

Merton Local Plan Housing Viability Study



Prepared for
London Borough of Merton

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1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Merton to accommodate emerging affordable housing policies in the emerging Local Plan, alongside other plan policies in the London Plan and prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation).
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging housing policies, other policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability' and in the RICS Guidance on '*Financial Viability in Planning*'¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging housing policies at a time when commercial markets have experienced a period of growth but residential markets have faced a period of stagnation. Forecasts for future house price growth published prior to the outbreak of the coronavirus pointed to continuing growth in mainstream London housing markets, although there is a degree of short to medium term uncertainty associated with the UK's future trading relations with the European Union upon cessation of the transition period on 31 December 2020. Developers can mitigate this uncertainty to a degree by considering changing their delivery model towards build for rent units in the event that there is lack of confidence in the ability to sell. This does of course require a decision to be made prior to construction commencing as scheme layouts of build to rent schemes differ significantly from build for sale schemes. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2020 followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging housing policies. These analyses underline the need for flexible application of housing policy requirements, which is already built into the emerging Plan.

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

Key findings

- 1.7 The key findings from our assessment of the Council's emerging housing policies and our recommendations are summarised as follows:
- **Schemes of 10 or more units:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the ability of development typologies to meet the requirements of emerging Policy H4.1 which requires 50% affordable on publicly owned sites and 35% to 50% on other sites. The tenure mix of the affordable housing also has a bearing on viability and we have tested two scenarios; the first is 70% London Affordable Rent (equivalent to social rent) and 30% shared ownership; and the second is 50% London Affordable Rent and 50% shared ownership. Our appraisals indicate that the requirements can be met across all areas of the Borough but the existing use value of sites is a critical factor in determining the outcome. Where existing use values are high, the ability of residential schemes to meet the policy requirement will be more constrained and the level of achievable residential sales values becomes a more critical factor. In these circumstances, the policy contains sufficient flexibility, both in terms of tenure mix and overall quantum, to enable schemes to come forward with a viable package of affordable housing.
 - We have tested the impact of grant funding and, at the levels currently available, its application results in a modest improvement in the level of affordable housing that can be secured. Grant levels for rented units are less than half the level they were prior to 2010 and over that period the 'gap' between the value of private units and the equivalent price paid by registered providers for affordable housing has widened.
 - Changing the tenure mix of the affordable housing element from 70% rent / 30% shared ownership to 50% rent / 50% shared ownership results in a marginal increase in the percentage of affordable housing that can be delivered. Clearly this improvement in the headline rate would be at the expense of meeting priority need for rented housing.
 - **Schemes of 2 to 9 units:** the Council's emerging policy seeks a financial contribution equivalent to 20% of units (70% rented and 30% shared ownership) from schemes providing between 2 to 9 units. These small scale schemes are sometimes brought forward on sites where there is an existing dwelling (or dwellings) and often the residual land value generated by the scheme does not exceed the value of the existing dwelling. In these circumstances, the financial contribution will not always be possible. However, small scale schemes are also brought forward on garden land, community buildings and garage sites, which have low existing use values. Our appraisals indicate that in these scenarios, schemes can readily provide a 20% financial contribution towards affordable housing. Providing the policy is applied flexibly, having regard to individual site circumstances, the Council can apply the requirement across all sites in the Borough. Although adopted policy CS8 includes provisions for seeking payments in lieu on small sites, the Council ceased applying this requirement after publication of the Written Ministerial Statement in 2014. Given that small sites make a significant contribution to housing supply in Merton, the new London Plan encourages boroughs to adopt policies which seek financial contributions from small schemes.
 - The results of our appraisals do not indicate any particular differences in viability between schemes of different scales that might warrant the introduction of a 'sliding scale' approach to contributions. Existing use of the site is a far more significant driver than size of scheme and this can be addressed through individual site viability appraisals where necessary.
 - We have identified three potential approaches to calculating payments in lieu, in addition to the approach which is currently in place. The first is to base the payment on the difference in residual land values generated by a hypothetical appraisal incorporating the required level of affordable housing and another assuming 100% private housing. The second is similar to the first approach, but based on a formula to negate the need for running two appraisals, but generates a similar 'financially neutral' outcome for the applicant. The third approach is a flat fee per unit provided. Approaches one or two are recommended as they result in a financially neutral outcome for the applicant, whereas in contrast the flat fee will be financially

advantageous in many circumstances as it will be set below the theoretical maximum.

