only on existing office	Prime	£19,476,199	£35,554,646	£16,078,447	Non-viable		AH required		0	
43	Residential MU	Prime	£958,659,333	£13,559,176	£945,100,157	Viable		AH required		0	
44	Residential only on existing other	Prime	£29,204,143	£87,019,530	£57,815,386	Non-viable		AH required		0	
45	Residential MU	Prime	£2,193,421	£1,201,233	£992,188	Viable		No AH required		0	
46	Residential only on existing office	Prime	£1,864,738	£14,049,227	£12,184,489	Non-viable		AH required		0	
47	Hotel - convy of car park	Core	£2,495,097	£203,774	£2,291,322	Viable		No resi		0	
48	Office	Core	£1,344,226	£1,115,010	£229,215	Viable		No resi		0	
49	Residential only on existing resi	Prime	£865,902	£3,863,488	£2,997,587	Non-viable		No AH required		0	
50	Residential only on existing resi	Prime	£605,616	£1,801,246	£1,195,631	Non-viable		No AH required		0	
51	Residential only on existing resi	Prime	£2,381,220	£4,569,171	£2,187,951	Non-viable		No AH required		0	
52	Residential only on existing resi	Prime	£1,486,402	£3,546,388	£2,059,987	Non-viable		No AH required		0	
53	Residential only on existing resi	Prime	£3,457,642	£8,844,274	£5,386,633	Non-viable		AH required		0	
54	Residential only on existing resi	Prime	£1,143,026	£1,783,985	£640,958	Non-viable		No AH required		0	
55	Residential only on existing other	Prime	£170,523,418	£64,263,076	£106,260,342	Viable		AH required		0	
56	Residential only on existing resi	Prime	£38,430,833	£97,064,778	£58,633,945	Non-viable		AH required		0	
57	Residential MU	Core	£9,943,890	£8,495,344	£1,448,546	Viable		AH required		0	
58	Residential only on former hotel/resi	Core	£3,885,704	£10,804,332	£6,918,628	Non-viable		AH required		0	
59	Residential MU	Core	£5,321,389	£25,644,772	£20,323,383	Non-viable		AH required		0	
60	Residential MU	Core	£2,656,156	£8,237,341	£5,581,184	Non-viable		AH required		0	
61	Residential MU	Core	£6,764,766	£696,707	£6,068,059	Viable		AH required		0	
62	Office - Mu with resi	Prime	£652,762,552	£406,054,545	£246,708,006	Viable		AH required		0	
63	Office and hotel	Prime	£80,180,398	£76,957,293	£3,223,105	Viable		No resi		0	
64	Retail only	Prime	£48,740,357	£13,788,890	£34,951,466	Viable		No resi		0	
65	Residential only	Core	£794,337	£648,050	£146,287	Viable		No AH required		0	
66	Hotel extension	Core	£109,211	£0	£109,211	Viable		No resi		0	
67	Hotel extension	Core	£263,010	£0	£263,010	Viable		No resi		0	
68	Hotel extension	Core	£88,305	£0	£88,305	Viable		No resi		0	
69	Office	Fringe	£313,484	£0	£313,484	Viable		No resi		0	
70	Hotel extension	Core	£77,750	£0	£77,750	Viable		No resi		0	
71	Hotel extension	Core	£388,185	£0	£388,185	Viable		No resi		0	
72	Residential only on existing office	Prime	£48,423,530	£45,912,507	£2,511,023	Viable		AH required		0	
73	Residential only on existing office	Prime	£91,156,166	£91,825,014	£668,848	Non-viable		AH required		0	
74	Residential only on existing office	Core	£22,607,696	£30,111,090	£7,503,394	Non-viable		AH required		0	
75	Residential only on existing office	Core	£45,222,487	£60,222,180	£14,999,693	Non-viable		AH required		0	
76	Residential only on existing office	Fringe	£8,237,228	£10,170,126	£1,932,898	Non-viable		AH required		0	
77	Residential only on existing office	Fringe	£16,481,746	£20,340,252	£3,858,506	Non-viable		AH required		0	
78	Office on existing office	Prime	£63,514,081	£45,912,507	£17,601,574	Viable		No resi		0	
79	Office on existing office	Prime	£33,870,483	£22,956,254	£10,914,229	Viable		No resi		0	
80	Office on existing office	Core	£50,882,742	£27,077,763	£23,804,979	Viable		AH required		0	
81	Office on existing office	Core	£40,704,540	£15,055,545	£25,648,995	Viable		AH required		0	
82	Office on existing office	Fringe	£26,596,503	£10,170,126	£16,426,378	Viable		No resi		0	
83	Office on existing office	Fringe	£14,180,925	£5,085,063	£9,095,862	Viable		No resi		0	
84	Retail on existing retail	Prime	£117,244,475	£23,265,485	£93,978,990	Viable		No resi		0	
85	Retail on existing retail	Prime	£208,440,975	£46,530,970	£161,910,005	Viable		No resi		0	
86	Retail on existing retail	Prime	£117,244,277	£23,265,485	£93,978,792	Viable		No resi		0	
87	Retail on existing retail	Prime	£208,440,777	£46,530,970	£161,909,807	Viable		No resi		0	
88	Retail on existing retail	Core	£26,548,618	£11,861,642	£14,686,977	Viable		AH required		0	
89	Retail on existing retail	Core	£47,204,203	£23,723,283	£23,480,920	Viable		No resi		0	
90	Retail on existing retail	Fringe	£7,865,171	£7,112,811	£752,359	Viable		No resi		0	
91	Retail on existing retail	Fringe	£13,969,339	£14,225,623	£236,284	Non-viable		No resi		0	
92	Hotel	Core	£4,601,752	£2,830,527	£1,771,224	Viable		No resi		0	
93	Resi on existing other	Prime	£202,805,560	£39,804,841	£163,000,719	Viable		AH required		0	
94	Retail with resi on existing office and B8	Prime	£532,757,191	£79,565,718	£453,191,473	Viable		AH required		0	
95	Retail with resi on existing retail and office	Prime	£192,332,493	£44,867,576	£147,464,917	Viable		AH required		0	
96	Retail with office on existing retail and office	Prime	£173,377,337	£96,551,115	£76,826,222	Viable		No resi		0	
97	Retail on existing office and retail	Prime	£128,696,409	£56,058,737	£72,637,673	Viable		AH required		0	
98	Retail on existing office and retail	Prime	£117,437,502	£107,910,141	£9,527,361	Viable		AH required		0	
99	Retail with office on existing C2	Prime	£502,401,957	£61,821,282	£440,580,676	Viable		AH required		0	
100	Retail with office/resi on existing office	Prime	£161,159,675	£162,373,283	£1,213,608	Non-viable		AH required		0	
101	Retail with office on existing retail	Prime	£93,928,591	£102,447,659	£8,519,068	Non-viable		AH required		0	
102	Retail with office on existing retail	Prime	£17,212,027	£9,623,923	£7,588,104	Viable		No AH required		0	
103	Retail with office on existing retail and office	Prime	£77,917,691	£42,706,604	£35,211,087	Viable		No resi		0	
104	Retail on existing office and retail	Prime	£10,140,471	£8,103,869	£2,036,603	Viable		No AH required		0	
105	Retail with resi on existing office	Prime	£5,357,158	£3,324,731	£2,032,427	Viable		No AH required		0	
106	Retail on existing retail and office	Prime	£32,190,374	£15,150,034	£17,040,339	Viable		No AH required		0	
107	Hotel on existing govt building	Prime	£55,246,769	£0	£55,246,769	Viable		AH required		0	
108	Hotel on existing govt building	Prime	£24,197,826	£577,713	£23,620,113	Viable		No resi		0	
109	Hotel with retail on existing members club	Prime	£18,722,150	£463,008	£18,259,142	Viable		No resi		0	
110	Hotel on existing office	Prime	£2,715,968	£6,602,219	£3,886,251	Non-viable		No resi		0	
111	Hotel on existing hotel (Extension)	Prime	£1,046,144	£0	£1,046,144	Viable		No resi		0	
112	Hotel on existing office	Core	£5,414,282	£15,019,412	£9,605,130	Non-viable		No resi		0	
113	Office with resi on existing C2	Prime	£502,400,636	£61,821,282	£440,579,354	Viable		AH required		0	
114	Office with resi on existing office and B8	Prime	£524,882,044	£79,565,718	£445,316,326	Viable		AH required		0	
115	Office with retail on existing office and retail	Prime	£384,087,469	£248,517,253	£135,570,216	Viable		No resi		0	
116	Office with retail on existing hotel and retail										

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		52 schemes		100%		Sustainability:		On		Commercial AH cont		Off		AH percentage		20%		40%	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable											Rented percentage			Com PIL	
1	Office MU	Prime	£47,365,930	£36,094,248	£11,271,682	Viable											AH required		0		
2	Office - MU with resi and retail	Prime	£35,278,606	£21,459,506	£13,819,100	Viable											AH required		0		
3	Residential only on existing office	Core	£656,082	£1,535,666	£-879,584	Non-viable											No AH required		0		
4	Residential only on existing resi	Prime	£3,901,577	£5,976,526	£-2,074,949	Non-viable											No AH required		0		
5	Hotel with resi	Prime	£10,309,306	£3,963,133	£6,346,173	Viable											No AH required		0		
6	Retail MU	Prime	£121,764,476	£27,987,321	£93,777,155	Viable											No AH required		0		
7	Residential only on existing office	Core	£4,677,355	£7,561,217	£-2,883,863	Non-viable											AH required		0		
8	Residential only on existing office	Prime	£3,123,372	£4,995,281	£-1,871,909	Non-viable											No AH required		0		
9	D1	Core	£-461,587	£761,410	£-1,222,997	Non-viable											No resi		0		
10	Residential only on existing office	Prime	£5,915,442	£10,064,022	£-4,148,580	Non-viable											AH required		0		
11	Office - MU	Prime	£103,227,023	£96,875,390	£6,351,632	Viable											AH required		0		
12	Residential MU	Core	£36,425,868	£4,416,346	£32,009,523	Viable											AH required		0		
13	Retail only	Prime	£36,247,910	£8,980,477	£27,267,433	Viable											No resi		0		
14	Residential only on existing resi	Core	£683,755	£1,451,647	£-767,892	Non-viable											No AH required		0		
15	Office - MU	Prime	£196,371,284	£162,430,981	£33,940,302	Viable											No resi		0		
16	Residential only on existing resi	Prime	£5,658,296	£8,912,901	£-3,254,605	Non-viable											AH required		0		
17	Residential only on existing office	Core	£626,874	£554,044	£72,830	Viable											No AH required		0		
18	Residential only on existing resi	Fringe	£258,327	£1,012,869	£-754,543	Non-viable											No AH required		0		
19	Residential only on existing other	Fringe	£1,405,179	£150,920	£1,254,258	Viable											AH required		0		
20	Residential only on existing other	Fringe	£15,063,514	£1,396,651	£13,666,864	Viable											AH required		0		
21	Residential only on existing resi	Fringe	£618,531	£211,503	£407,028	Viable											No AH required		0		
22	Office - MU	Fringe	£5,520,438	£3,370,390	£2,150,058	Viable											No AH required		0		
23	Residential MU	Core	£28,753,789	£2,305,548	£26,448,240	Viable											AH required		0		
24	Residential only on existing office	Core	£2,729,856	£5,504,307	£-2,774,451	Non-viable											AH required		0		
25	Residential only on existing resi	Core	£1,606,860	£1,805,183	£-198,324	Non-viable											No resi		0		
26	Residential only on existing resi	Core	£705,588	£728,860	£-23,272	Non-viable											No AH required		0		
27	Residential only on existing office	Core	£2,874,827	£5,112,863	£-2,238,036	Non-viable											No AH required		0		
28	Residential only on existing resi	Core	£637,745	£1,232,468	£-594,723	Non-viable											No AH required		0		
29	Residential only on existing office	Core	£2,942,057	£4,858,502	£-1,916,444	Non-viable											AH required		0		
30	Residential only on existing resi	Core	£257,799	£732,549	£-474,751	Non-viable											No AH required		0		
31	Hotel	Core	£2,734,602	£2,830,527	£-95,926	Non-viable											No resi		0		
32	Residential only on existing office	Core	£2,449,163	£4,577,890	£-2,128,727	Non-viable											No AH required		0		
33	Residential MU	Core	£50,986,674	£23,700,153	£27,286,521	Viable											AH required		0		
34	Office - MU	Core	£89,066,101	£56,741,251	£12,324,849	Viable											No AH required		0		
35	Residential only on existing resi	Core	£781,540	£855,497	£-73,957	Non-viable											No AH required		0		
36	Residential only on existing office	Core	£3,243,312	£3,406,913	£-163,601	Non-viable											AH required		0		
37	Residential only on existing other	Core	£2,422,062	£8,378,517	£-5,956,455	Non-viable											No AH required		0		
38	Residential only on existing other	Core	£1,601,333	£2,562,115	£-960,782	Non-viable											No AH required		0		
39	Residential only on existing resi	Prime	£1,248,743	£2,801,187	£-1,552,445	Non-viable											No AH required		0		
40	Residential only on existing resi	Prime	£2,349,831	£4,805,181	£-2,455,350	Non-viable											No AH required		0		
41	Residential only on existing resi	Prime	£1,590,476	£2,273,820	£-683,344	Non-viable											No AH required		0		
42	Residential only on existing office	Prime	£21,220,557	£35,554,646	£-14,334,089	Non-viable											AH required		0		
43	Residential MU	Prime	£1,037,512,426	£13,559,176	£1,023,953,250	Viable											AH required		0		
44	Residential only on existing other	Prime	£32,394,020	£87,019,530	£-54,625,510	Non-viable											AH required		0		
45	Residential MU	Prime	£2,230,177	£1,201,233	£1,028,944	Viable											No AH required		0		
46	Residential only on existing office	Prime	£2,164,306	£14,049,227	£-11,884,921	Non-viable											AH required		0		
47	Hotel - convy of car park	Core	£2,496,039	£203,774	£2,292,265	Viable											No resi		0		
48	Office	Core	£1,345,203	£1,115,010	£230,193	Viable											No resi		0		
49	Residential only on existing resi	Prime	£1,006,116	£3,863,488	£-2,857,373	Non-viable											No AH required		0		
50	Residential only on existing resi	Prime	£703,953	£1,801,246	£-1,097,293	Non-viable											No AH required		0		
51	Residential only on existing resi	Prime	£2,617,582	£4,569,171	£-1,951,588	Non-viable											No AH required		0		
52	Residential only on existing resi	Prime	£1,634,532	£3,546,388	£-1,911,857	Non-viable											No AH required		0		
53	Residential only on existing resi	Prime	£3,859,140	£8,844,274	£-4,985,135	Non-viable											AH required		0		
54	Residential only on existing resi	Prime	£1,272,351	£1,783,985	£-511,634	Non-viable											No AH required		0		
55	Residential only on existing other	Prime	£189,892,023	£64,263,076	£125,628,947	Viable											AH required		0		
56	Residential only on existing resi	Prime	£42,288,188	£97,064,778	£-54,776,590	Non-viable											AH required		0		
57	Residential MU	Core	£10,758,454	£8,495,344	£2,263,111	Viable											AH required		0		
58	Residential only on former hotel/resi	Core	£4,640,702	£10,804,332	£-6,163,630	Non-viable											AH required		0		
59	Residential MU	Core	£6,032,108	£25,644,772	£-19,612,663	Non-viable											AH required		0		
60	Residential MU	Core	£2,929,945	£8,237,341	£-5,307,395	Non-viable											AH required		0		
61	Residential MU	Core	£7,557,830	£696,707	£6,861,123	Viable											AH required		0		
62	Office - Mu with resi	Prime	£664,203,527	£406,054,545	£258,148,981	Viable											AH required		0		
63	Office and hotel	Prime	£80,181,642	£76,957,293	£3,224,349	Viable											No resi		0		
64	Retail only	Prime	£48,741,661	£13,788,890	£34,952,771	Viable											No resi		0		
65	Residential only	Core	£875,884	£648,050	£227,834	Viable											No AH required		0		
66	Hotel extension	Core	£110,555	£0	£110,555	Viable											No resi		0		
67	Hotel extension	Core	£284,375	£0	£284,375	Viable											No resi		0		
68	Hotel extension	Core	£39,690	£0	£39,690	Viable											No resi		0		
69	Office	Fringe	£314,890	£0	£314,890	Viable											No resi		0		
70	Hotel extension	Core	£79,176	£0	£79,176	Viable											No resi		0		
71	Hotel extension	Core	£389,631	£0	£389,631	Viable											No resi		0		
72	Residential only on existing office	Prime	£52,874,818	£45,912,507	£6,962,311	Viable											AH required		0		
73	Residential only on existing office	Prime	£99,533,864	£91,825,014	£7,708,849	Viable											AH required		0		
74	Residential only on existing office	Core	£25,064,142	£30,111,090	£-5,046,948	Non-viable											AH required		0		
75	Residential only on existing office	Core	£50,133,961	£60,222,180	£-10,088,219	Non-viable											AH required		0		
76	Residential only on existing office	Fringe	£9,638,911	£10,170,126	£-531,215	Non-viable											AH required		0		
77	Residential only on existing office	Fringe	£19,283,656	£20,340,252	£-1,056,596	Non-viable											AH required		0		
78	Office on existing office	Prime	£83,515,621	£45,912,507	£17,603,114	Viable											No resi		0		
79	Office on existing office	Prime	£33,872,043	£22,956,254	£10,915,790	Viable											No resi		0		
80	Office on existing office	Core	£52,123,956	£21,077,763	£31,046,193	Viable											AH required		0		
81	Office on existing office	Core	£41,897,842	£15,055,545	£26,842,297	Viable											AH required		0		
82	Office on existing office	Fringe	£26,598,124	£10,170,126	£16,427,998	Viable											No resi		0		
83	Office on existing office	Fringe	£14,182,564	£5,085,063	£9,097,501	Viable											No resi		0		
84	Retail on existing retail	Prime	£117,246,134	£23,265,485	£93,980,649	Viable											No resi		0		
85	Retail on existing retail	Prime	£208,442,653	£46,530,970	£161,911,683	Viable											No resi		0		
86	Retail on existing retail	Prime	£117,245,975	£23,265,485	£93,980,490	Viable															

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		48 schemes		AH percentage		35%	
		Sustainability:		On		Commercial AH cont		On	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable		AH percentage Rented percentage	Com PIL
1	Office MU	Prime	£45,690,695	£36,094,248	£9,596,447	Viable		AH required	0
2	Office - MU with resi and retail	Prime	£33,730,573	£21,459,506	£12,271,067	Viable		AH required	0
3	Residential only on existing office	Core	£379,443	£1,535,666	£1,156,222	Non-viable		No AH required	0
4	Residential only on existing resi	Prime	£2,824,709	£5,976,526	£3,151,818	Non-viable		No AH required	0
5	Hotel with resi	Prime	£9,454,172	£3,963,133	£5,491,039	Viable		No AH required	0
6	Retail MU	Prime	£120,919,867	£27,987,321	£92,932,546	Viable		No AH required	0
7	Residential only on existing office	Core	£3,208,820	£7,561,217	£4,352,397	Non-viable		AH required	0
8	Residential only on existing office	Prime	£2,260,560	£4,995,281	£2,734,720	Non-viable		No AH required	0
9	D1	Core	£457,534	£761,410	£1,218,943	Non-viable		No resi	0
10	Residential only on existing office	Prime	£4,065,676	£10,064,022	£5,998,345	Non-viable		AH required	0
11	Office - MU	Prime	£101,671,582	£96,875,390	£4,796,192	Viable		AH required	0
12	Residential MU	Core	£27,175,919	£4,416,346	£22,759,574	Viable		AH required	0
13	Retail only	Prime	£36,252,797	£8,980,477	£27,272,319	Viable		No resi	0
14	Residential only on existing resi	Core	£487,079	£1,451,647	£964,568	Non-viable		No AH required	0
15	Office - MU	Prime	£196,437,872	£162,430,981	£34,006,891	Viable		No resi	0
16	Residential only on existing resi	Prime	£3,879,308	£8,912,901	£5,033,593	Non-viable		AH required	0
17	Residential only on existing office	Core	£401,953	£554,044	£152,091	Non-viable		No AH required	0
18	Residential only on existing resi	Fringe	£152,369	£1,012,869	£860,501	Non-viable		No AH required	0
19	Residential only on existing other	Fringe	£796,855	£150,920	£645,934	Viable		AH required	0
20	Residential only on existing other	Fringe	£8,278,040	£1,396,651	£6,881,390	Viable		AH required	0
21	Residential only on existing resi	Fringe	£407,480	£211,503	£195,977	Viable		No AH required	0
22	Office - MU	Fringe	£5,044,491	£3,370,390	£1,674,112	Viable		No AH required	0
23	Residential MU	Core	£16,775,431	£2,305,548	£14,469,883	Viable		AH required	0
24	Residential only on existing office	Core	£1,755,761	£5,504,307	£3,748,546	Non-viable		AH required	0
25	Residential only on existing resi	Core	£1,608,734	£1,805,183	£196,450	Non-viable		No resi	0
26	Residential only on existing resi	Core	£504,336	£728,860	£224,524	Non-viable		No AH required	0
27	Residential only on existing office	Core	£1,926,986	£5,112,863	£3,185,877	Non-viable		No AH required	0
28	Residential only on existing resi	Core	£455,644	£1,232,468	£776,824	Non-viable		No AH required	0
29	Residential only on existing office	Core	£1,941,794	£4,858,502	£2,916,708	Non-viable		AH required	0
30	Residential only on existing resi	Core	£159,712	£732,549	£572,837	Non-viable		No AH required	0
31	Hotel	Core	£2,738,490	£2,830,527	£92,037	Non-viable		No resi	0
32	Residential only on existing office	Core	£1,685,531	£4,577,890	£2,892,359	Non-viable		No AH required	0
33	Residential MU	Core	£47,566,123	£23,700,153	£23,865,970	Viable		AH required	0
34	Office - MU	Core	£68,528,072	£56,741,251	£11,786,821	Viable		No AH required	0
35	Residential only on existing resi	Core	£536,330	£855,497	£319,167	Non-viable		No AH required	0
36	Residential only on existing office	Core	£2,167,960	£3,406,913	£1,238,953	Non-viable		AH required	0
37	Residential only on existing other	Core	£1,615,742	£8,378,517	£6,762,775	Non-viable		No AH required	0
38	Residential only on existing other	Core	£1,073,279	£2,562,115	£1,488,836	Non-viable		No AH required	0
39	Residential only on existing resi	Prime	£916,579	£2,801,187	£1,884,608	Non-viable		No AH required	0
40	Residential only on existing resi	Prime	£1,725,957	£4,805,181	£3,079,224	Non-viable		No AH required	0
41	Residential only on existing resi	Prime	£1,199,506	£2,273,820	£1,074,314	Non-viable		No AH required	0
42	Residential only on existing office	Prime	£15,998,233	£35,554,646	£19,556,413	Non-viable		AH required	0
43	Residential MU	Prime	£801,543,610	£13,559,176	£787,984,434	Viable		AH required	0
44	Residential only on existing other	Prime	£22,889,950	£87,019,530	£64,129,580	Non-viable		AH required	0
45	Residential MU	Prime	£2,121,429	£1,201,233	£920,196	Viable		No AH required	0
46	Residential only on existing office	Prime	£1,269,753	£14,049,227	£12,779,474	Non-viable		AH required	0
47	Hotel - convy of car park	Core	£2,498,594	£203,774	£2,294,820	Viable		No resi	0
48	Office	Core	£1,339,186	£1,115,010	£224,175	Viable		No resi	4,358
49	Residential only on existing resi	Prime	£588,368	£3,863,488	£3,275,120	Non-viable		No AH required	0
50	Residential only on existing resi	Prime	£410,293	£1,801,246	£1,390,954	Non-viable		No AH required	0
51	Residential only on existing resi	Prime	£1,911,274	£4,569,171	£2,657,896	Non-viable		No AH required	0
52	Residential only on existing resi	Prime	£1,193,198	£3,546,388	£2,353,190	Non-viable		No AH required	0
53	Residential only on existing resi	Prime	£2,659,644	£8,844,274	£6,184,630	Non-viable		AH required	0
54	Residential only on existing resi	Prime	£886,328	£1,783,985	£897,657	Non-viable		No AH required	0
55	Residential only on existing other	Prime	£132,508,000	£64,263,076	£68,544,924	Viable		AH required	0
56	Residential only on existing resi	Prime	£30,798,182	£97,064,778	£66,266,595	Non-viable		AH required	0
57	Residential MU	Core	£8,330,293	£8,495,344	£165,050	Non-viable		AH required	0
58	Residential only on former hotel/resi	Core	£2,386,850	£10,804,332	£8,417,482	Non-viable		AH required	0
59	Residential MU	Core	£3,925,830	£25,644,772	£21,718,942	Non-viable		AH required	0
60	Residential MU	Core	£2,122,302	£8,237,341	£6,115,038	Non-viable		AH required	0
61	Residential MU	Core	£5,190,055	£696,707	£4,493,348	Viable		AH required	0
62	Office - Mu with resi	Prime	£630,356,167	£406,054,545	£224,301,622	Viable		AH required	0
63	Office and hotel	Prime	£80,240,961	£76,957,293	£3,283,668	Viable		No resi	0
64	Retail only	Prime	£48,745,766	£13,788,890	£34,956,876	Viable		No resi	0
65	Residential only	Core	£631,948	£648,050	£16,101	Non-viable		No AH required	0
66	Hotel extension	Core	£106,761	£0	£106,761	Viable		No resi	0
67	Hotel extension	Core	£280,678	£0	£280,678	Viable		No resi	0
68	Hotel extension	Core	£85,730	£0	£85,730	Viable		No resi	0
69	Office	Fringe	£302,045	£0	£302,045	Viable		No resi	0
70	Hotel extension	Core	£75,073	£0	£75,073	Viable		No resi	0
71	Hotel extension	Core	£386,108	£0	£386,108	Viable		No resi	0
72	Residential only on existing office	Prime	£39,550,592	£45,912,507	£6,361,915	Non-viable		AH required	0
73	Residential only on existing office	Prime	£74,456,564	£91,825,014	£17,368,450	Non-viable		AH required	0
74	Residential only on existing office	Core	£17,719,556	£30,111,090	£12,391,534	Non-viable		AH required	0
75	Residential only on existing office	Core	£35,449,047	£60,222,180	£24,773,133	Non-viable		AH required	0
76	Residential only on existing office	Fringe	£5,458,615	£10,170,126	£4,711,511	Non-viable		AH required	0
77	Residential only on existing office	Fringe	£10,927,436	£20,340,252	£9,412,816	Non-viable		AH required	0
78	Office on existing office	Prime	£63,542,055	£45,912,507	£17,629,548	Viable		No resi	0
79	Office on existing office	Prime	£33,883,926	£22,956,254	£10,927,673	Viable		No resi	0
80	Office on existing office	Core	£48,580,610	£30,111,090	£18,469,520	Viable		AH required	0
81	Office on existing office	Core	£26,122,971	£15,055,545	£11,067,426	Viable		AH required	0
82	Office on existing office	Fringe	£25,837,438	£10,170,126	£15,667,312	Viable		No resi	0
83	Office on existing office	Fringe	£13,774,538	£5,085,063	£8,689,475	Viable		No resi	0
84	Retail on existing retail	Prime	£117,259,790	£23,265,485	£93,994,305	Viable		No resi	0
85	Retail on existing retail	Prime	£208,470,743	£46,530,970	£161,939,773	Viable		No resi	0
86	Retail on existing retail	Prime	£117,259,514	£23,265,485	£93,994,029	Viable		No resi	0
87	Retail on existing retail	Prime	£208,470,467	£46,530,970	£161,939,497	Viable		No resi	0
88	Retail on existing retail	Core	£28,793,612	£11,861,642	£16,931,970	Viable		AH required	0
89	Retail on existing retail	Core	£50,469,384	£23,723,283	£26,746,100	Viable		AH required	0
90	Retail on existing retail	Fringe	£7,498,049	£7,112,811	£385,238	Viable		No resi	0
91	Retail on existing retail	Fringe	£13,339,404	£14,225,623	£886,219	Non-viable		No resi	0
92	Hotel	Core	£4,607,990	£2,830,527	£1,777,463	Viable		No resi	0
93	Resi on existing other	Prime	£165,050,631	£28,030,841	£136,919,790	Viable		AH required	0
94	Retail with resi on existing office and B8	Prime	£510,711,384	£79,565,718	£431,145,666	Viable		AH required	0
95	Retail with resi on existing retail and office	Prime	£190,802,389	£44,867,576	£145,934,813	Viable		AH required	0
96	Retail with office on existing retail and office	Prime	£173,424,489	£96,551,115	£76,873,374	Viable		No resi	0
97	Retail on existing office and retail	Prime	£125,842,569	£56,058,737	£69,783,833	Viable		AH required	0
98	Retail on existing office and retail	Prime	£109,640,910	£107,910,141	£1,730,769	Viable		AH required	0
99	Retail with office on existing C2	Prime	£467,387,914	£61,821,282	£405,566,632	Viable		AH required	0
100	Retail with office/resi on existing office	Prime	£147,283,874	£162,373,283	£15,089,409	Non-viable		AH required	0
101	Retail with office on existing retail	Prime	£83,314,054	£102,447,659	£19,133,605	Non-viable		AH required	0
102	Retail with office on existing retail	Prime	£16,670,067	£9,623,923	£7,046,144	Viable		No AH required	0
103	Retail with office on existing retail and office	Prime	£77,939,246	£42,706,604	£35,232,642	Viable		No resi	0
104	Retail on existing office and retail	Prime	£9,288,903	£8,103,869	£1,185,034	Viable		No AH required	0
105	Retail with resi on existing office	Prime	£5,727,676	£3,324,791	£2,402,885	Viable		No AH required	0
106	Retail on existing retail and office	Prime	£31,441,298	£15,150,034	£16,291,264	Viable		No AH required	0
107	Hotel on existing govt building	Prime	£53,859,149	£0	£53,859,149	Viable		AH required	0
108	Hotel on existing govt building	Prime	£24,227,038	£577,713	£23,649,325	Viable		No resi	0
109	Hotel with retail on existing members club	Prime	£18,736,234	£463,008	£18,273,226	Viable		No resi	0
110	Hotel on existing office	Prime	£2,715,112	£6,602,219	£3,887,107	Non-viable		No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,043,071	£0	£1,043,071	Viable		No resi	0
112	Hotel on existing office	Core	£5,422,068	£15,019,412	£9,597,343	Non-viable		No resi	0
113	Office with resi on existing C2	Prime	£467,386,063	£61,821,282	£405,564,781	Viable		AH required	0
114	Office with resi on existing office and B8	Prime	£503,161,282	£79,565,718	£423,595,564	Viable		AH required	0
115	Office with retail on existing office and retail	Prime	£384,220,611	£248,517,253	£135,703,358	Viable		No resi	0
116	Office with retail on existing hotel and retail	Prime	£40,984,519	£22,463,653	£18,520,866	Viable		AH required	0
117	Office with retail on existing office	Prime	£193,821,333	£167,038,984	£26,782,349	Viable		AH required	0
118	Office with retail on existing office and retail	Prime	£77,937,172	£42,706,604	£35,230,568	Viable		No resi	0
119	Office on existing office	Prime	£35,573,138	£29,292,180	£6,280,959	Viable		No resi	0
120	Office on existing office	Prime	£18,905,209	£12,429,534	£6,475,675	Viable		No resi	0
121	Office with retail on existing office and retail	Prime	£173,421,033	£96,551,115	£76,869,918	Viable		No resi	0
122	Office on existing office	Prime	£14,284,260	£12,185,179	£2,099,080	Viable		No AH required	0
123	ST: Resi and office on existing office and B8	Core	£269,893,273	£53,363,808	£216,529,465	Viable		AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£21,330,656	£37,851,433	£16,520,777	Non-viable		AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£624,215,293	£505,208,870					

Appendix 3 - Appraisal results (with growth)