- **Build to rent schemes:** the economics of Build to rent schemes can be more challenging in comparison to Build for sale schemes, as demonstrated by the outputs of our appraisals. Existing use of the site is again critical to the outcome of the appraisals and where schemes are brought forward on low value sites, 35% affordable housing can be provided.
- Although it is unlikely that Build to rent schemes will be proposed on very small schemes, such models could emerge in the future if there are wider scale shifts away from ownership towards renting. Given that Build to rent schemes are operated by a single management organisation (unlike Build for sale schemes which involve a Registered Provider for the affordable units), and that there is no distinction between units other than the rents charged, the Council could adopt a reduced threshold for on-site affordable housing on Build to rent schemes. Conceivably this could be set as low as two units.
- **Self-Build and Custom Build housing:** requiring developers on small sites of houses to make available a plot for self or custom build will not materially alter the outcome in terms of residual land value in comparison to a scheme which they deliver in its entirety. This assumes that the self-builders purchase their plots at a full serviced land value. If the Council wished to secure affordable or discounted plots for self-builders, a discount of 50% should be possible on a small number of units (at around 1 discounted serviced plot per 8 units provided) where this is physically possible.
- If groups of self-builders form a collective to buy a site on which to develop self-build units, the Council may wish to explore securing a financial contribution towards affordable housing if the self-builders would not have qualified for other forms of affordable housing. Any contributions may need to be secured when the self-builder eventually sells the unit on in the future, as they may not have sufficient capital to make any payment at the point of construction.
- **Climate change policies:** we have tested the potential impact of five scenarios relating to climate change policies. The cost of these scenarios ranges from 1.48% to 6.52% of build costs for flats and from 1.21% to 4.89% of build costs for flats. The impact of these additional costs will vary between schemes and between location within the borough. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. Our appraisals indicate that in lower value areas, there would be a trade-off of circa 10% affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required would be lower at circa 2%. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.

2 Introduction

- 2.1 The London Borough of Merton ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan housing policies alongside other Local Plan policies (including London Plan policies) and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the viability of development typologies representing the types of development that are expected to come forward over the plan period to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies which are informed by schemes submitted for planning, with particular reference to the ability of those schemes to meet the Council's emerging affordable housing targets. 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.
- 2.3 The study will form part of the Council's evidence base for its emerging Local Plan in a form that meets the requirements set out within the NPPF, the PPG and the CIL regulations.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within Merton 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 informed by live planning applications and clearly this may differ from the quantum of development in future planning applications that will come forward.
- 2.5 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"*.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. 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.
- 2.7 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

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 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

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. 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.

- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index (“ERI”) was 10.5% lower compared with the end of March 2016. Since August 2017 the Bank of England’s (“BoE’s”) Inflation Reports have identified that Sterling has broadly remained around 15%-20% below its pre-referendum peak (November 2015), however the January 2020 Report identifies that Sterling has appreciated by around 1.5% since the November Report (down from the 2% increase reported in December). This is a key consideration in the property market as the cheaper pound has lowered the barriers to entry and resulted in increased interest from a higher volume of foreign investors.
- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the Withdrawal Bill in the House of Commons and subsequent exit from the EU on 31 January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions are still tempered by heightened uncertainty relating to post EU exit arrangements.
- 2.10 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, which was declared by the World Health Organisation as a global pandemic on the 11 March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between the 9 -19 March, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The BoE responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the temporary shock caused by COVID-19. A sample of measures included within the package were loans to businesses, alongside grants and business rates holiday for certain heavily impacted industries. On the 19 March, the BoE lowered the base rate to a historic level of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave of the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. This lowered the barriers to entry to the UK market from international investors, however there is currently low international demand as many traditional investments are considered to have increased risk in the context of the uncertainty created by the global pandemic.
- 2.12 The Bank of England summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate “The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary’. The International Monetary Fund (“IMF”) produced a similar forecast for the UK economy in their April 2020 Global Economic Outlook. The IMF forecasted the UK economy would recede by -6.5% in 2020, before a return to positive economic growth in 2021 at rate of 4%. Furthermore, the IMF predict the global economy will constrict by -3% before returning to positive growth in 2021 at a rate of 5.8%. The IMF have stated these forecasts are based on the virus spread subsiding in the second half of 2020 and containment efforts being unwound leading to a return to economic normality.
- 2.13 Halifax’s Managing Director, Russell Galley states in the Halifax April 2020 House Price Index Report that, “The UK housing market began March with similar trends to previous months, as key market indicators showed a sustained level of buyer and seller activity...while annual growth nudged

up to 3%' before adding 'However, it's clear we ended the month in very different territory as a result of the country's response to the coronavirus pandemic'. This position is echoed by Nationwide's Chief Economist, Robert Gardiner in their March 2020 House Price Index Report.