WESTMINSTER LOCAL PLAN

		Viabile and AH reqrd	51 schemes	35%			AH percentage	35%
		Sustainability:	Off	Commercial AH cont	Off		Rented percentage	40%
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viabile/Non viable		Com PIL
1	Office MU	Prime	£51,776,781	£36,094,248	£15,682,533	Viabile	AH required	0
2	Office - MU with resi and retail	Prime	£38,020,081	£21,459,506	£16,560,575	Viabile	AH required	0
3	Residential only on existing office	Core	£559,368	£1,535,666	£976,297	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£3,442,575	£5,976,526	£2,533,951	Non-viable	No AH required	0
5	Hotel with resi	Prime	£11,202,734	£3,963,133	£7,239,601	Viabile	No AH required	0
6	Retail MU	Prime	£134,478,806	£27,987,321	£106,491,485	Viabile	No AH required	0
7	Residential only on existing office	Core	£4,076,227	£7,561,217	£3,484,990	Non-viable	AH required	0
8	Residential only on existing office	Prime	£2,756,165	£4,995,281	£2,239,116	Non-viable	No AH required	0
9	D1	Core	£377,681	£761,410	£1,139,090	Non-viable	No resi	0
10	Residential only on existing office	Prime	£5,139,810	£10,064,022	£4,924,212	Non-viable	AH required	0
11	Office - MU	Prime	£115,015,256	£96,875,390	£18,139,866	Viabile	AH required	0
12	Residential MU	Core	£33,354,064	£4,416,346	£28,937,718	Viabile	AH required	0
13	Retail only	Prime	£40,121,428	£8,980,477	£31,140,951	Viabile	No resi	0
14	Residential only on existing resi	Core	£604,137	£1,451,647	£847,510	Non-viable	No AH required	0
15	Office - MU	Prime	£219,782,249	£162,430,981	£57,351,268	Viabile	No resi	0
16	Residential only on existing resi	Prime	£4,912,616	£8,912,901	£4,000,285	Non-viable	AH required	0
17	Residential only on existing office	Core	£549,381	£554,044	£4,664	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£228,969	£1,012,869	£783,901	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£1,245,677	£150,920	£1,094,756	Viabile	AH required	0
20	Residential only on existing other	Fringe	£13,302,006	£1,396,651	£11,905,355	Viabile	AH required	0
21	Residential only on existing resi	Fringe	£548,488	£211,503	£336,985	Viabile	No AH required	0
22	Office - MU	Fringe	£6,211,662	£3,370,390	£2,841,282	Viabile	No AH required	0
23	Residential MU	Core	£25,117,790	£2,305,548	£22,812,242	Viabile	AH required	0
24	Residential only on existing office	Core	£2,396,532	£5,504,307	£3,107,775	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,941,115	£1,805,183	£135,931	Viabile	No resi	0
26	Residential only on existing resi	Core	£622,476	£728,860	£106,384	Non-viable	No AH required	0
27	Residential only on existing office	Core	£2,497,022	£5,112,863	£2,615,841	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£562,304	£1,232,468	£670,163	Non-viable	No AH required	0
29	Residential only on existing office	Core	£2,604,260	£4,858,502	£2,254,241	Non-viable	AH required	0
30	Residential only on existing resi	Core	£219,647	£732,549	£512,902	Non-viable	No AH required	0
31	Hotel	Core	£3,304,035	£2,830,527	£473,508	Viabile	No resi	0
32	Residential only on existing office	Core	£2,160,483	£4,577,890	£2,417,407	Non-viable	No AH required	0
33	Residential MU	Core	£55,178,468	£23,700,153	£31,478,316	Viabile	AH required	0
34	Office - MU	Core	£77,858,047	£56,741,251	£21,116,796	Viabile	No AH required	0
35	Residential only on existing resi	Core	£687,189	£855,497	£168,308	Non-viable	No AH required	0
36	Residential only on existing office	Core	£2,861,934	£3,406,913	£544,979	Non-viable	AH required	0
37	Residential only on existing other	Core	£2,131,607	£8,378,517	£6,246,910	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,409,578	£2,562,115	£1,152,537	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,094,044	£2,801,187	£1,707,143	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£2,061,061	£4,805,181	£2,744,120	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,407,056	£2,273,820	£866,764	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£18,806,501	£35,554,646	£16,748,145	Non-viable	AH required	0
43	Residential MU	Prime	£934,917,515	£13,559,176	£921,358,339	Viabile	AH required	0
44	Residential only on existing other	Prime	£28,847,523	£87,019,530	£58,172,007	Non-viable	AH required	0
45	Residential MU	Prime	£2,376,131	£1,201,233	£1,174,898	Viabile	No AH required	0
46	Residential only on existing office	Prime	£1,869,972	£14,049,227	£12,179,255	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,020,930	£203,774	£2,817,156	Viabile	No resi	0
48	Office	Core	£1,518,977	£1,115,010	£403,967	Viabile	No resi	0
49	Residential only on existing resi	Prime	£866,989	£3,863,488	£2,996,499	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£605,653	£1,801,246	£1,195,593	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£2,308,826	£4,569,171	£2,260,345	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,440,122	£3,546,388	£2,106,266	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£3,385,363	£8,844,274	£5,458,911	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,104,364	£1,783,985	£679,621	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£167,017,345	£64,263,076	£102,754,269	Viabile	AH required	0
56	Residential only on existing resi	Prime	£37,334,161	£97,064,778	£59,730,617	Non-viable	AH required	0
57	Residential MU	Core	£10,735,189	£8,495,344	£2,239,845	Viabile	AH required	0
58	Residential only on former hotel/resi	Core	£3,900,266	£10,804,332	£6,904,066	Non-viable	AH required	0
59	Residential MU	Core	£5,548,753	£25,644,772	£20,096,019	Non-viable	AH required	0
60	Residential MU	Core	£2,742,305	£8,237,341	£5,495,035	Non-viable	AH required	0
61	Residential MU	Core	£6,890,400	£696,707	£6,193,693	Viabile	AH required	0
62	Office - Mu with resi	Prime	£721,991,011	£406,054,545	£315,936,466	Viabile	AH required	0
63	Office and hotel	Prime	£91,741,190	£76,957,293	£14,783,897	Viabile	No resi	0
64	Retail only	Prime	£53,956,911	£13,788,890	£40,168,021	Viabile	No resi	0
65	Residential only	Core	£771,823	£648,050	£123,773	Viabile	No AH required	0
66	Hotel extension	Core	£129,988	£0	£129,988	Viabile	No resi	0
67	Hotel extension	Core	£339,645	£0	£339,645	Viabile	No resi	0
68	Hotel extension	Core	£104,712	£0	£104,712	Viabile	No resi	0
69	Office	Fringe	£357,499	£0	£357,499	Viabile	No resi	0
70	Hotel extension	Core	£91,924	£0	£91,924	Viabile	No resi	0
71	Hotel extension	Core	£466,428	£0	£466,428	Viabile	No resi	0
72	Residential only on existing office	Prime	£46,810,299	£45,912,507	£897,792	Viabile	AH required	0
73	Residential only on existing office	Prime	£88,122,315	£91,825,014	£3,702,699	Non-viable	AH required	0
74	Residential only on existing office	Core	£22,142,717	£30,111,090	£7,968,373	Non-viable	AH required	0
75	Residential only on existing office	Core	£44,295,866	£60,222,180	£15,926,314	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£8,510,520	£10,170,126	£1,659,606	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£17,031,757	£20,340,252	£3,308,495	Non-viable	AH required	0
78	Office on existing office	Prime	£71,694,053	£45,912,507	£25,781,546	Viabile	No resi	0
79	Office on existing office	Prime	£38,231,400	£22,956,254	£15,275,146	Viabile	No resi	0
80	Office on existing office	Core	£55,394,636	£31,077,763	£24,306,873	Viabile	AH required	0
81	Office on existing office	Core	£44,785,277	£15,055,545	£29,729,732	Viabile	AH required	0
82	Office on existing office	Fringe	£30,591,598	£10,170,126	£20,421,472	Viabile	No resi	0
83	Office on existing office	Fringe	£16,309,819	£5,085,063	£11,224,756	Viabile	No resi	0
84	Retail on existing retail	Prime	£129,787,233	£23,265,485	£106,521,748	Viabile	No resi	0
85	Retail on existing retail	Prime	£230,742,197	£46,530,970	£184,211,227	Viabile	No resi	0
86	Retail on existing retail	Prime	£129,786,943	£23,265,485	£106,521,458	Viabile	No resi	0
87	Retail on existing retail	Prime	£230,741,907	£46,530,970	£184,210,937	Viabile	No resi	0
88	Retail on existing retail	Core	£29,972,591	£11,861,642	£18,110,949	Viabile	AH required	0
89	Retail on existing retail	Core	£53,294,396	£23,723,283	£29,571,113	Viabile	No resi	0
90	Retail on existing retail	Fringe	£9,284,397	£7,112,811	£2,171,586	Viabile	No resi	0
91	Retail on existing retail	Fringe	£16,515,611	£14,225,623	£2,289,988	Viabile	No resi	0
92	Hotel	Core	£5,571,418	£2,830,527	£2,740,891	Viabile	No resi	0
93	Resi on existing other	Prime	£186,177,977	£39,030,841	£147,147,137	Viabile	AH required	0
94	Retail with resi on existing office and B8	Prime	£579,828,041	£79,565,718	£500,262,324	Viabile	AH required	0
95	Retail with resi on existing retail and office	Prime	£211,760,023	£44,867,576	£166,892,447	Viabile	AH required	0
96	Retail with office on existing retail and office	Prime	£193,473,247	£96,551,115	£96,922,132	Viabile	No resi	0
97	Retail on existing office and retail	Prime	£140,373,445	£56,058,737	£84,314,708	Viabile	AH required	0
98	Retail on existing office and retail	Prime	£124,720,944	£107,910,141	£16,810,803	Viabile	AH required	0
99	Retail with office on existing C2	Prime	£537,393,103	£61,821,282	£475,571,821	Viabile	AH required	0
100	Retail with office/resi on existing office	Prime	£170,157,099	£162,373,283	£7,783,816	Viabile	AH required	0
101	Retail with office on existing retail	Prime	£96,500,340	£102,447,659	£5,947,319	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£18,650,684	£9,623,923	£9,026,762	Viabile	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,127,268	£42,706,604	£44,420,664	Viabile	No resi	0
104	Retail on existing office and retail	Prime	£10,600,137	£8,103,869	£2,496,268	Viabile	No AH required	0
105	Retail with resi on existing office	Prime	£5,422,431	£3,324,791	£2,097,640	Viabile	No AH required	0
106	Retail on existing retail and office	Prime	£35,077,499	£15,150,034	£19,927,465	Viabile	No AH required	0
107	Hotel on existing govt building	Prime	£63,432,966	£0	£63,432,966	Viabile	AH required	0
108	Hotel on existing govt building	Prime	£28,413,448	£577,713	£27,835,735	Viabile	No resi	0
109	Hotel with retail on existing members club	Prime	£21,294,414	£463,008	£20,831,406	Viabile	No resi	0
110	Hotel on existing office	Prime	£3,176,572	£6,602,219	£3,425,647	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,221,502	£0	£1,221,502	Viabile	No resi	0
112	Hotel on existing office	Core	£6,583,049	£15,019,412	£8,436,363	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£537,391,160	£61,821,282	£475,569,878	Viabile	AH required	0
114	Office with resi on existing office and B8	Prime	£571,256,378	£79,565,718	£491,690,660	Viabile	AH required	0
115	Office with retail on existing office and retail	Prime	£430,252,239	£248,517,253	£181,734,986	Viabile	No resi	0
116	Office with retail on existing hotel and retail	Prime	£48,378,076	£22,463,653	£25,914,422	Viabile	AH required	0
117	Office with retail on existing office	Prime	£219,299,645	£167,038,994	£52,260,650	Viabile	AH required	0
118	Office with retail on existing office and retail	Prime	£87,125,090	£42,706,604	£44,418,486	Viabile	No resi	0
119	Office on existing office	Prime	£40,137,736	£29,292,180	£10,845,557	Viabile	No resi	0
120	Office on existing office	Prime	£21,331,682	£12,429,534	£8,902,148	Viabile	No resi	0
121	Office with retail on existing office and retail	Prime	£193,469,618	£96,551,115	£96,918,503	Viabile	No resi	0
122	Office on existing office	Prime	£16,231,872	£12,185,179	£4,046,693	Viabile	No AH required	0
123	ST: Resi and office on existing office and B8	Core	£313,535,255	£53,363,808	£260,171,446	Viabile	AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£27,117,684	£37,851,433	£10,733,749	Non-viable	AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£713,124,423	£505,208,870	£207,915,554	Viabile	AH required	0
126	ST: Resi on existing electricity transfer station	Prime	£64,357,448	£130,749	£64,226,699	Viabile	AH required	0
127	ST: Resi with office on existing resi and D1	Core	£10,503,982	£16,541,101	£6,037,119	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	£7,572	£228,331	£220,759	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and office	Prime	£368,119,668	£106,805,519	£261,314,149	Viabile	No resi	0
130	Nightclub with resi on existing retail	Prime	£4,734,199	£21,677,213	£16,943,014	Non-viable	No AH required	0

WESTMINSTER LOCAL PLAN			Viable and AH reqrd		53 schemes		AH cont		Off		AH percentage		30%	
			Sustainability:		Off		Commercial AH cont		Off		Rented percentage		40%	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable							Com PIL	
1	Office MU	Prime	£52,414,363	£36,094,248	£16,320,115	Viable					AH required	0		
2	Office - MU with resi and retail	Prime	£38,610,241	£21,459,506	£17,150,735	Viable					AH required	0		
3	Residential only on existing office	Core	£664,514	£1,535,666	-£871,152	Non-viable					No AH required	0		
4	Residential only on existing resi	Prime	£3,848,306	£5,976,526	-£2,128,220	Non-viable					No AH required	0		
5	Hotel with resi	Prime	£11,528,428	£3,963,133	£7,565,295	Viable					No AH required	0		
6	Retail MU	Prime	£134,808,548	£27,987,321	£106,821,227	Viable					No AH required	0		
7	Residential only on existing office	Core	£4,629,352	£7,561,217	-£2,931,865	Non-viable					AH required	0		
8	Residential only on existing office	Prime	£3,080,350	£4,995,281	-£1,914,931	Non-viable					No AH required	0		
9	D1	Core	-£377,488	£761,410	-£1,138,898	Non-viable					No resi	0		
10	Residential only on existing office	Prime	£5,834,891	£10,064,022	-£4,229,131	Non-viable					AH required	0		
11	Office - MU	Prime	£115,617,952	£96,875,390	£18,742,562	Viable					AH required	0		
12	Residential MU	Core	£36,848,408	£4,416,346	£32,432,063	Viable					AH required	0		
13	Retail only	Prime	£40,121,702	£8,980,477	£31,141,224	Viable					No resi	0		
14	Residential only on existing resi	Core	£678,706	£1,451,647	-£772,941	Non-viable					No AH required	0		
15	Office - MU	Prime	£219,782,559	£162,430,981	£57,351,578	Viable					No resi	0		
16	Residential only on existing resi	Prime	£5,581,892	£8,912,901	-£3,331,009	Non-viable					AH required	0		
17	Residential only on existing office	Core	£635,079	£554,044	£81,035	Viable					No AH required	0		
18	Residential only on existing resi	Fringe	£269,624	£1,012,869	-£743,046	Non-viable					No AH required	0		
19	Residential only on existing other	Fringe	£1,480,701	£150,920	£1,329,780	Viable					AH required	0		
20	Residential only on existing other	Fringe	£15,923,960	£1,396,651	£14,527,309	Viable					AH required	0		
21	Residential only on existing resi	Fringe	£629,085	£211,503	£417,582	Viable					No AH required	0		
22	Office - MU	Fringe	£6,340,937	£3,370,390	£2,970,557	Viable					No AH required	0		
23	Residential MU	Core	£29,679,175	£2,305,548	£27,373,626	Viable					AH required	0		
24	Residential only on existing office	Core	£2,767,769	£5,504,307	-£2,736,538	Non-viable					AH required	0		
25	Residential only on existing resi	Core	£1,941,646	£1,805,183	£136,463	Viable					No resi	0		
26	Residential only on existing resi	Core	£698,676	£728,860	-£30,184	Non-viable					No AH required	0		
27	Residential only on existing office	Core	£2,854,448	£5,112,863	-£2,258,415	Non-viable					No AH required	0		
28	Residential only on existing resi	Core	£631,280	£1,232,468	-£601,188	Non-viable					No AH required	0		
29	Residential only on existing office	Core	£2,984,385	£4,858,502	-£1,874,116	Non-viable					AH required	0		
30	Residential only on existing resi	Core	£257,109	£732,549	-£475,440	Non-viable					No AH required	0		
31	Hotel	Core	£3,304,693	£2,830,527	£474,165	Viable					No resi	0		
32	Residential only on existing office	Core	£2,450,552	£4,577,898	-£2,127,338	Non-viable					No AH required	0		
33	Residential MU	Core	£56,489,622	£23,700,153	£32,789,469	Viable					AH required	0		
34	Office - MU	Core	£78,086,855	£56,741,251	£21,345,604	Viable					No AH required	0		
35	Residential only on existing resi	Core	£780,002	£855,497	-£75,495	Non-viable					No AH required	0		
36	Residential only on existing office	Core	£3,271,817	£3,406,913	-£135,096	Non-viable					AH required	0		
37	Residential only on existing other	Core	£2,438,409	£8,378,517	-£5,940,108	Non-viable					No AH required	0		
38	Residential only on existing other	Core	£1,610,164	£2,562,115	-£951,950	Non-viable					No AH required	0		
39	Residential only on existing resi	Prime	£1,218,337	£2,801,187	-£1,582,851	Non-viable					No AH required	0		
40	Residential only on existing resi	Prime	£2,294,241	£4,805,181	-£2,510,940	Non-viable					No AH required	0		
41	Residential only on existing resi	Prime	£1,553,298	£2,273,820	-£720,523	Non-viable					No AH required	0		
42	Residential only on existing office	Prime	£20,786,470	£35,554,646	-£14,768,175	Non-viable					AH required	0		
43	Residential MU	Prime	£41,668,131	£13,559,176	£1,009,358,182	Viable					AH required	0		
44	Residential only on existing other	Prime	£32,445,948	£87,019,530	-£54,573,581	Non-viable					AH required	0		
45	Residential MU	Prime	£2,417,332	£1,201,233	£1,216,099	Viable					No AH required	0		
46	Residential only on existing office	Prime	£2,211,669	£14,049,227	-£11,837,558	Non-viable					AH required	0		
47	Hotel - convy of car park	Core	£3,021,920	£203,774	£2,818,146	Viable					No resi	0		
48	Office	Core	£1,520,004	£1,115,010	£404,994	Viable					No resi	0		
49	Residential only on existing resi	Prime	£1,026,873	£3,863,488	-£2,836,615	Non-viable					No AH required	0		
50	Residential only on existing resi	Prime	£717,757	£1,801,246	-£1,083,489	Non-viable					No AH required	0		
51	Residential only on existing resi	Prime	£2,574,125	£4,569,171	-£1,995,046	Non-viable					No AH required	0		
52	Residential only on existing resi	Prime	£1,606,359	£3,546,388	-£1,940,030	Non-viable					No AH required	0		
53	Residential only on existing resi	Prime	£3,838,842	£8,844,274	-£5,005,432	Non-viable					AH required	0		
54	Residential only on existing resi	Prime	£1,249,484	£1,783,985	-£534,501	Non-viable					No AH required	0		
55	Residential only on existing other	Prime	£186,500,183	£64,263,076	£124,237,107	Viable					AH required	0		
56	Residential only on existing resi	Prime	£41,668,131	£37,064,778	£4,603,353	Viable					AH required	0		
57	Residential MU	Core	£11,663,773	£8,495,344	£3,168,429	Viable					AH required	0		
58	Residential only on former hotel/resi	Core	£4,760,318	£10,804,332	-£6,044,014	Non-viable					AH required	0		
59	Residential MU	Core	£6,358,358	£25,644,772	-£19,286,414	Non-viable					AH required	0		
60	Residential MU	Core	£3,054,121	£8,237,341	-£5,183,220	Non-viable					AH required	0		
61	Residential MU	Core	£7,793,815	£696,707	£7,097,108	Viable					AH required	0		
62	Office - Mu with resi	Prime	£734,883,824	£406,054,545	£328,829,279	Viable					AH required	0		
63	Office and hotel	Prime	£91,742,496	£76,957,293	£14,785,203	Viable					No resi	0		
64	Retail only	Prime	£53,958,280	£13,788,890	£40,169,390	Viable					No resi	0		
65	Residential only	Core	£863,540	£648,050	£215,490	Viable					No AH required	0		
66	Hotel extension	Core	£131,401	£0	£131,401	Viable					No resi	0		
67	Hotel extension	Core	£341,078	£0	£341,078	Viable					No resi	0		
68	Hotel extension	Core	£106,166	£0	£106,166	Viable					No resi	0		
69	Office	Fringe	£388,975	£0	£388,975	Viable					No resi	0		
70	Hotel extension	Core	£93,421	£0	£93,421	Viable					No resi	0		
71	Hotel extension	Core	£467,947	£0	£467,947	Viable					No resi	0		
72	Residential only on existing office	Prime	£51,791,587	£45,912,507	£5,879,080	Viable					AH required	0		
73	Residential only on existing office	Prime	£97,497,597	£91,825,014	£5,672,583	Viable					AH required	0		
74	Residential only on existing office	Core	£24,905,616	£30,111,090	-£5,205,474	Non-viable					AH required	0		
75	Residential only on existing office	Core	£49,820,050	£60,222,180	-£10,402,130	Non-viable					AH required	0		
76	Residential only on existing office	Fringe	£10,123,238	£10,170,126	-£46,888	Non-viable					AH required	0		
77	Residential only on existing office	Fringe	£20,255,661	£20,340,252	-£84,591	Non-viable					AH required	0		
78	Office on existing office	Prime	£71,695,671	£45,912,507	£25,783,164	Viable					No resi	0		
79	Office on existing office	Prime	£38,233,038	£22,956,254	£15,276,784	Viable					No resi	0		
80	Office on existing office	Core	£57,385,393	£27,776,763	£29,608,630	Viable					AH required	0		
81	Office on existing office	Core	£45,906,231	£15,055,545	£30,850,686	Viable					AH required	0		
82	Office on existing office	Fringe	£30,593,298	£10,170,126	£20,423,172	Viable					No resi	0		
83	Office on existing office	Fringe	£16,311,540	£5,085,063	£11,226,477	Viable					No resi	0		
84	Retail on existing retail	Prime	£129,788,975	£23,265,485	£106,523,490	Viable					No resi	0		
85	Retail on existing retail	Prime	£230,743,961	£46,530,970	£184,212,990	Viable					No resi	0		
86	Retail on existing retail	Prime	£129,788,726	£23,265,485	£106,523,241	Viable					No resi	0		
87	Retail on existing retail	Prime	£230,743,711	£46,530,970	£184,212,741	Viable					No resi	0		
88	Retail on existing retail	Core	£29,974,415	£11,861,642	£18,112,774	Viable					AH required	0		
89	Retail on existing retail	Core	£53,296,241	£23,723,283	£29,572,958	Viable					No resi	0		
90	Retail on existing retail	Fringe	£9,286,263	£7,112,811	£2,173,452	Viable					No resi	0		
91	Retail on existing retail	Fringe	£16,517,498	£14,225,623	£2,291,875	Viable					No resi	0		
92	Hotel	Core	£5,573,355	£2,830,527	£2,742,828	Viable					No resi	0		
93	Resi on existing other	Prime	£217,391,598	£39,030,841	£178,360,757	Viable					AH required	0		
94	Retail with resi on existing office and B8	Prime	£592,328,133	£79,565,718	£512,762,415	Viable					AH required	0		
95	Retail with resi on existing retail and office	Prime	£212,637,189	£44,867,576	£167,769,613	Viable					AH required	0		
96	Retail with office on existing retail and office	Prime	£193,475,237	£96,551,115	£96,924,122	Viable					No resi	0		
97	Retail on existing office and retail	Prime	£141,991,492	£56,058,737	£85,932,755	Viable					AH required	0		
98	Retail on existing office and retail	Prime	£129,122,979	£107,910,141	£21,212,838	Viable					AH required	0		
99	Retail with office on existing C2	Prime	£557,193,994	£61,821,282	£495,372,713	Viable					AH required	0		
100	Retail with office/resi on existing office	Prime	£177,996,162	£162,373,283	£15,622,879	Viable					AH required	0		
101	Retail with office on existing retail	Prime	£102,481,747	£102,447,659	£34,089	Viable					AH required	0		
102	Retail with office on existing retail	Prime	£18,956,637	£9,623,923	£9,332,714	Viable					No AH required	0		
103	Retail with office on existing retail and office	Prime	£87,129,404	£42,706,604	£44,422,800	Viable					No resi	0		
104	Retail on existing office and retail	Prime	£11,079,493	£8,103,869	£2,975,624	Viable					No AH required	0		
105	Retail with resi on existing office	Prime	£6,552,853	£3,324,791	£3,228,062	Viable					No AH required	0		
106	Retail on existing retail and office	Prime	£35,501,154	£15,150,034	£20,351,119	Viable					No AH required	0		
107	Hotel on existing govt building	Prime	£64,253,010	£0	£64,253,010	Viable					AH required	0		
108	Hotel on existing govt building	Prime	£28,415,688	£577,713	£27,837,975	Viable					No resi	0		
109	Hotel with retail on existing members club	Prime	£21,296,675	£463,008	£20,833,667	Viable					No resi	0		
110	Hotel on existing office	Prime	£3,178,888	£6,602,219	-£3,423,330	Non-viable					No resi	0		
111	Hotel on existing hotel (Extension)	Prime	£1,223,840	£0	£1,223,840	Viable								

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		57 schemes		25%		40%	
		Sustainability:		Off		Commercial AH cont		Off	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£53,051,944	£36,094,248	£16,957,697	Viable	AH required	0	
2	Office - MU with resi and retail	Prime	£39,200,400	£21,459,506	£17,740,894	Viable	AH required	0	
3	Residential only on existing office	Core	£769,659	£1,535,666	£766,007	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£4,254,038	£5,976,526	£1,722,488	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£11,854,121	£3,963,133	£7,890,988	Viable	No AH required	0	
6	Retail MU	Prime	£135,138,290	£27,987,321	£107,150,968	Viable	No AH required	0	
7	Residential only on existing office	Core	£5,182,477	£7,561,217	£2,378,741	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£3,404,535	£4,995,281	£1,590,746	Non-viable	No AH required	0	
9	D1	Core	£377,295	£761,410	£1,138,705	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£6,529,972	£10,064,022	£3,534,049	Non-viable	AH required	0	
11	Office - MU	Prime	£116,220,647	£96,875,390	£19,345,257	Viable	AH required	0	
12	Residential MU	Core	£40,342,753	£4,416,346	£35,926,407	Viable	AH required	0	
13	Retail only	Prime	£40,121,975	£8,980,477	£31,141,498	Viable	No resi	0	
14	Residential only on existing resi	Core	£753,275	£1,451,647	£698,372	Non-viable	No AH required	0	
15	Office - MU	Prime	£219,782,870	£162,430,981	£57,351,889	Viable	No resi	0	
16	Residential only on existing resi	Prime	£6,251,168	£8,912,901	£2,661,733	Non-viable	AH required	0	
17	Residential only on existing office	Core	£720,776	£554,044	£166,732	Viable	No AH required	0	
18	Residential only on existing resi	Fringe	£310,678	£1,012,869	£702,191	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£1,715,724	£1,590,920	£1,564,804	Viable	AH required	0	
20	Residential only on existing other	Fringe	£18,545,914	£1,396,651	£17,149,264	Viable	AH required	0	
21	Residential only on existing resi	Fringe	£709,681	£211,503	£498,178	Viable	No AH required	0	
22	Office - MU	Fringe	£6,470,212	£3,370,390	£3,099,833	Viable	No AH required	0	
23	Residential MU	Core	£34,220,638	£2,305,548	£31,915,090	Viable	AH required	0	
24	Residential only on existing office	Core	£3,139,007	£5,504,307	£2,365,300	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,942,176	£1,805,183	£136,993	Viable	No resi	0	
26	Residential only on existing resi	Core	£774,875	£728,860	£46,015	Viable	No AH required	0	
27	Residential only on existing office	Core	£3,211,875	£5,112,863	£1,900,988	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£700,255	£1,232,468	£532,213	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£3,364,510	£4,858,502	£1,493,992	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£294,573	£732,549	£437,977	Non-viable	No AH required	0	
31	Hotel	Core	£3,305,351	£2,830,527	£474,824	Viable	No resi	0	
32	Residential only on existing office	Core	£2,740,640	£4,577,890	£1,837,250	Non-viable	No AH required	0	
33	Residential MU	Core	£57,800,776	£23,700,153	£34,100,624	Viable	AH required	0	
34	Office - MU	Core	£78,315,664	£56,741,251	£21,574,413	Viable	No AH required	0	
35	Residential only on existing resi	Core	£872,817	£855,497	£17,320	Viable	No AH required	0	
36	Residential only on existing office	Core	£3,681,702	£3,406,913	£274,789	Viable	AH required	0	
37	Residential only on existing other	Core	£2,745,213	£8,378,517	£5,633,305	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£1,810,751	£2,562,115	£751,363	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£1,342,629	£2,801,187	£1,458,558	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£2,527,422	£4,805,181	£2,277,759	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£1,699,539	£2,273,820	£574,281	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£22,706,440	£35,554,646	£12,848,206	Non-viable	AH required	0	
43	Residential MU	Prime	£36,044,375	£13,559,176	£1,097,358,025	Viable	AH required	0	
44	Residential only on existing other	Prime	£36,044,375	£87,019,530	£50,975,155	Non-viable	AH required	0	
45	Residential MU	Prime	£2,458,534	£1,201,233	£1,257,300	Viable	No AH required	0	
46	Residential only on existing office	Prime	£2,553,366	£14,049,227	£11,495,861	Non-viable	AH required	0	
47	Hotel - convy of car park	Core	£3,022,910	£203,774	£2,819,136	Viable	No resi	0	
48	Office	Core	£1,521,030	£1,115,010	£406,020	Viable	No resi	0	
49	Residential only on existing resi	Prime	£1,186,757	£3,863,488	£2,676,731	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£829,861	£1,801,246	£971,385	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£2,839,423	£4,569,171	£1,729,747	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£1,772,594	£3,546,388	£1,773,794	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£4,292,322	£8,844,274	£4,551,953	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£1,394,603	£1,783,985	£389,381	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£209,890,462	£64,263,076	£145,627,386	Viable	AH required	0	
56	Residential only on existing resi	Prime	£48,002,102	£97,064,778	£49,062,676	Non-viable	AH required	0	
57	Residential MU	Core	£12,592,356	£8,495,344	£4,097,013	Viable	AH required	0	
58	Residential only on former hotel/resi	Core	£5,620,370	£10,804,332	£5,183,962	Non-viable	AH required	0	
59	Residential MU	Core	£7,167,962	£25,644,772	£18,476,809	Non-viable	AH required	0	
60	Residential MU	Core	£3,365,937	£8,237,341	£4,871,404	Non-viable	AH required	0	
61	Residential MU	Core	£8,697,230	£696,707	£8,000,523	Viable	AH required	0	
62	Office - Mu with resi	Prime	£747,776,637	£406,054,545	£341,722,091	Viable	AH required	0	
63	Office and hotel	Prime	£91,743,803	£76,957,293	£14,786,510	Viable	No resi	0	
64	Retail only	Prime	£53,959,649	£13,788,890	£40,170,759	Viable	No resi	0	
65	Residential only	Core	£955,257	£648,050	£307,207	Viable	No AH required	0	
66	Hotel extension	Core	£132,812	£0	£132,812	Viable	No resi	0	
67	Hotel extension	Core	£342,511	£0	£342,511	Viable	No resi	0	
68	Hotel extension	Core	£107,621	£0	£107,621	Viable	No resi	0	
69	Office	Fringe	£360,451	£0	£360,451	Viable	No resi	0	
70	Hotel extension	Core	£94,919	£0	£94,919	Viable	No resi	0	
71	Hotel extension	Core	£469,466	£0	£469,466	Viable	No resi	0	
72	Residential only on existing office	Prime	£56,772,874	£45,912,507	£10,860,367	Viable	AH required	0	
73	Residential only on existing office	Prime	£106,872,880	£91,825,014	£15,047,866	Viable	AH required	0	
74	Residential only on existing office	Core	£27,663,998	£30,111,090	£2,447,092	Non-viable	AH required	0	
75	Residential only on existing office	Core	£55,335,342	£60,222,180	£4,886,838	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£11,735,955	£10,170,126	£1,565,829	Viable	AH required	0	
77	Residential only on existing office	Fringe	£23,479,566	£20,340,252	£3,139,314	Viable	AH required	0	
78	Office on existing office	Prime	£71,697,288	£45,912,507	£25,784,781	Viable	No resi	0	
79	Office on existing office	Prime	£38,234,676	£22,956,254	£15,278,422	Viable	No resi	0	
80	Office on existing office	Core	£58,785,150	£37,708,763	£21,076,387	Viable	AH required	0	
81	Office on existing office	Core	£47,027,183	£15,055,545	£31,971,638	Viable	AH required	0	
82	Office on existing office	Fringe	£30,594,999	£10,170,126	£20,424,873	Viable	No resi	0	
83	Office on existing office	Fringe	£16,313,261	£5,085,063	£11,228,198	Viable	No resi	0	
84	Retail on existing retail	Prime	£129,790,717	£23,265,485	£106,525,231	Viable	No resi	0	
85	Retail on existing retail	Prime	£230,745,723	£46,530,970	£184,214,753	Viable	No resi	0	
86	Retail on existing retail	Prime	£129,790,509	£23,265,485	£106,525,024	Viable	No resi	0	
87	Retail on existing retail	Prime	£230,745,516	£46,530,970	£184,214,545	Viable	No resi	0	
88	Retail on existing retail	Core	£29,976,240	£11,861,642	£18,114,599	Viable	AH required	0	
89	Retail on existing retail	Core	£53,298,088	£23,723,283	£29,574,804	Viable	No resi	0	
90	Retail on existing retail	Fringe	£9,288,130	£7,112,811	£2,175,318	Viable	No resi	0	
91	Retail on existing retail	Fringe	£16,519,385	£14,225,623	£2,293,762	Viable	No resi	0	
92	Hotel	Core	£55,575,293	£2,830,527	£2,744,766	Viable	No resi	0	
93	Resi on existing other	Prime	£238,605,217	£39,038,941	£199,566,276	Viable	AH required	0	
94	Retail with resi on existing office and B8	Prime	£804,828,226	£79,565,718	£525,262,508	Viable	AH required	0	
95	Retail with resi on existing retail and office	Prime	£213,514,355	£44,867,576	£168,646,779	Viable	AH required	0	
96	Retail with office on existing retail and office	Prime	£193,477,228	£96,551,115	£96,926,113	Viable	No resi	0	
97	Retail on existing office and retail	Prime	£143,609,539	£56,058,737	£87,550,803	Viable	AH required	0	
98	Retail on existing office and retail	Prime	£133,525,014	£107,910,141	£25,614,873	Viable	AH required	0	
99	Retail with office on existing C2	Prime	£576,994,886	£61,821,282	£515,173,604	Viable	AH required	0	
100	Retail with office/resi on existing office	Prime	£185,835,225	£162,373,283	£23,461,941	Viable	AH required	0	
101	Retail with office on existing retail	Prime	£108,463,155	£102,447,659	£6,015,496	Viable	AH required	0	
102	Retail with office on existing retail	Prime	£19,262,589	£9,623,923	£9,638,666	Viable	No AH required	0	
103	Retail with office on existing retail and office	Prime	£87,131,540	£42,706,604	£44,424,936	Viable	No resi	0	
104	Retail on existing office and retail	Prime	£1,558,650	£8,103,869	£3,454,981	Viable	No AH required	0	
105	Retail with resi on existing office	Prime	£5,683,276	£3,324,791	£3,358,485	Viable	No AH required	0	
106	Retail on existing retail and office	Prime	£35,924,808	£15,150,034	£20,774,774	Viable	No AH required	0	
107	Hotel on existing govt building	Prime	£65,073,054	£0	£65,073,054	Viable	AH required	0	
108	Hotel on existing govt building	Prime	£28,417,927	£577,713	£27,840,214	Viable	No resi	0	
109	Hotel with retail on existing members club	Prime	£21,298,935	£463,008	£20,835,927	Viable	No resi	0	
110	Hotel on existing office	Prime	£3,181,206	£6,602,219	£3,421,013	Non-viable	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,226,177	£0	£1,226,177	Viable	No resi	0	
112	Hotel on existing office	Core	£6,587,694	£15,019,412	£8,431,718	Non-viable	No resi	0	
113	Office with resi on existing C2	Prime	£576,993,497	£61,821,282	£515,172,215	Viable	AH required	0	
114	Office with resi on existing office and B8	Prime	£595,887,895	£79,565,718	£516,322,177	Viable	AH required	0	
115	Office with retail on existing office and retail	Prime	£430,257,008	£248,517,253	£181,739,755	Viable	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£53,934,430	£22,463,653	£31,470,776	Viable	AH required	0	
117	Office with retail on existing office	Prime	£22,768,049	£167,038,994	£144,270,945	Viable	No resi	0	
118	Office with retail on existing office and retail	Prime	£87,129,985	£42,706,604	£44,423,381	Viable	No resi	0	
119	Office on existing office	Prime	£40,142,672	£29,292,180	£10,850,493	Viable	No resi	0	
120	Office on existing office	Prime	£21,336,638	£12,429,534	£8,907,104	Viable	No resi	0	
121	Office with retail on existing office and retail	Prime	£193,474,636	£96,551,115	£96,923,521	Viable	No resi	0	
122	Office on existing office	Prime	£16,659,887	£12,185,179	£4,474,708	Viable	No AH required	0	
123	ST: Resi and office on existing office and B8	Core	£329,436,101	£53,363,808	£276,072,293	Viable	AH required	0	
124	ST: Resi on existing resi, retail and D1	Core	£33,444,255	£37,851,433	£4,407,178	Non-viable	AH required	0	
125	ST: Resi, retail, office and hotel on existing	Prime	£730,082,244	£505,208,870	£224,873				