- 2.14 Nationwide and Halifax have acknowledged there has been house price growth in the final quarter the of 2019 and beginning of 2020, however COVID-19 has had a significant impact on market activity. Nationwide reported, "Annual house price growth increased to 3% in March, up from 2.3% the previous month - the fastest pace since January 2018. The last six months have all seen month-on-month increases'. Despite this 'the medium-term outlook for the housing market is also highly uncertain, where much will depend on the performance of the wider economy' (Nationwide March 2020 House Price Index).
- 2.15 Going forward both Nationwide and Halifax concur that, "it's still too early to properly assess what potential long-term impacts the current lockdown might have on the UK housing market. While there is very significant uncertainty at the moment, much will depend on the length of time it takes for restrictions to be lifted, the pressure that has been exerted on the economy in the meantime and the effect this has on consumer sentiment." (Halifax, April 2020). Furthermore, the Nationwide report, "a lack of transactions will make gauging house price trends difficult in the coming months" and that "The medium-term outlook for the housing market is also highly uncertain, where much will depend on the performance of the wider economy" (Nationwide, March 2020).
- 2.16 A number of the large residential property consultancy companies including; BNP Paribas Real Estate, JLL, Knight Frank and Savills agree uncertainty regarding the outcome of the UK's exit from the EU has weighed on buyer sentiment through 2019, this was eased to an extent by the result of the 2019 General Election. Knight Frank forecast the key issues for the market in their UK Residential Market Forecast 2020-2024. They identified that in the short-term, the removal of some of the uncertainty as result of the general election would "pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers".
- 2.17 In the longer term, the UK property market is expected to return to pre COVID-19 levels once the restrictive measures are removed and the virus spread subsides though economic headwinds may still remain, as reported in BNP PRE's COVID-19 Report "The lifting of the lockdowns will, mechanistically, trigger a rebound in activity but additional stimulus will probably be needed to maintain the momentum'.
- 2.18 Savills have stated within their Coronavirus and Residential Development report published in April 2020 that "The economic outlook is highly uncertain, with economists becoming more bearish about the depth of recession in Q2 2020. At this early stage, it is unclear what form and how long the recovery will take. When restrictions are lifted, the release of pent up demand will support the strength of bounce back in the economy. However, should business and consumer confidence be slow to return, then the Government's focus will turn to measures that support the speed of recovery'. Savills also indicate that the housing market has effectively been paused due to the current restrictions put in place by the UK Government. Savills Housing Market Update April 2020 states "Buyers and sellers are putting plans on hold at the same rate, meaning that there is no disconnect between supply and demand levels that might cause a substantial movement in house prices'. However, due to restrictions on movement and a restricted mortgage market there has been a marked fall in transactions.
- 2.19 Molior's April 2020 Quarterly Analysis the state that recovery on the construction side of the industry could take longer than expected 'While some sales agents tentatively anticipate a 'V' shaped dip in sales activity followed by a rapid recovery there is universal concern about the construction side of the industry. Building works have been rapidly wound down on most sites, with residual operations focused on finishing plots pending imminent sales completion. Even there we gather that materials and labour shortages have presented significant headwinds'.
- 2.20 In response to the challenges posed by the COVID-19 outbreak, The Royal Institution of Chartered Surveyors ("RICS") have altered their advice regarding independent valuations carried out by RICS members. The RICS now recommend that all forthcoming RICS independent valuations should, at

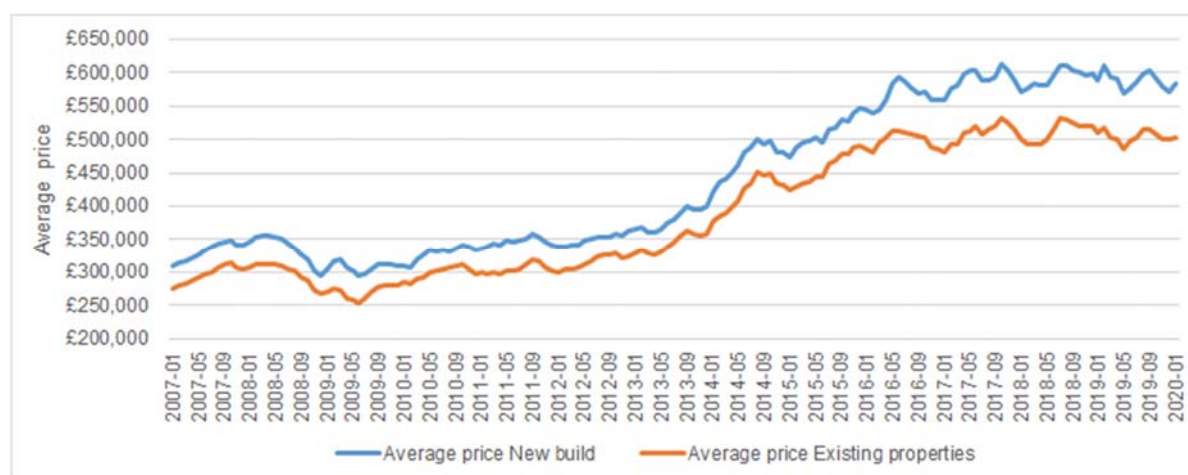
the valuers discretion, include a statement to material valuation uncertainty in response to the COVID-19 outbreak. The current economic shock caused by COVID-19 and valuation uncertainty has led to a number of open-funded funds to suspend trading and gate their funds in order to protect existing investors. Corporations that have suspended trading or gated their funds include Blackrock, Schroders, Royal London, Legal & General, Columbia Threadneedle, BMO, Aberdeen, Aviva Investors, Kames Capital and Janus Henderson.