SUSTAINABILITY		COMMERCIAL AH CONT.		OFF		AH PERCENTAGE		20% 40%	
Proxy number	Development type	Area	BLV	BLV	Surplus/Deficit	Viab/Non viab	Rentled percentage	Com PIL	
1	Office - MU with resi and retail	Prime	E53,689,525	E36,094,248	E17,595,278	Viab	AH required	0	
2	Office - MU with resi and retail	Prime	E231,790,560	E21,459,506	E18,331,054	Viab	AH required	0	
3	Residential only on existing office	Core	E874,804	E1,535,666	-E660,861	Non-viab	No AH required	0	
4	Residential only on existing resi	Prime	E4,659,771	E5,976,526	-E1,316,756	Non-viab	No AH required	0	
5	Office with resi	Prime	E12,179,815	E3,963,133	E8,126,682	Viab	No AH required	0	
6	Retail MU	Prime	E135,468,032	E27,987,321	E107,480,711	Viab	No AH required	0	
7	Residential only on existing office	Core	E5,735,602	E7,561,217	-E1,825,616	Non-viab	AH required	0	
8	Residential only on existing office	Prime	E3,728,720	E4,995,281	-E1,266,561	Non-viab	AH required	0	
9	Residential only on existing office	Core	E3,777,103	E7,611,410	-E1,138,513	Non-viab	No resi	0	
10	Office - MU	Prime	E7,225,053	E10,054,022	-E2,838,968	Non-viab	AH required	0	
11	Office - MU	Prime	E116,633,342	E36,875,390	E19,947,952	Viab	AH required	0	
12	Residential MU	Prime	E43,837,099	E4,416,346	E39,420,753	Viab	AH required	0	
13	Retail only	Prime	E40,122,249	E8,980,477	E31,141,772	Viab	No resi	0	
14	Residential only on existing resi	Core	E827,844	E1,451,647	-E623,803	Non-viab	No AH required	0	
15	Office - MU	Prime	E219,783,182	E162,430,981	E57,352,200	Viab	No resi	0	
16	Residential only on existing resi	Prime	E6,920,444	E8,912,901	-E1,992,457	Non-viab	AH required	0	
17	Residential only on existing office	Core	E806,474	E554,044	E252,430	Viab	No AH required	0	
18	Residential only on existing resi	Fringe	E351,533	E1,012,869	-E661,336	Non-viab	No AH required	0	
19	Residential only on existing other	Fringe	E1,950,747	E1,950,920	E1,799,827	Viab	AH required	0	
20	Residential only on existing other	Fringe	E21,167,869	E1,396,651	E19,771,218	Viab	AH required	0	
21	Residential only on existing resi	Fringe	E790,278	E211,503	E578,776	Viab	No AH required	0	
22	Office - MU	Core	E6,599,487	E20,390,380	-E13,790,893	Non-viab	No AH required	0	
23	Residential MU	Core	E38,762,101	E2,305,548	E36,456,553	Viab	AH required	0	
24	Residential only on existing office	Core	E3,510,245	E5,504,307	-E1,994,063	Non-viab	AH required	0	
25	Residential only on existing resi	Core	E1,942,706	E1,805,183	E137,523	Viab	No resi	0	
26	Residential only on existing resi	Core	E851,073	E728,860	E122,214	Viab	No AH required	0	
27	Residential only on existing office	Core	E3,569,301	E5,112,863	-E1,543,562	Non-viab	No AH required	0	
28	Residential only on existing resi	Core	E769,231	E1,232,468	-E463,237	Non-viab	No AH required	0	
29	Residential only on existing office	Core	E3,744,636	E4,858,502	-E1,113,866	Non-viab	AH required	0	
30	Residential only on existing resi	Core	E332,035	E732,549	-E400,514	Non-viab	No AH required	0	
31	Hotel	Core	E3,306,093	E2,830,527	E475,481	Viab	No resi	0	
32	Residential only on existing office	Core	E3,030,728	E4,577,890	-E1,547,162	Non-viab	No AH required	0	
33	Residential MU	Core	E59,111,331	E23,700,153	E35,411,178	Viab	AH required	0	
34	Office - MU	Core	E78,544,472	E96,741,281	-E18,196,809	Non-viab	No AH required	0	
35	Residential only on existing resi	Core	E965,630	E855,497	E110,133	Viab	No AH required	0	
36	Residential only on existing office	Core	E4,091,585	E3,406,913	E684,672	Viab	AH required	0	
37	Residential only on existing other	Core	E3,052,016	E8,378,517	-E5,326,501	Non-viab	No AH required	0	
38	Residential only on existing other	Core	E2,011,339	E2,562,115	-E550,776	Non-viab	No AH required	0	
39	Residential only on existing resi	Prime	E1,466,922	E2,801,187	-E1,334,265	Non-viab	No AH required	0	
40	Residential only on existing resi	Prime	E2,760,603	E4,805,181	-E2,044,578	Non-viab	No AH required	0	
41	Residential only on existing resi	Prime	E1,845,779	E2,273,820	-E428,041	Non-viab	No AH required	0	
42	Residential only on existing office	Prime	E24,656,409	E35,554,646	-E10,898,236	Non-viab	AH required	0	
43	Residential MU	Prime	#####	E13,559,176	E1,185,357,867	Viab	AH required	0	
44	Residential only on existing other	Prime	E39,642,802	E87,019,530	-E47,376,728	Non-viab	AH required	0	
45	Residential MU	Prime	E2,499,735	E1,201,233	E1,298,501	Viab	No AH required	0	
46	Residential only on existing office	Prime	E2,895,065	E14,049,227	-E11,154,162	Non-viab	AH required	0	
47	Hotel - conv of car park	Core	E3,023,800	E203,774	E2,820,126	Viab	No resi	0	
48	Office	Prime	E1,522,057	E1,115,010	E407,047	Viab	No resi	0	
49	Residential only on existing resi	Prime	E1,346,641	E3,863,488	-E2,516,847	Non-viab	No AH required	0	
50	Residential only on existing resi	Prime	E941,965	E1,801,246	-E859,282	Non-viab	No AH required	0	
51	Residential only on existing resi	Prime	E3,104,723	E4,569,171	-E1,464,447	Non-viab	No AH required	0	
52	Residential only on existing resi	Prime	E1,938,830	E3,546,388	-E1,607,558	Non-viab	No AH required	0	
53	Residential only on existing resi	Prime	E4,745,801	E8,844,274	-E4,098,473	Non-viab	AH required	0	
54	Residential only on existing resi	Prime	E1,539,723	E1,783,985	-E244,262	Non-viab	No AH required	0	
55	Residential only on existing other	Prime	E231,280,742	E64,263,076	E167,017,666	Viab	AH required	0	
56	Residential only on existing resi	Prime	E50,336,072	E97,064,778	-E46,728,706	Non-viab	AH required	0	
57	Residential MU	Core	E13,520,940	E8,495,344	E5,025,597	Viab	AH required	0	
58	Residential only on former hotel/resi	Core	E6,480,421	E10,804,332	-E4,323,911	Non-viab	AH required	0	
59	Residential MU	Core	E7,977,566	E23,464,772	-E15,487,206	Non-viab	AH required	0	
60	Residential MU	Core	E3,677,754	E8,237,341	-E4,559,587	Non-viab	AH required	0	
61	Residential MU	Core	E9,600,645	E6,967,707	E8,903,938	Viab	AH required	0	
62	Office - MU with resi	Prime	E760,669,449	E406,054,545	E354,614,904	Viab	AH required	0	
63	Office and hotel	Prime	E91,745,109	E76,957,293	E14,787,815	Viab	No resi	0	
64	Retail only	Prime	E53,961,018	E13,788,890	E40,172,128	Viab	No resi	0	
65	Residential only	Prime	E1,046,974	E648,050	E398,924	Viab	No AH required	0	
66	Hotel extension	Core	E134,224	£0	E134,224	Viab	No resi	0	
67	Hotel extension	Core	E343,945	£0	E343,945	Viab	No resi	0	
68	Hotel extension	Core	E109,076	£0	E109,076	Viab	No resi	0	
69	Office	Fringe	E361,927	£0	E361,927	Viab	No resi	0	
70	Hotel extension	Core	E36,416	£0	E36,416	Viab	No resi	0	
71	Hotel extension	Core	E470,985	£0	E470,985	Viab	No resi	0	
72	Residential only on existing office	Prime	E61,754,162	E45,912,607	E15,841,555	Viab	AH required	0	
73	Residential only on existing office	Prime	E116,248,162	E91,825,014	E24,423,148	Viab	AH required	0	
74	Residential only on existing office	Core	E30,422,378	E30,111,090	E311,288	Viab	AH required	0	
75	Residential only on existing office	Core	E60,850,634	E60,222,180	E628,454	Viab	AH required	0	
76	Residential only on existing office	Fringe	E13,348,673	E10,170,126	E3,178,547	Viab	AH required	0	
77	Residential only on existing office	Fringe	E26,703,407	E20,340,252	E6,363,128	Viab	AH required	0	
78	Office on existing office	Prime	E71,698,906	E45,912,607	E25,786,399	Viab	No resi	0	
79	Office on existing office	Prime	E38,236,314	E22,956,254	E15,280,060	Viab	No resi	0	
80	Office on existing office	Core	E60,186,906	E21,077,763	E39,109,143	Viab	AH required	0	
81	Office on existing office	Core	E48,148,136	E15,055,545	E33,092,591	Viab	AH required	0	
82	Office on existing office	Fringe	E30,596,700	E10,170,126	E20,426,574	Viab	No resi	0	
83	Office on existing office	Fringe	E6,314,989	E1,229,963	E5,085,026	Viab	No resi	0	
84	Retail on existing retail	Prime	E129,792,455	E32,285,485	E106,506,970	Viab	No resi	0	
85	Retail on existing retail	Core	E230,747,486	E46,530,970	E184,216,516	Viab	No resi	0	
86	Retail on existing retail	Prime	E129,792,293	E32,285,485	E106,506,808	Viab	No resi	0	
87	Retail on existing retail	Prime	E230,747,320	E46,530,970	E184,216,350	Viab	No resi	0	
88	Retail on existing retail	Core	E29,978,066	E11,861,642	E18,116,424	Viab	AH required	0	
89	Retail on existing retail	Core	E53,299,933	E23,723,283	E29,576,650	Viab	No resi	0	
90	Retail on existing retail	Fringe	E9,289,996	E7,112,811	E2,177,184	Viab	No resi	0	
91	Retail on existing retail	Fringe	E16,521,273	E14,225,623	E2,295,650	Viab	No resi	0	
92	Hotel	Core	E5,577,231	E2,830,527	E2,746,704	Viab	No resi	0	
93	Resi on existing other	Prime	E259,818,837	E39,039,841	E220,778,996	Viab	AH required	0	
94	Retail with resi on existing office and B8	Prime	E617,328,318	E79,585,718	E537,762,600	Viab	AH required	0	
95	Retail with resi on existing retail and office	Prime	E214,391,521	E44,867,576	E169,523,945	Viab	AH required	0	
96	Retail with resi on existing retail and office	Prime	E193,479,219	E36,551,113	E156,928,104	Viab	AH required	0	
97	Retail on existing office and retail	Prime	E145,227,586	E56,058,737	E89,168,850	Viab	AH required	0	
98	Retail on existing office and retail	Prime	E137,927,048	E107,910,141	E30,016,907	Viab	AH required	0	
99	Retail with office on existing C2	Prime	E596,795,776	E61,821,282	E534,974,495	Viab	AH required	0	
100	Retail with office/resi on existing office	Prime	E193,674,287	E162,373,283	E31,301,004	Viab	AH required	0	
101	Retail with office on existing retail	Prime	E114,444,563	E102,447,659	E11,996,904	Viab	AH required	0	
102	Retail with office on existing retail	Prime	E19,568,540	E9,623,923	E9,944,618	Viab	No AH required	0	
103	Retail with office on existing retail and office	Prime	E87,133,676	E42,706,604	E44,427,072	Viab	No resi	0	
104	Retail on existing office and retail	Prime	E12,038,205	E8,103,869	E3,934,337	Viab	No AH required	0	
105	Retail with resi on existing office	Prime	E6,813,700	E3,324,791	E3,488,909	Viab	No AH required	0	
106	Retail on existing retail and office	Prime	E36,348,463	E15,150,034	E21,198,429	Viab	No AH required	0	
107	Hotel on existng govt building	Prime	E65,893,998	£0	E65,893,998	Viab	AH required	0	
108	Hotel on existing govt building	Prime	E28,420,187	E577,713	E27,842,454	Viab	No resi	0	
109	Hotel with retail on existing members club	Prime	E21,301,195	E463,008	E20,838,187	Viab	No resi	0	
110	Hotel on existing office	Prime	E3,183,522	E6,602,219	-E3,418,697	Non-viab	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	E1,228,515	£0	E1,228,515	Viab	No resi	0	
112	Hotel on existing office	Prime	E6,590,016	E15,019,412	-E8,429,396	Non-viab	No resi	0	
113	Office with resi on existing C2	Prime	E596,794,666	E61,821,282	E534,973,385	Viab	AH required	0	
114	Office with resi on existing office and B8	Prime	E608,203,653	E79,565,718	E528,637,935	Viab	AH required	0	
115	Office with retail on existing office and retail	Prime	E430,259,393	E248,517,253	E181,742,140	Viab	No resi	0	
116	Office with retail on existing hotel and retail	Prime	E56,712,607	E22,463,653	E34,248,954	Viab	AH required	0	
117	Office with retail on existing office	Prime	E224,502,250	E167,038,884	E57,463,366	Viab	AH required	0	
118	Office with retail on existing office and retail	Prime	E87,132,431	E42,706,604	E44,425,827	Viab	No resi	0	
119	Office on existing office	Prime	E40,145,140	E29,592,180	E10,552,960	Viab	No resi	0	
120	Office on existing office	Prime	E21,339,127	E12,429,534	E8,909,593	Viab	No resi	0	
121	Office with retail on existing office and retail	Prime	E193,477,145	E36,551,115	E156,926,030	Viab	No resi	0	
122	Office on existing office	Prime	E16,873,894	E12,185,179	E4,688,715	Viab	No AH required	0	
123	ST: Resi and office on existing office and B8	Core	E337,396,523	E53,363,808	E284,022,715	Viab	AH required	0	
124	ST: Resi on existing resi, retail and D1	Core	E36,607,540	E37,851,433	-E1,243,893	Non-viab	AH required	0	
125	ST: Resi, retail, office and hotel on existing	Prime	E738,561,155	E505,208,870	E233,352,285	Viab	AH required	0	
126	ST: Resi on existing electricity transfer stat	Prime	E86,010,661	E130,749	E85,879,912	Viab	AH required	0	
127	ST: Resi with office on existing resi and D1	Core	E14,439,432	E16,541,101	-E2,101,669	Non-viab	AH required	0	
128	Nightclub in cinema basement	Prime	E15,786	E228,331	-E212,545	Non-viab	No resi	0	
129	Nightclub with leisure on existing retail and office	Prime	E368,127,818	E106,805,519	E261,322,299	Viab	No resi	0	
130	Nightclub with resi on existing retail	Prime	E6,328,649	E21,677,213	-E15,348,564	Non-viab	No AH required	0	
131	Casino on existing hotel	Prime	E169,595,647	E126,600,078	E42,995,569	Viab	No resi	0	
132	Casino with existing retail and office	Prime	E368,057,136	E106,805,518	E261,251,617	Viab	No resi	0	
133	Casino office on existing office	Prime	E174,078,676	E12,088,746	E161,989,930	Non-viab	No resi	0	
134	Resi with office on existing office and B8	Core	E337,385,651	E53,363,808	E284,021,843	Viab	AH required	0	
135	Resi with office on existing C2	Core	E359,696,314	E32,638,444	E327,057,870	Viab	AH required	0	

WESTMINSTER LOCAL PLAN				50 schemes		35%		40%	
				Sustainability:		On		Commercial AH cont	
				Off		AH percentage		Rented percentage	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable			Com PIL
1	Office MU	Prime	£51,465,984	£36,094,248	£15,371,737	Viable		AH required	0
2	Office - MU with resi and retail	Prime	£37,609,958	£21,459,506	£16,150,452	Viable		AH required	0
3	Residential only on existing office	Core	£474,892	£1,535,666	£1,060,773	Non-viable		No AH required	0
4	Residential only on existing resi	Prime	£3,248,245	£5,976,526	£2,728,281	Non-viable		No AH required	0
5	Hotel with resi	Prime	£11,032,002	£3,963,133	£7,068,869	Viable		No AH required	0
6	Retail MU	Prime	£134,264,590	£27,987,321	£106,277,268	Viable		No AH required	0
7	Residential only on existing office	Core	£3,750,621	£7,561,217	£3,810,596	Non-viable		AH required	0
8	Residential only on existing office	Prime	£2,601,352	£4,995,281	£2,393,929	Non-viable		No AH required	0
9	D1	Core	£377,681	£761,410	£1,139,090	Non-viable		No resi	0
10	Residential only on existing office	Prime	£4,756,728	£10,064,022	£5,307,293	Non-viable		AH required	0
11	Office - MU	Prime	£114,706,792	£96,875,390	£17,831,402	Viable		AH required	0
12	Residential MU	Core	£31,349,986	£4,416,346	£26,933,641	Viable		AH required	0
13	Retail only	Prime	£40,121,428	£8,980,477	£31,140,951	Viable		No resi	0
14	Residential only on existing resi	Core	£562,296	£1,451,647	£889,351	Non-viable		No AH required	0
15	Office - MU	Prime	£219,782,249	£162,430,981	£57,351,268	Viable		No resi	0
16	Residential only on existing resi	Prime	£4,542,099	£8,912,901	£4,370,803	Non-viable		AH required	0
17	Residential only on existing office	Core	£485,223	£554,044	£68,821	Non-viable		No AH required	0
18	Residential only on existing resi	Fringe	£188,987	£1,012,869	£823,882	Non-viable		No AH required	0
19	Residential only on existing other	Fringe	£1,009,032	£150,920	£858,112	Viable		AH required	0
20	Residential only on existing other	Fringe	£10,657,946	£1,396,651	£9,261,295	Viable		AH required	0
21	Residential only on existing resi	Fringe	£484,563	£211,503	£273,061	Viable		No AH required	0
22	Office - MU	Fringe	£6,052,163	£3,370,390	£2,681,783	Viable		No AH required	0
23	Residential MU	Core	£21,559,477	£2,305,548	£19,253,929	Viable		AH required	0
24	Residential only on existing office	Core	£2,117,821	£5,504,307	£3,386,486	Non-viable		AH required	0
25	Residential only on existing resi	Core	£1,941,115	£1,805,183	£135,931	Viable		No resi	0
26	Residential only on existing resi	Core	£581,333	£728,860	£147,527	Non-viable		No AH required	0
27	Residential only on existing office	Core	£2,271,821	£5,112,863	£2,841,042	Non-viable		No AH required	0
28	Residential only on existing resi	Core	£525,112	£1,232,468	£707,356	Non-viable		No AH required	0
29	Residential only on existing office	Core	£2,352,392	£4,858,502	£2,506,110	Non-viable		AH required	0
30	Residential only on existing resi	Core	£192,914	£732,549	£539,635	Non-viable		No AH required	0
31	Hotel	Core	£3,304,035	£2,830,527	£473,508	Viable		No resi	0
32	Residential only on existing office	Core	£1,974,397	£4,577,890	£2,603,493	Non-viable		No AH required	0
33	Residential MU	Core	£54,320,161	£23,700,153	£30,620,008	Viable		AH required	0
34	Office - MU	Core	£77,708,644	£56,741,251	£20,967,393	Viable		No AH required	0
35	Residential only on existing resi	Core	£629,076	£855,497	£226,421	Non-viable		No AH required	0
36	Residential only on existing office	Core	£2,567,656	£3,406,913	£839,257	Non-viable		AH required	0
37	Residential only on existing other	Core	£1,917,619	£8,378,517	£6,460,898	Non-viable		No AH required	0
38	Residential only on existing other	Core	£1,271,189	£2,562,115	£1,290,926	Non-viable		No AH required	0
39	Residential only on existing resi	Prime	£1,044,320	£2,801,187	£1,756,867	Non-viable		No AH required	0
40	Residential only on existing resi	Prime	£1,967,496	£4,805,181	£2,837,685	Non-viable		No AH required	0
41	Residential only on existing resi	Prime	£1,356,149	£2,273,820	£917,671	Non-viable		No AH required	0
42	Residential only on existing office	Prime	£18,112,587	£35,554,646	£17,442,059	Non-viable		AH required	0
43	Residential MU	Prime	£906,919,155	£13,559,176	£893,359,979	Viable		AH required	0
44	Residential only on existing other	Prime	£26,855,724	£87,019,530	£60,163,806	Non-viable		AH required	0
45	Residential MU	Prime	£2,358,000	£1,201,233	£1,156,767	Viable		No AH required	0
46	Residential only on existing office	Prime	£1,598,234	£14,049,227	£12,450,993	Non-viable		AH required	0
47	Hotel - convy of car park	Core	£3,020,930	£203,774	£2,817,156	Viable		No resi	0
48	Office	Core	£1,518,977	£1,115,010	£403,967	Viable		No resi	0
49	Residential only on existing resi	Prime	£740,304	£3,863,488	£3,123,185	Non-viable		No AH required	0
50	Residential only on existing resi	Prime	£517,089	£1,801,246	£1,284,158	Non-viable		No AH required	0
51	Residential only on existing resi	Prime	£2,189,810	£4,569,171	£2,379,360	Non-viable		No AH required	0
52	Residential only on existing resi	Prime	£1,365,737	£3,546,388	£2,180,651	Non-viable		No AH required	0
53	Residential only on existing resi	Prime	£3,121,065	£8,844,274	£5,723,209	Non-viable		AH required	0
54	Residential only on existing resi	Prime	£1,029,779	£1,783,985	£754,206	Non-viable		No AH required	0
55	Residential only on existing other	Prime	£155,120,778	£64,263,076	£90,857,702	Viable		AH required	0
56	Residential only on existing resi	Prime	£35,313,831	£37,064,778	£1,750,947	Non-viable		AH required	0
57	Residential MU	Core	£9,901,750	£8,495,344	£1,406,407	Viable		AH required	0
58	Residential only on former hotel/resi	Core	£3,143,300	£10,804,332	£7,661,032	Non-viable		AH required	0
59	Residential MU	Core	£4,836,269	£25,644,772	£20,808,503	Non-viable		AH required	0
60	Residential MU	Core	£2,504,287	£8,237,341	£5,733,053	Non-viable		AH required	0
61	Residential MU	Core	£6,199,003	£696,707	£5,502,296	Viable		AH required	0
62	Office - Mu with resi	Prime	£715,152,527	£406,054,545	£309,097,982	Viable		AH required	0
63	Office and hotel	Prime	£91,741,190	£76,957,293	£14,783,897	Viable		No resi	0
64	Retail only	Prime	£53,956,911	£13,788,890	£40,168,021	Viable		No resi	0
65	Residential only	Core	£725,565	£648,050	£77,515	Viable		No AH required	0
66	Hotel extension	Core	£129,988	£0	£129,988	Viable		No resi	0
67	Hotel extension	Core	£339,645	£0	£339,645	Viable		No resi	0
68	Hotel extension	Core	£104,712	£0	£104,712	Viable		No resi	0
69	Office	Fringe	£357,499	£0	£357,499	Viable		No resi	0
70	Hotel extension	Core	£91,924	£0	£91,924	Viable		No resi	0
71	Hotel extension	Core	£466,428	£0	£466,428	Viable		No resi	0
72	Residential only on existing office	Prime	£44,923,178	£45,912,507	£989,330	Non-viable		AH required	0
73	Residential only on existing office	Prime	£84,570,087	£91,825,014	£7,254,927	Non-viable		AH required	0
74	Residential only on existing office	Core	£20,566,625	£30,111,090	£9,544,465	Non-viable		AH required	0
75	Residential only on existing office	Core	£41,143,682	£60,222,180	£19,078,499	Non-viable		AH required	0
76	Residential only on existing office	Fringe	£6,934,427	£10,170,126	£3,235,699	Non-viable		AH required	0
77	Residential only on existing office	Fringe	£13,879,572	£20,340,252	£6,460,679	Non-viable		AH required	0
78	Office on existing office	Prime	£71,694,053	£45,912,507	£25,781,546	Viable		No resi	0
79	Office on existing office	Prime	£38,231,400	£22,956,254	£15,275,146	Viable		No resi	0
80	Office on existing office	Core	£55,185,930	£27,077,763	£28,108,167	Viable		AH required	0
81	Office on existing office	Core	£44,154,313	£15,055,545	£29,098,768	Viable		AH required	0
82	Office on existing office	Fringe	£30,591,598	£10,170,126	£20,421,472	Viable		No resi	0
83	Office on existing office	Fringe	£16,309,819	£5,085,063	£11,224,756	Viable		No resi	0
84	Retail on existing retail	Prime	£129,787,233	£23,265,485	£106,521,748	Viable		No resi	0
85	Retail on existing retail	Prime	£230,742,197	£46,530,970	£184,211,227	Viable		No resi	0
86	Retail on existing retail	Prime	£129,786,943	£23,265,485	£106,521,458	Viable		No resi	0
87	Retail on existing retail	Prime	£230,741,907	£46,530,970	£184,210,937	Viable		No resi	0
88	Retail on existing retail	Core	£29,972,591	£11,861,642	£18,110,949	Viable		AH required	0
89	Retail on existing retail	Core	£53,294,396	£23,723,283	£29,571,113	Viable		No resi	0
90	Retail on existing retail	Fringe	£9,284,397	£7,112,811	£2,171,586	Viable		No resi	0
91	Retail on existing retail	Fringe	£16,515,611	£14,225,623	£2,289,988	Viable		No resi	0
92	Hotel	Core	£5,571,418	£2,830,527	£2,740,891	Viable		No resi	0
93	Resi on existing other	Prime	£187,862,315	£39,890,841	£147,971,474	Viable		AH required	0
94	Retail with resi on existing office and B8	Prime	£574,435,314	£79,565,718	£494,869,596	Viable		AH required	0
95	Retail with resi on existing retail and office	Prime	£211,388,806	£44,867,576	£166,521,231	Viable		AH required	0
96	Retail with office on existing retail and office	Prime	£193,473,247	£96,551,115	£96,922,132	Viable		No resi	0
97	Retail on existing office and retail	Prime	£139,687,999	£56,058,737	£83,629,263	Viable		AH required	0
98	Retail on existing office and retail	Prime	£122,822,417	£107,910,141	£14,912,276	Viable		AH required	0
99	Retail with office on existing C2	Prime	£528,850,256	£61,821,282	£467,028,974	Viable		AH required	0
100	Retail with office/resi on existing office	Prime	£166,775,580	£162,373,283	£4,402,297	Viable		AH required	0
101	Retail with office on existing retail	Prime	£93,920,370	£102,447,659	£8,527,289	Non-viable		AH required	0
102	Retail with office on existing retail	Prime	£18,523,999	£9,623,923	£8,900,076	Viable		No AH required	0
103	Retail with office on existing retail and office	Prime	£87,127,268	£42,706,604	£44,420,664	Viable		No resi	0
104	Retail on existing office and retail	Prime	£10,401,157	£8,103,869	£2,297,289	Viable		No AH required	0
105	Retail with resi on existing office	Prime	£5,368,967	£3,324,731	£2,044,236	Viable		No AH required	0
106	Retail on existing retail and office	Prime	£34,901,765	£15,150,034	£19,751,730	Viable		No AH required	0
107	Hotel on existing govt building	Prime	£63,080,077	£0	£63,080,077	Viable		AH required	0
108	Hotel on existing govt building	Prime	£28,413,448	£577,713	£27,835,735	Viable		No resi	0
109	Hotel with retail on existing members club	Prime	£21,294,414	£463,008	£20,831,406	Viable		No resi	0
110	Hotel on existing office	Prime	£3,176,572	£6,602,219	£3,425,647	Non-viable		No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,221,502	£0	£1,221,502	Viable		No resi	0
112	Hotel on existing office	Core	£6,583,049	£15,019,412	£8,436,363	Non-viable		No resi	0
113	Office with resi on existing C2	Prime	£528,848,312	£61,821,282	£467,027,030	Viable		AH required	0
114	Office with resi on existing office and B8	Prime	£565,943,346	£79,565,718	£486,377,628	Viable		AH required	0
115	Office with retail on existing office and retail	Prime	£430,252,239	£248,517,253	£181,734,986	Viable		No resi	0
116	Office with retail on existing hotel and retail	Prime	£47,000,674	£22,463,653	£24,537,021	Viable		AH required	0
117	Office with retail on existing office	Prime	£218,552,403	£167,038,994	£51,513,409	Viable		AH required	0
118	Office with retail on existing office and retail	Prime	£67,125,090	£42,706,604	£24,418,486	Viable		No resi	0
119	Office on existing office	Prime	£40,137,736	£29,292,180	£10,845,557	Viable		No resi	0
120	Office on existing office	Prime	£21,331,662	£12,429,534	£8,902,128	Viable		No resi	0
121	Office with retail on existing office and retail	Prime	£193,469,618	£96,551,115	£96,918,503	Viable		No resi	0
122	Office on existing office	Prime	£16,140,608	£12,185,179	£3,955,429	Viable		No AH required	0
123	ST: Resi and office on existing office and B8	Core	£308,222,223	£53,363,808	£254,858,415	Viable		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
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WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		52 schemes		11%		AH percentage		30%	
		Sustainability:		On		Commercial AH cont		Off		Rented percentage	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable				Com PIL	
1	Office MU	Prime	£52,103,566	£36,094,248	£16,009,318	Viable		AH required	0		
2	Office - MU with resi and retail	Prime	£38,200,118	£21,459,506	£16,740,612	Viable		AH required	0		
3	Residential only on existing office	Core	£580,038	£1,535,666	£955,628	Non-viable		No AH required	0		
4	Residential only on existing resi	Prime	£3,653,977	£5,976,526	£2,322,549	Non-viable		No AH required	0		
5	Hotel with resi	Prime	£11,357,696	£3,963,133	£7,394,563	Viable		No AH required	0		
6	Retail MU	Prime	£134,594,332	£27,987,321	£106,607,011	Viable		No AH required	0		
7	Residential only on existing office	Core	£4,303,746	£7,561,217	£3,257,471	Non-viable		AH required	0		
8	Residential only on existing office	Prime	£2,925,536	£4,995,281	£2,069,745	Non-viable		No AH required	0		
9	D1	Core	£377,488	£761,410	£118,898	Non-viable		No resi	0		
10	Residential only on existing office	Prime	£5,451,810	£10,064,022	£4,612,212	Non-viable		AH required	0		
11	Office - MU	Prime	£115,309,487	£96,875,390	£18,434,097	Viable		AH required	0		
12	Residential MU	Core	£34,844,331	£4,416,346	£30,427,985	Viable		AH required	0		
13	Retail only	Prime	£40,121,702	£8,980,477	£31,141,224	Viable		No resi	0		
14	Residential only on existing resi	Core	£636,865	£1,451,647	£814,782	Non-viable		No AH required	0		
15	Office - MU	Prime	£219,782,559	£162,430,981	£57,351,578	Viable		No resi	0		
16	Residential only on existing resi	Prime	£5,211,375	£8,912,901	£3,701,527	Non-viable		AH required	0		
17	Residential only on existing office	Core	£570,922	£554,044	£16,878	Viable		No AH required	0		
18	Residential only on existing resi	Fringe	£229,641	£1,012,869	£783,228	Non-viable		No AH required	0		
19	Residential only on existing other	Fringe	£1,244,056	£150,920	£1,093,136	Viable		AH required	0		
20	Residential only on existing other	Fringe	£13,279,901	£1,396,651	£11,883,251	Viable		AH required	0		
21	Residential only on existing resi	Fringe	£565,159	£211,503	£353,657	Viable		No AH required	0		
22	Office - MU	Fringe	£6,181,438	£3,370,390	£2,811,058	Viable		No AH required	0		
23	Residential MU	Core	£26,136,473	£2,305,548	£23,830,924	Viable		AH required	0		
24	Residential only on existing office	Core	£2,489,059	£5,504,307	£3,015,248	Non-viable		AH required	0		
25	Residential only on existing resi	Core	£1,941,646	£1,805,183	£136,463	Viable		No resi	0		
26	Residential only on existing resi	Core	£657,531	£728,860	£71,328	Non-viable		No AH required	0		
27	Residential only on existing office	Core	£2,629,247	£5,112,863	£2,483,616	Non-viable		No AH required	0		
28	Residential only on existing resi	Core	£594,087	£1,232,468	£638,380	Non-viable		No AH required	0		
29	Residential only on existing office	Core	£2,732,516	£4,858,502	£2,125,985	Non-viable		AH required	0		
30	Residential only on existing resi	Core	£230,376	£732,549	£502,173	Non-viable		No AH required	0		
31	Hotel	Core	£3,304,693	£2,830,527	£474,166	Viable		No resi	0		
32	Residential only on existing office	Core	£2,264,485	£4,577,890	£2,313,405	Non-viable		No AH required	0		
33	Residential MU	Core	£55,631,315	£23,700,153	£31,931,162	Viable		AH required	0		
34	Office - MU	Core	£77,937,452	£56,741,251	£21,196,201	Viable		No AH required	0		
35	Residential only on existing resi	Core	£721,889	£855,497	£133,608	Non-viable		No AH required	0		
36	Residential only on existing office	Core	£2,977,539	£3,406,913	£429,374	Non-viable		AH required	0		
37	Residential only on existing other	Core	£2,224,423	£8,378,517	£6,154,095	Non-viable		No AH required	0		
38	Residential only on existing other	Core	£1,471,775	£2,562,115	£1,090,340	Non-viable		No AH required	0		
39	Residential only on existing resi	Prime	£1,168,613	£2,801,187	£1,632,574	Non-viable		No AH required	0		
40	Residential only on existing resi	Prime	£2,200,677	£4,805,181	£2,604,505	Non-viable		No AH required	0		
41	Residential only on existing resi	Prime	£1,502,390	£2,273,820	£771,430	Non-viable		No AH required	0		
42	Residential only on existing office	Prime	£20,062,556	£35,554,646	£15,492,089	Non-viable		AH required	0		
43	Residential MU	Prime	£94,918,988	£13,559,176	£81,359,822	Viable		AH required	0		
44	Residential only on existing other	Prime	£30,454,151	£87,019,539	£56,565,379	Non-viable		AH required	0		
45	Residential MU	Prime	£2,399,201	£1,201,233	£1,197,968	Viable		No AH required	0		
46	Residential only on existing office	Prime	£1,939,932	£14,049,227	£12,109,295	Non-viable		AH required	0		
47	Hotel - convy of car park	Core	£3,021,920	£203,774	£2,818,146	Viable		No resi	0		
48	Office	Core	£1,520,004	£1,115,010	£404,994	Viable		No resi	0		
49	Residential only on existing resi	Prime	£900,186	£3,863,488	£2,963,302	Non-viable		No AH required	0		
50	Residential only on existing resi	Prime	£629,193	£1,801,246	£1,172,054	Non-viable		No AH required	0		
51	Residential only on existing resi	Prime	£2,455,109	£4,569,171	£2,114,062	Non-viable		No AH required	0		
52	Residential only on existing resi	Prime	£1,531,974	£3,546,388	£2,014,414	Non-viable		No AH required	0		
53	Residential only on existing resi	Prime	£3,574,543	£8,844,274	£5,269,731	Non-viable		AH required	0		
54	Residential only on existing resi	Prime	£1,174,899	£1,783,985	£609,086	Non-viable		No AH required	0		
55	Residential only on existing other	Prime	£176,625,054	£64,263,076	£112,361,978	Viable		AH required	0		
56	Residential only on existing resi	Prime	£39,647,801	£37,064,778	£2,583,023	Non-viable		AH required	0		
57	Residential MU	Core	£10,830,334	£8,495,344	£2,334,991	Viable		AH required	0		
58	Residential only on former hotel/resi	Core	£4,003,352	£10,804,332	£6,800,980	Non-viable		AH required	0		
59	Residential MU	Core	£5,645,873	£25,644,772	£19,998,899	Non-viable		AH required	0		
60	Residential MU	Core	£2,816,103	£8,237,341	£5,421,238	Non-viable		AH required	0		
61	Residential MU	Core	£7,102,418	£696,707	£6,405,711	Viable		AH required	0		
62	Office - Mu with resi	Prime	£728,045,340	£406,054,545	£321,990,795	Viable		AH required	0		
63	Office and hotel	Prime	£91,742,496	£76,957,293	£14,785,203	Viable		No resi	0		
64	Retail only	Prime	£53,958,280	£13,788,890	£40,169,390	Viable		No resi	0		
65	Residential only	Core	£817,282	£648,050	£169,232	Viable		No AH required	0		
66	Hotel extension	Core	£131,401	£0	£131,401	Viable		No resi	0		
67	Hotel extension	Core	£341,078	£0	£341,078	Viable		No resi	0		
68	Hotel extension	Core	£106,166	£0	£106,166	Viable		No resi	0		
69	Office	Fringe	£358,975	£0	£358,975	Viable		No resi	0		
70	Hotel extension	Core	£93,421	£0	£93,421	Viable		No resi	0		
71	Hotel extension	Core	£467,947	£0	£467,947	Viable		No resi	0		
72	Residential only on existing office	Prime	£49,904,465	£45,912,507	£3,991,958	Viable		AH required	0		
73	Residential only on existing office	Prime	£93,945,369	£91,825,014	£2,120,355	Viable		AH required	0		
74	Residential only on existing office	Core	£23,339,585	£30,111,090	£6,771,505	Non-viable		AH required	0		
75	Residential only on existing office	Core	£46,688,110	£60,222,180	£13,534,070	Non-viable		AH required	0		
76	Residential only on existing office	Fringe	£8,547,146	£10,170,126	£1,622,980	Non-viable		AH required	0		
77	Residential only on existing office	Fringe	£17,103,477	£20,340,252	£3,236,774	Non-viable		AH required	0		
78	Office on existing office	Prime	£71,695,671	£45,912,507	£25,783,164	Viable		No resi	0		
79	Office on existing office	Prime	£38,233,038	£22,956,254	£15,276,784	Viable		No resi	0		
80	Office on existing office	Core	£56,596,687	£21,077,763	£35,518,924	Viable		AH required	0		
81	Office on existing office	Core	£45,275,266	£15,055,545	£30,219,721	Viable		AH required	0		
82	Office on existing office	Fringe	£30,593,298	£10,170,126	£20,423,172	Viable		No resi	0		
83	Office on existing office	Fringe	£16,311,540	£5,085,063	£11,226,477	Viable		No resi	0		
84	Retail on existing retail	Prime	£129,788,975	£23,265,485	£106,523,490	Viable		No resi	0		
85	Retail on existing retail	Prime	£230,743,961	£46,530,970	£184,212,990	Viable		No resi	0		
86	Retail on existing retail	Prime	£129,788,726	£23,265,485	£106,523,241	Viable		No resi	0		
87	Retail on existing retail	Prime	£230,743,711	£46,530,970	£184,212,741	Viable		No resi	0		
88	Retail on existing retail	Core	£29,974,415	£11,861,642	£18,112,774	Viable		AH required	0		
89	Retail on existing retail	Core	£53,296,241	£23,723,283	£29,572,958	Viable		No resi	0		
90	Retail on existing retail	Fringe	£9,286,263	£7,112,811	£2,173,452	Viable		No resi	0		
91	Retail on existing retail	Fringe	£16,517,498	£14,225,623	£2,291,875	Viable		No resi	0		
92	Hotel	Core	£5,573,355	£2,830,527	£2,742,828	Viable		No resi	0		
93	Resi on existing other	Prime	£209,075,934	£170,036,094	£39,039,840	Viable		AH required	0		
94	Retail with resi on existing office and B8	Prime	£586,935,407	£79,565,718	£507,369,689	Viable		AH required	0		
95	Retail with resi on existing retail and office	Prime	£212,265,972	£44,867,576	£167,398,396	Viable		AH required	0		
96	Retail with office on existing retail and office	Prime	£193,475,237	£96,551,115	£96,924,122	Viable		No resi	0		
97	Retail on existing office and retail	Prime	£141,306,046	£56,058,737	£85,247,310	Viable		AH required	0		
98	Retail on existing office and retail	Prime	£127,224,451	£107,910,141	£19,314,310	Viable		AH required	0		
99	Retail with office on existing C2	Prime	£548,651,147	£61,821,282	£486,829,866	Viable		AH required	0		
100	Retail with office/resi on existing office	Prime	£174,614,643	£162,373,283	£12,241,359	Viable		AH required	0		
101	Retail with office on existing retail	Prime	£99,901,778	£102,447,659	£2,545,881	Non-viable		AH required	0		
102	Retail with office on existing retail	Prime	£18,829,950	£9,623,923	£9,206,028	Viable		No AH required	0		
103	Retail with office on existing retail and office	Prime	£87,129,404	£42,706,604	£44,422,800	Viable		No resi	0		
104	Retail on existing office and retail	Prime	£10,580,514	£8,103,869	£2,476,645	Viable		No AH required	0		
105	Retail with resi on existing office	Prime	£5,490,388	£3,324,731	£2,165,657	Viable		No AH required	0		
106	Retail on existing retail and office	Prime	£35,325,419	£15,150,034	£20,175,385	Viable		No AH required	0		
107	Hotel on existing govt building	Prime	£63,900,121	£0	£63,900,121	Viable		AH required	0		
108	Hotel on existing govt building	Prime	£28,415,688	£577,713	£27,837,975	Viable		No resi	0		
109	Hotel with retail on existing members club	Prime	£21,296,675	£463,008	£20,833,667	Viable		No resi	0		
110	Hotel on existing office	Prime	£3,178,888	£6,602,219	£3,423,330	Non-viable		No resi	0		
111	Hotel on existing hotel (Extension)	Prime	£1,223,840	£0	£1,223,840	Viable		No resi	0		
112	Hotel on existing office	Core	£6,585,371	£15,019,412	£8,434,041	Non-viable		No resi	0		
113	Office with resi on existing C2	Prime	£548,649,481	£61,821,282	£486,828,199	Viable		AH required	0		
114	Office with resi on existing office and B8	Prime	£578,259,104	£79,565,718	£498,693,387	Viable		AH required	0		
115	Office with retail on existing office and retail	Prime	£430,254,623	£248,517,253	£181,737,371	Viable		No resi	0		
116	Office										

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		53 schemes		25%		40%	
		Sustainability:		On		Commercial AH cont		Off	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£52,741,148	£36,094,248	£16,646,900	Viable	AH required	0	
2	Office - MU with resi and retail	Prime	£38,790,277	£21,459,506	£17,330,771	Viable	AH required	0	
3	Residential only on existing office	Core	£685,183	£1,535,666	-£850,483	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£4,059,708	£5,976,526	-£1,916,818	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£11,683,390	£3,963,133	£7,720,257	Viable	No AH required	0	
6	Retail MU	Prime	£134,924,074	£27,987,321	£106,936,753	Viable	No AH required	0	
7	Residential only on existing office	Core	£4,856,871	£7,561,217	-£2,704,347	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£3,249,721	£4,995,281	-£1,745,559	Non-viable	No AH required	0	
9	D1	Core	£377,295	£761,410	-£1,138,705	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£6,146,891	£10,064,022	-£3,917,131	Non-viable	AH required	0	
11	Office - MU	Prime	£115,912,182	£96,875,390	£19,036,792	Viable	AH required	0	
12	Residential MU	Core	£38,338,677	£4,416,346	£33,922,331	Viable	AH required	0	
13	Retail only	Prime	£40,121,975	£8,980,477	£31,141,498	Viable	No resi	0	
14	Residential only on existing resi	Core	£711,433	£1,451,647	-£740,214	Non-viable	No AH required	0	
15	Office - MU	Prime	£219,782,870	£162,430,981	£57,351,889	Viable	No resi	0	
16	Residential only on existing resi	Prime	£5,880,651	£8,912,901	-£3,032,251	Non-viable	AH required	0	
17	Residential only on existing office	Core	£656,619	£554,044	£102,575	Viable	No AH required	0	
18	Residential only on existing resi	Fringe	£270,697	£1,012,869	-£742,173	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£1,479,079	£150,920	£1,328,158	Viable	AH required	0	
20	Residential only on existing other	Fringe	£15,901,855	£1,396,651	£14,505,205	Viable	AH required	0	
21	Residential only on existing resi	Fringe	£645,757	£211,503	£434,254	Viable	No AH required	0	
22	Office - MU	Fringe	£6,310,712	£3,370,390	£2,940,332	Viable	No AH required	0	
23	Residential MU	Core	£30,711,975	£2,305,548	£28,406,427	Viable	AH required	0	
24	Residential only on existing office	Core	£2,860,296	£5,504,307	-£2,644,011	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,942,176	£1,805,183	£136,993	Viable	No resi	0	
26	Residential only on existing resi	Core	£733,730	£728,860	£4,871	Viable	No AH required	0	
27	Residential only on existing office	Core	£2,986,674	£5,112,863	-£2,126,189	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£663,063	£1,232,468	-£569,405	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£3,112,641	£4,858,502	-£1,745,860	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£267,840	£732,549	-£464,709	Non-viable	No AH required	0	
31	Hotel	Core	£3,305,351	£2,830,527	£474,824	Viable	No resi	0	
32	Residential only on existing office	Core	£2,554,574	£4,577,890	-£2,023,316	Non-viable	No AH required	0	
33	Residential MU	Core	£56,942,469	£23,700,153	£33,242,316	Viable	AH required	0	
34	Office - MU	Core	£78,166,261	£56,741,251	£21,425,009	Viable	No AH required	0	
35	Residential only on existing resi	Core	£814,703	£855,497	-£40,794	Non-viable	No AH required	0	
36	Residential only on existing office	Core	£3,387,423	£3,406,913	-£19,490	Non-viable	AH required	0	
37	Residential only on existing other	Core	£2,531,226	£8,378,517	-£5,847,291	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£1,672,362	£2,562,115	-£889,752	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£1,292,905	£2,801,187	-£1,508,282	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£2,433,857	£4,805,181	-£2,371,324	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£1,648,631	£2,273,820	-£625,189	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£22,012,526	£35,554,646	-£13,542,120	Non-viable	AH required	0	
43	Residential MU	Prime	£43,981,772	£13,559,176	£1,069,359,664	Viable	AH required	0	
44	Residential only on existing other	Prime	£34,052,577	£87,019,530	-£53,966,952	Non-viable	AH required	0	
45	Residential MU	Prime	£2,440,403	£1,201,233	£1,239,170	Viable	No AH required	0	
46	Residential only on existing office	Prime	£2,281,629	£14,049,227	-£11,767,598	Non-viable	AH required	0	
47	Hotel - convy of car park	Core	£3,022,910	£203,774	£2,819,136	Viable	No resi	0	
48	Office	Core	£1,521,030	£1,115,010	£406,020	Viable	No resi	0	
49	Residential only on existing resi	Prime	£1,060,070	£3,863,488	-£2,803,418	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£741,297	£1,801,246	-£1,059,950	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£2,720,408	£4,569,171	-£1,848,763	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£1,698,209	£3,546,388	-£1,848,179	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£4,028,023	£8,844,274	-£4,816,251	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£1,320,018	£1,783,985	-£463,966	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£196,129,330	£64,263,076	£133,866,254	Viable	AH required	0	
56	Residential only on existing resi	Prime	£43,981,772	£97,064,778	-£53,083,006	Non-viable	AH required	0	
57	Residential MU	Core	£11,758,918	£8,495,344	£3,263,574	Viable	AH required	0	
58	Residential only on former hotel/resi	Core	£4,863,404	£10,804,332	-£5,940,928	Non-viable	AH required	0	
59	Residential MU	Core	£6,455,478	£25,644,772	-£19,189,294	Non-viable	AH required	0	
60	Residential MU	Core	£3,127,919	£8,237,341	-£5,109,422	Non-viable	AH required	0	
61	Residential MU	Core	£8,005,833	£696,707	£7,309,126	Viable	AH required	0	
62	Office - Mu with resi	Prime	£740,938,153	£406,054,545	£334,883,607	Viable	AH required	0	
63	Office and hotel	Prime	£91,743,803	£76,957,293	£14,786,510	Viable	No resi	0	
64	Retail only	Prime	£53,959,649	£13,788,890	£40,170,759	Viable	No resi	0	
65	Residential only	Core	£908,999	£648,050	£260,949	Viable	No AH required	0	
66	Hotel extension	Core	£132,812	£0	£132,812	Viable	No resi	0	
67	Hotel extension	Core	£342,511	£0	£342,511	Viable	No resi	0	
68	Hotel extension	Core	£107,621	£0	£107,621	Viable	No resi	0	
69	Office	Fringe	£360,451	£0	£360,451	Viable	No resi	0	
70	Hotel extension	Core	£94,919	£0	£94,919	Viable	No resi	0	
71	Hotel extension	Core	£469,466	£0	£469,466	Viable	No resi	0	
72	Residential only on existing office	Prime	£54,885,752	£45,912,507	£8,973,245	Viable	AH required	0	
73	Residential only on existing office	Prime	£103,320,651	£91,825,014	£11,495,637	Viable	AH required	0	
74	Residential only on existing office	Core	£26,109,897	£30,111,090	-£4,001,193	Non-viable	AH required	0	
75	Residential only on existing office	Core	£52,227,142	£60,222,180	-£7,995,039	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£10,159,864	£10,170,126	-£10,262	Non-viable	AH required	0	
77	Residential only on existing office	Fringe	£20,327,381	£20,340,252	-£12,870	Non-viable	AH required	0	
78	Office on existing office	Prime	£71,697,288	£45,912,507	£25,784,781	Viable	No resi	0	
79	Office on existing office	Prime	£38,234,676	£22,956,254	£15,278,422	Viable	No resi	0	
80	Office on existing office	Core	£57,987,444	£21,077,763	£36,910,681	Viable	AH required	0	
81	Office on existing office	Core	£46,396,219	£15,055,545	£31,340,674	Viable	AH required	0	
82	Office on existing office	Fringe	£30,594,999	£10,170,126	£20,424,873	Viable	No resi	0	
83	Office on existing office	Fringe	£16,313,261	£5,085,063	£11,228,198	Viable	No resi	0	
84	Retail on existing retail	Prime	£129,790,717	£23,265,485	£106,525,231	Viable	No resi	0	
85	Retail on existing retail	Prime	£230,745,723	£46,530,970	£184,214,753	Viable	No resi	0	
86	Retail on existing retail	Prime	£129,790,509	£23,265,485	£106,525,024	Viable	No resi	0	
87	Retail on existing retail	Prime	£230,745,516	£46,530,970	£184,214,545	Viable	No resi	0	
88	Retail on existing retail	Core	£29,976,240	£11,861,642	£18,114,599	Viable	AH required	0	
89	Retail on existing retail	Core	£53,298,088	£23,723,283	£29,574,804	Viable	No resi	0	
90	Retail on existing retail	Fringe	£9,288,130	£7,112,811	£2,175,318	Viable	No resi	0	
91	Retail on existing retail	Fringe	£16,519,385	£14,225,623	£2,293,762	Viable	No resi	0	
92	Hotel	Core	£5,575,293	£2,830,527	£2,744,766	Viable	No resi	0	
93	Resi on existing other	Prime	£230,289,554	£91,039,841	£139,249,714	Viable	AH required	0	
94	Retail with resi on existing office and B8	Prime	£599,435,499	£79,565,718	£519,869,781	Viable	AH required	0	
95	Retail with resi on existing retail and office	Prime	£213,143,138	£44,867,576	£168,275,562	Viable	AH required	0	
96	Retail with office on existing retail and office	Prime	£193,477,228	£96,551,115	£96,926,113	Viable	No resi	0	
97	Retail on existing office and retail	Prime	£142,924,093	£56,058,737	£86,865,357	Viable	AH required	0	
98	Retail on existing office and retail	Prime	£131,626,486	£107,910,141	£23,716,345	Viable	AH required	0	
99	Retail with office on existing C2	Prime	£568,452,038	£61,821,282	£506,630,756	Viable	AH required	0	
100	Retail with office/resi on existing office	Prime	£182,453,705	£162,373,283	£20,080,422	Viable	AH required	0	
101	Retail with office on existing retail	Prime	£105,883,185	£102,447,659	£3,435,527	Viable	AH required	0	
102	Retail with office on existing retail	Prime	£19,135,902	£9,623,923	£9,511,979	Viable	No AH required	0	
103	Retail with office on existing retail and office	Prime	£87,131,540	£42,706,604	£44,424,936	Viable	No resi	0	
104	Retail on existing office and retail	Prime	£11,359,870	£8,103,869	£3,256,001	Viable	No AH required	0	
105	Retail with resi on existing office	Prime	£5,629,812	£3,324,731	£2,305,081	Viable	No AH required	0	
106	Retail on existing retail and office	Prime	£35,749,074	£15,150,034	£20,599,040	Viable	No AH required	0	
107	Hotel on existing govt building	Prime	£64,720,164	£0	£64,720,164	Viable	AH required	0	
108	Hotel on existing govt building	Prime	£28,417,927	£577,713	£27,840,214	Viable	No resi	0	
109	Hotel with retail on existing members club	Prime	£21,298,935	£463,008	£20,835,927	Viable	No resi	0	
110	Hotel on existing office	Prime	£3,181,206	£6,602,219	-£3,421,013	Non-viable	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,226,177	£0	£1,226,177	Viable	No resi	0	
112	Hotel on existing office	Core	£6,587,694	£15,019,412	-£8,431,718	Non-viable	No resi	0	
113	Office with resi on existing C2	Prime	£568,450,650	£61,821,282	£506,629,369	Viable	AH required	0	
114	Office with resi on existing office and B8	Prime	£590,574,863	£79,565,718	£511,009,145	Viable	AH required	0	
115	Office with retail on existing office and retail	Prime	£430,257,008	£248,517,253	£181,739,755	Viable	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£52,557,028	£22,463,653	£30,093,375	Viable	AH required	0	
117	Office with retail on existing office	Prime	£222,020,806	£167,038,994	£54,981,812	Viable	AH required	0	
118	Office with retail on existing office and retail	Prime	£87,129,985	£42,706,604	£44,423,381	Viable	No resi	0	
119	Office on existing office	Prime	£40,142,672	£29,292,180	£10,850,493	Viable	No resi	0	
120	Office on existing office	Prime	£21,336,638	£12,429,534	£8,907,104	Viable	No resi	0	
121	Office with retail on existing office and retail	Prime	£193,474,636	£96,551,115	£96,923,521	Viable	No resi	0	
122	Office on existing office	Prime	£16,568,622	£12,185,179	£4,383,443	Viable	No AH required	0	
123	ST: Resi and office on existing office and B8	Core	£324,123,069	£53,363,808	£270,759,261	Viable	AH required	0	
124	ST: Resi on existing resi, retail and D1	Core	£31,331,344	£37,851,433	-£6,520,089	Non-viable	AH required	0	
125	ST: Resi, retail, office and hotel on existing	Prime	£724,415,958	£505,208,870	£219,207				

WESTMINSTER LOCAL PLAN

MINISTER LOCAL PLAN			Viable and AH reqrd		57 schemes		100%		Commercial AH cont		Off		AH percentage		20%	
			Sustainability:		On								Rented percentage		40%	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable										Com PIL
1	Office MU	Prime	£53,378,730	£36,094,248	£17,284,482	Viable							AH required			
2	Office - MU with resi and retail	Prime	£39,380,437	£21,459,506	£17,920,931	Viable							AH required			
3	Residential only on existing office	Core	£790,329	£1,535,666	£-745,336	Non-viable							No AH required			
4	Residential only on existing resi	Prime	£4,465,440	£5,976,526	£-1,511,086	Non-viable							No AH required			
5	Hotel with resi	Prime	£12,009,083	£3,963,133	£8,045,950	Viable							No AH required			
6	Retail MU	Prime	£135,253,816	£27,987,321	£107,266,494	Viable							No AH required			
7	Residential only on existing office	Core	£5,409,996	£7,561,217	£-2,151,222	Non-viable							AH required			
8	Residential only on existing office	Prime	£3,573,907	£4,995,281	£-1,421,374	Non-viable							No AH required			
9	D1	Core	£-377,103	£761,410	£-1,138,513	Non-viable							No resi			
10	Residential only on existing office	Prime	£6,841,972	£10,064,022	£-3,222,050	Non-viable							AH required			
11	Office - MU	Prime	£116,514,878	£96,875,390	£19,639,488	Viable							AH required			
12	Residential MU	Core	£41,833,021	£4,416,346	£37,416,676	Viable							AH required			
13	Retail only	Prime	£40,122,249	£8,980,477	£31,141,772	Viable							No resi			
14	Residential only on existing resi	Core	£786,002	£1,451,647	£-665,645	Non-viable							No AH required			
15	Office - MU	Prime	£219,783,182	£162,430,981	£57,352,200	Viable							No resi			
16	Residential only on existing resi	Prime	£6,549,927	£8,912,901	£-2,362,975	Non-viable							AH required			
17	Residential only on existing office	Core	£742,317	£554,044	£188,273	Viable							No AH required			
18	Residential only on existing resi	Fringe	£311,551	£1,012,869	£-701,319	Non-viable							No AH required			
19	Residential only on existing other	Fringe	£1,714,103	£150,920	£1,563,183	Viable							AH required			
20	Residential only on existing other	Fringe	£18,523,810	£1,396,651	£17,127,159	Viable							AH required			
21	Residential only on existing resi	Fringe	£726,354	£211,503	£514,851	Viable							No AH required			
22	Office - MU	Fringe	£6,439,988	£3,370,380	£3,069,608	Viable							No AH required			
23	Residential MU	Core	£35,253,439	£2,305,548	£32,947,890	Viable							AH required			
24	Residential only on existing office	Core	£3,231,534	£5,504,307	£-2,272,773	Non-viable							AH required			
25	Residential only on existing resi	Core	£1,942,706	£1,805,183	£137,523	Viable							No resi			
26	Residential only on existing resi	Core	£809,930	£728,860	£81,070	Viable							No AH required			
27	Residential only on existing office	Core	£3,344,100	£5,112,863	£-1,768,763	Non-viable							No AH required			
28	Residential only on existing resi	Core	£732,039	£1,232,468	£-500,429	Non-viable							No AH required			
29	Residential only on existing office	Core	£3,492,766	£4,858,502	£-1,365,736	Non-viable							AH required			
30	Residential only on existing resi	Core	£305,302	£732,549	£-427,247	Non-viable							No AH required			
31	Hotel	Core	£3,306,009	£2,830,527	£475,481	Viable							No resi			
32	Residential only on existing office	Core	£2,844,862	£4,577,890	£-1,733,228	Non-viable							No AH required			
33	Residential MU	Core	£58,253,624	£23,700,153	£34,553,471	Viable							AH required			
34	Office - MU	Core	£78,395,069	£56,741,251	£21,653,818	Viable							No AH required			
35	Residential only on existing resi	Core	£907,517	£855,497	£52,020	Viable							No AH required			
36	Residential only on existing office	Core	£3,797,306	£3,406,913	£390,393	Viable							AH required			
37	Residential only on existing other	Core	£2,838,028	£8,378,517	£-5,540,489	Non-viable							No AH required			
38	Residential only on existing other	Core	£1,872,948	£2,562,115	£-689,166	Non-viable							No AH required			
39	Residential only on existing resi	Prime	£1,417,198	£2,801,187	£-1,383,989	Non-viable							No AH required			
40	Residential only on existing resi	Prime	£2,667,038	£4,805,181	£-2,138,143	Non-viable							No AH required			
41	Residential only on existing resi	Prime	£1,794,872	£2,273,820	£-478,948	Non-viable							No AH required			
42	Residential only on existing office	Prime	£23,962,495	£35,554,646	£-11,592,150	Non-viable							AH required			
43	Residential MU	Prime	£1,170,918,684	£13,559,176	£1,157,359,508	Viable							AH required			
44	Residential only on existing other	Prime	£37,651,003	£87,019,530	£-49,368,527	Non-viable							AH required			
45	Residential MU	Prime	£2,481,604	£1,201,233	£1,280,371	Viable							No AH required			
46	Residential only on existing office	Prime	£2,623,328	£14,049,227	£-11,425,900	Non-viable							AH required			
47	Hotel - convy of car park	Core	£3,023,900	£203,774	£2,820,125	Viable							No resi			
48	Office	Core	£1,522,057	£1,115,010	£407,047	Viable							No resi			
49	Residential only on existing resi	Prime	£1,219,954	£3,863,488	£-2,643,534	Non-viable							No AH required			
50	Residential only on existing resi	Prime	£853,400	£1,801,246	£-947,846	Non-viable							No AH required			
51	Residential only on existing resi	Prime	£2,985,707	£4,569,171	£-1,583,463	Non-viable							No AH required			
52	Residential only on existing resi	Prime	£1,864,445	£3,546,388	£-1,681,943	Non-viable							No AH required			
53	Residential only on existing resi	Prime	£4,481,502	£8,844,274	£-4,362,772	Non-viable							AH required			
54	Residential only on existing resi	Prime	£1,465,138	£1,783,985	£-318,846	Non-viable							No AH required			
55	Residential only on existing other	Prime	£219,550,173	£64,263,076	£155,287,097	Viable							AH required			
56	Residential only on existing resi	Prime	£48,315,742	£97,064,778	£-48,749,036	Non-viable							AH required			
57	Residential MU	Core	£12,687,502	£8,495,344	£4,192,158	Viable							AH required			
58	Residential only on former hotel/resi	Core	£5,723,455	£10,804,332	£-5,080,877	Non-viable							AH required			
59	Residential MU	Core	£7,265,083	£25,644,772	£-18,379,689	Non-viable							AH required			
60	Residential MU	Core	£3,439,736	£8,237,341	£-4,797,605	Non-viable							AH required			
61	Residential MU	Core	£8,909,248	£696,707	£8,212,541	Viable							AH required			
62	Office - Mu with resi	Prime	£753,830,965	£406,054,545	£347,776,420	Viable							AH required			
63	Office and hotel	Prime	£91,745,109	£76,957,293	£14,787,815	Viable							No resi			
64	Retail only	Prime	£53,961,018	£13,788,890	£40,172,128	Viable							No resi			
65	Residential only	Core	£1,000,715	£648,050	£352,666	Viable							No AH required			
66	Hotel extension	Core	£134,224	£0	£134,224	Viable							No resi			
67	Hotel extension	Core	£343,945	£0	£343,945	Viable							No resi			
68	Hotel extension	Core	£109,076	£0	£109,076	Viable							No resi			
69	Office	Fringe	£361,927	£0	£361,927	Viable							No resi			
70	Hotel extension	Core	£96,416	£0	£96,416	Viable							No resi			
71	Hotel extension	Core	£470,985	£0	£470,985	Viable							No resi			
72	Residential only on existing office	Prime	£59,867,040	£45,912,507	£13,954,533	Viable							AH required			
73	Residential only on existing office	Prime	£112,695,934	£91,825,014	£20,870,920	Viable							AH required			
74	Residential only on existing office	Core	£28,868,279	£30,111,090	£-1,242,811	Non-viable							AH required			
75	Residential only on existing office	Core	£57,742,434	£60,222,180	£-2,479,747	Non-viable							AH required			
76	Residential only on existing office	Fringe	£11,772,581	£10,170,126	£1,602,455	Viable							AH required			
77	Residential only on existing office	Fringe	£23,551,287	£20,340,252	£3,211,035	Viable							AH required			
78	Office on existing office	Prime	£													

WESTMINSTER LOCAL PLAN

		Viable and AH reqrd		48 schemes		AH percentage		35%	
		Sustainability:		On		Commercial AH cont		On	
Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable		AH percentage Rented percentage	Com PIL
1	Office MU	Prime	£45,690,695	£36,094,248	£9,596,447	Viable		AH required	0
2	Office - MU with resi and retail	Prime	£33,730,573	£21,459,506	£12,271,067	Viable		AH required	0
3	Residential only on existing office	Core	£379,443	£1,535,666	£1,156,222	Non-viable		No AH required	0
4	Residential only on existing resi	Prime	£2,824,709	£5,976,526	£3,151,818	Non-viable		No AH required	0
5	Hotel with resi	Prime	£9,454,172	£3,963,133	£5,491,039	Viable		No AH required	0
6	Retail MU	Prime	£120,919,867	£27,987,321	£92,932,546	Viable		No AH required	0
7	Residential only on existing office	Core	£3,208,820	£7,561,217	£4,352,397	Non-viable		AH required	0
8	Residential only on existing office	Prime	£2,260,560	£4,995,281	£2,734,720	Non-viable		No AH required	0
9	D1	Core	£457,534	£761,410	£1,218,943	Non-viable		No resi	0
10	Residential only on existing office	Prime	£4,065,676	£10,064,022	£5,998,345	Non-viable		AH required	0
11	Office - MU	Prime	£101,671,582	£96,875,390	£4,796,192	Viable		AH required	0
12	Residential MU	Core	£27,175,919	£4,416,346	£22,759,574	Viable		AH required	0
13	Retail only	Prime	£36,252,797	£8,980,477	£27,272,319	Viable		No resi	0
14	Residential only on existing resi	Core	£487,079	£1,451,647	£964,568	Non-viable		No AH required	0
15	Office - MU	Prime	£196,437,872	£162,430,981	£34,006,891	Viable		No resi	0
16	Residential only on existing resi	Prime	£3,879,308	£8,912,901	£5,033,593	Non-viable		AH required	0
17	Residential only on existing office	Core	£401,953	£554,044	£152,091	Non-viable		No AH required	0
18	Residential only on existing resi	Fringe	£152,369	£1,012,869	£860,501	Non-viable		No AH required	0
19	Residential only on existing other	Fringe	£796,855	£150,920	£645,934	Viable		AH required	0
20	Residential only on existing other	Fringe	£8,278,040	£1,396,651	£6,881,390	Viable		AH required	0
21	Residential only on existing resi	Fringe	£407,480	£211,503	£195,977	Viable		No AH required	0
22	Office - MU	Fringe	£5,044,491	£3,370,390	£1,674,112	Viable		No AH required	0
23	Residential MU	Core	£16,775,431	£2,305,548	£14,469,883	Viable		AH required	0
24	Residential only on existing office	Core	£1,755,761	£5,504,307	£3,748,546	Non-viable		AH required	0
25	Residential only on existing resi	Core	£1,608,734	£1,805,183	£196,450	Non-viable		No resi	0
26	Residential only on existing resi	Core	£504,336	£728,860	£224,524	Non-viable		No AH required	0
27	Residential only on existing office	Core	£1,926,986	£5,112,863	£3,185,877	Non-viable		No AH required	0
28	Residential only on existing resi	Core	£455,644	£1,232,468	£776,824	Non-viable		No AH required	0
29	Residential only on existing office	Core	£1,941,794	£4,858,502	£2,916,708	Non-viable		AH required	0
30	Residential only on existing resi	Core	£159,712	£732,549	£572,837	Non-viable		No AH required	0
31	Hotel	Core	£2,738,490	£2,830,527	£92,037	Non-viable		No resi	0
32	Residential only on existing office	Core	£1,685,531	£4,577,890	£2,892,359	Non-viable		No AH required	0
33	Residential MU	Core	£47,566,123	£23,700,153	£23,865,970	Viable		AH required	0
34	Office - MU	Core	£68,528,072	£56,741,251	£11,786,821	Viable		No AH required	0
35	Residential only on existing resi	Core	£536,330	£855,497	£319,167	Non-viable		No AH required	0
36	Residential only on existing office	Core	£2,167,960	£3,406,913	£1,238,953	Non-viable		AH required	0
37	Residential only on existing other	Core	£1,615,742	£8,378,517	£6,762,775	Non-viable		No AH required	0
38	Residential only on existing other	Core	£1,073,279	£2,562,115	£1,488,836	Non-viable		No AH required	0
39	Residential only on existing resi	Prime	£916,579	£2,801,187	£1,884,608	Non-viable		No AH required	0
40	Residential only on existing resi	Prime	£1,725,957	£4,805,181	£3,079,224	Non-viable		No AH required	0
41	Residential only on existing resi	Prime	£1,199,506	£2,273,820	£1,074,314	Non-viable		No AH required	0
42	Residential only on existing office	Prime	£15,998,233	£35,554,646	£19,556,413	Non-viable		AH required	0
43	Residential MU	Prime	£801,543,610	£13,559,176	£787,984,434	Viable		AH required	0
44	Residential only on existing other	Prime	£22,889,950	£87,019,530	£64,129,580	Non-viable		AH required	0
45	Residential MU	Prime	£2,121,429	£1,201,233	£920,196	Viable		No AH required	0
46	Residential only on existing office	Prime	£1,269,753	£14,049,227	£12,779,474	Non-viable		AH required	0
47	Hotel - convy of car park	Core	£2,498,594	£203,774	£2,294,820	Viable		No resi	0
48	Office	Core	£1,339,186	£1,115,010	£224,175	Viable		No resi	4,358
49	Residential only on existing resi	Prime	£588,368	£3,863,488	£3,275,120	Non-viable		No AH required	0
50	Residential only on existing resi	Prime	£410,293	£1,801,246	£1,390,954	Non-viable		No AH required	0
51	Residential only on existing resi	Prime	£1,911,274	£4,569,171	£2,657,896	Non-viable		No AH required	0
52	Residential only on existing resi	Prime	£1,193,198	£3,546,388	£2,353,190	Non-viable		No AH required	0
53	Residential only on existing resi	Prime	£2,659,644	£8,844,274	£6,184,630	Non-viable		AH required	0
54	Residential only on existing resi	Prime	£886,328	£1,783,985	£897,657	Non-viable		No AH required	0
55	Residential only on existing other	Prime	£132,508,000	£64,263,076	£68,544,924	Viable		AH required	0
56	Residential only on existing resi	Prime	£30,798,182	£97,064,778	£66,266,595	Non-viable		AH required	0
57	Residential MU	Core	£8,330,293	£8,495,344	£165,050	Non-viable		AH required	0
58	Residential only on former hotel/resi	Core	£2,386,850	£10,804,332	£8,417,482	Non-viable		AH required	0
59	Residential MU	Core	£3,925,830	£25,644,772	£21,718,942	Non-viable		AH required	0
60	Residential MU	Core	£2,122,302	£8,237,341	£6,115,038	Non-viable		AH required	0
61	Residential MU	Core	£5,190,055	£696,707	£4,493,348	Viable		AH required	0
62	Office - Mu with resi	Prime	£630,356,167	£406,054,545	£224,301,622	Viable		AH required	0
63	Office and hotel	Prime	£80,240,961	£76,957,293	£3,283,668	Viable		No resi	0
64	Retail only	Prime	£48,745,766	£13,788,890	£34,956,876	Viable		No resi	0
65	Residential only	Core	£631,948	£648,050	£16,101	Non-viable		No AH required	0
66	Hotel extension	Core	£106,761	£0	£106,761	Viable		No resi	0
67	Hotel extension	Core	£280,678	£0	£280,678	Viable		No resi	0
68	Hotel extension	Core	£85,730	£0	£85,730	Viable		No resi	0
69	Office	Fringe	£302,045	£0	£302,045	Viable		No resi	0
70	Hotel extension	Core	£75,073	£0	£75,073	Viable		No resi	0
71	Hotel extension	Core	£386,108	£0	£386,108	Viable		No resi	0
72	Residential only on existing office	Prime	£39,550,592	£45,912,507	£6,361,915	Non-viable		AH required	0
73	Residential only on existing office	Prime	£74,456,564	£91,825,014	£17,368,450	Non-viable		AH required	0
74	Residential only on existing office	Core	£17,719,556	£30,111,090	£12,391,534	Non-viable		AH required	0
75	Residential only on existing office	Core	£35,449,047	£60,222,180	£24,773,133	Non-viable		AH required	0
76	Residential only on existing office	Fringe	£5,458,615	£10,170,126	£4,711,511	Non-viable		AH required	0
77	Residential only on existing office	Fringe	£10,927,436	£20,340,252	£9,412,816	Non-viable		AH required	0
78	Office on existing office	Prime	£63,542,055	£45,912,507	£17,629,548	Viable		No resi	0
79	Office on existing office	Prime	£33,883,926	£22,956,254	£10,927,673	Viable		No resi	0
80	Office on existing office	Core	£48,580,610	£30,111,090	£18,469,520	Viable		AH required	0
81	Office on existing office	Core	£26,122,971	£15,055,545	£11,067,426	Viable		AH required	0
82	Office on existing office	Fringe	£25,837,438	£10,170,126	£15,667,312	Viable		No resi	0
83	Office on existing office	Fringe	£13,774,538	£5,085,063	£8,689,475	Viable		No resi	0
84	Retail on existing retail	Prime	£117,259,790	£23,265,485	£93,994,305	Viable		No resi	0
85	Retail on existing retail	Prime	£208,470,743	£46,530,970	£161,939,773	Viable		No resi	0
86	Retail on existing retail	Prime	£117,259,514	£23,265,485	£93,994,029	Viable		No resi	0
87	Retail on existing retail	Prime	£208,470,467	£46,530,970	£161,939,497	Viable		No resi	0
88	Retail on existing retail	Core	£28,793,612	£11,861,642	£16,931,970	Viable		AH required	0
89	Retail on existing retail	Core	£50,469,384	£23,723,283	£26,746,100	Viable		AH required	0
90	Retail on existing retail	Fringe	£7,498,049	£7,112,811	£385,238	Viable		No resi	0
91	Retail on existing retail	Fringe	£13,339,404	£14,225,623	£886,219	Non-viable		No resi	0
92	Hotel	Core	£4,607,990	£2,830,527	£1,777,463	Viable		No resi	0
93	Resi on existing other	Prime	£165,050,631	£28,030,841	£136,919,790	Viable		AH required	0
94	Retail with resi on existing office and B8	Prime	£510,711,384	£79,565,718	£431,145,666	Viable		AH required	0
95	Retail with resi on existing retail and office	Prime	£190,802,389	£44,867,576	£145,934,813	Viable		AH required	0
96	Retail with office on existing retail and office	Prime	£173,424,489	£96,551,115	£76,873,374	Viable		No resi	0
97	Retail on existing office and retail	Prime	£125,842,569	£56,058,737	£69,783,833	Viable		AH required	0
98	Retail on existing office and retail	Prime	£109,640,910	£107,910,141	£1,730,769	Viable		AH required	0
99	Retail with office on existing C2	Prime	£467,387,914	£61,821,282	£405,566,632	Viable		AH required	0
100	Retail with office/resi on existing office	Prime	£147,283,874	£162,373,283	£15,089,409	Non-viable		AH required	0
101	Retail with office on existing retail	Prime	£83,314,054	£102,447,659	£19,133,605	Non-viable		AH required	0
102	Retail with office on existing retail	Prime	£16,670,067	£9,623,923	£7,046,144	Viable		No AH required	0
103	Retail with office on existing retail and office	Prime	£77,939,246	£42,706,604	£35,232,642	Viable		No resi	0
104	Retail on existing office and retail	Prime	£9,288,903	£8,103,869	£1,185,034	Viable		No AH required	0
105	Retail with resi on existing office	Prime	£5,727,676	£3,324,791	£2,402,885	Viable		No AH required	0
106	Retail on existing retail and office	Prime	£31,441,298	£15,150,034	£16,291,264	Viable		No AH required	0
107	Hotel on existing govt building	Prime	£53,859,149	£0	£53,859,149	Viable		AH required	0
108	Hotel on existing govt building	Prime	£24,227,038	£577,713	£23,649,325	Viable		No resi	0
109	Hotel with retail on existing members club	Prime	£18,736,234	£463,008	£18,273,226	Viable		No resi	0
110	Hotel on existing office	Prime	£2,715,112	£6,602,219	£3,887,107	Non-viable		No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,043,071	£0	£1,043,071	Viable		No resi	0
112	Hotel on existing office	Core	£5,422,068	£15,019,412	£9,597,343	Non-viable		No resi	0
113	Office with resi on existing C2	Prime	£467,386,063	£61,821,282	£405,564,781	Viable		AH required	0
114	Office with resi on existing office and B8	Prime	£503,161,282	£79,565,718	£423,595,564	Viable		AH required	0
115	Office with retail on existing office and retail	Prime	£384,220,611	£248,517,253	£135,703,358	Viable		No resi	0
116	Office with retail on existing hotel and retail	Prime	£40,984,519	£22,463,653	£18,520,866	Viable		AH required	0
117	Office with retail on existing office	Prime	£193,821,333	£167,038,984	£26,782,349	Viable		AH required	0
118	Office with retail on existing office and retail	Prime	£77,937,172	£42,706,604	£35,230,568	Viable		No resi	0
119	Office on existing office	Prime	£35,573,138	£29,292,180	£6,280,959	Viable		No resi	0
120	Office on existing office	Prime	£18,905,209	£12,429,534	£6,475,675	Viable		No resi	0
121	Office with retail on existing office and retail	Prime	£173,421,033	£96,551,115	£76,869,918	Viable		No resi	0
122	Office on existing office	Prime	£14,284,260	£12,185,179	£2,099,080	Viable		No AH required	0
123	ST: Resi and office on existing office and B8	Core	£269,893,273	£53,363,808	£216,529,465	Viable		AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£21,330,656	£37,851,433	£16,520,777	Non-viable		AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£624,215,293	£505,208,870					

Appendix 4 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Hammer City Council
Area(s)	
Proxy number	25
Dev. Use	Residential
Reference	

DEVELOPMENT PERIOD CASHFLOW

Dev. Heritage	
Dev. Storage	
Revenue	
Investment value of ground rents	
GDV before costs of sale	
Costs of Sale	
Marketing costs	
Legal fees	
Sub Total	
Net commercial investment value	
Retail A1-A5	
Retail A1-A5	
R1 office	
R2 industrial	
R3 storage	
C1 Hotel	
C2 resi institution	
G1	
G2	
Sub Total	
Total commercial value	
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	
NDV	
Total	
Standard Costs	
Residential	
Retail A1-A5	
Retail A1-A5	
R1 office	
R2 industrial	
R3 storage	
C1 Hotel	
C2 resi institution	
G1	
G2	
Contingency	
Sub Total	
Professional fees	
Sub Total	
CIL	
CIL	
Mayoral CIL	
Sub Total	
Resi Section 106 Costs	
Commercial AH payment in lieu	
Sub Total	
Total Other Costs	
Total Costs	
Developer's profit on GDV	
% of GDV	
% of GDV affordable	
Residual Sum before interest	
Cumulative residual balance for interest calculation	
Interest	
Residual Sum for quarter after interest	

Land Value	
Dev. developable area	
Dev. developable hectare	

Residual land value	
Site acquisition costs	
MV (Residual Sum available to offer for Development Opportunity)	

Quarterly Interest 1.50%

Less Benchmark Land Value

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

Project Totals	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 3	Year 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£ 17,808,313

£ 17,808,313
£ 1,032,882
£ 16,775,431

£ 2,305,548

£ 14,469,883