- 2.21 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate's Q2 2017 Housing Market Report, "the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder." However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent. The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. In addition, there remains the further impact on the market of recent legislative and tax changes on the purchase of second properties.
- 2.22 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2021 - 2024, when it is anticipated that the COVID-19 outbreak will have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

Local Housing Market Context

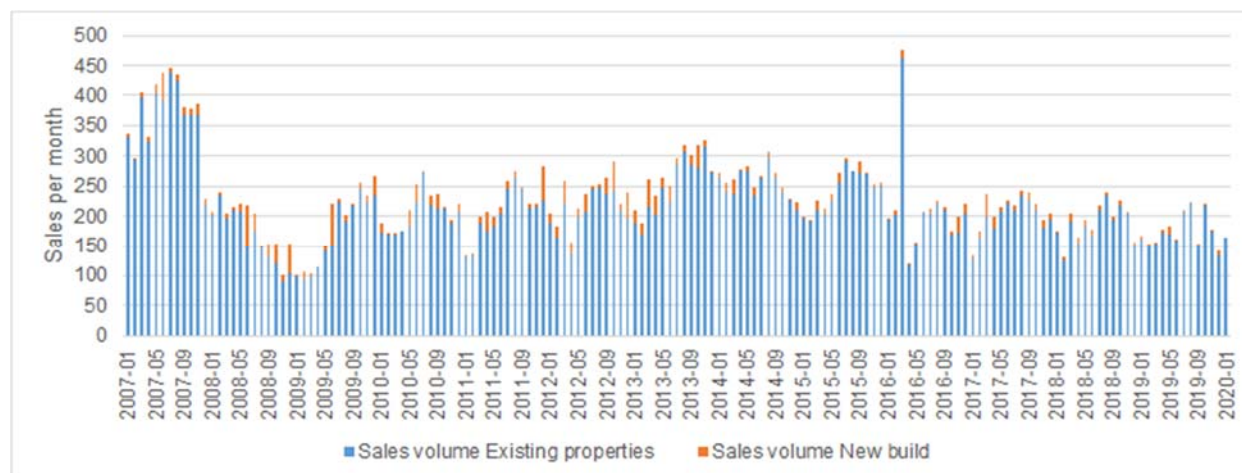
- 2.23 House prices in Merton have followed recent national trends, with values falling in 2009 and recovering over the intervening years, as shown in Figure 2.23.1. Average house prices have remained broadly flat between July 2006 and early 2020. Sales volumes fell below historic levels in 2008 and 2009, but have since recovered (see Figure 2.23.2). By September 2019, sales values had increased by 98% in comparison to the lowest point in the cycle in June 2009, or 64% higher than the previous peak in March 2008.

Figure 2.23.1: Average sales value in Merton



Source: Land Registry

Figure 2.23.2: Sales volumes in Merton (sales per month)



Source: Land Registry

- 2.24 The future trajectory of house prices is currently uncertain, although Savills *Residential Property Forecast* (November 2019) indicate is that values are expected to grow by 4.5% in 2021, 3% in 2022, 3% in 2023, 3% in 2024 and 2.5% in 2024. This equates to cumulative growth of 14.2% between 2021 and 2024 inclusive. This forecast was published prior to the introduction by the UK government of measures to control the spread of coronavirus and the associated impact these measures have had on the economy.

Private rented sector market context

- 2.25 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, 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.
- 2.26 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. Investment yields have remained stable in London at 3% to 4%. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.27 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.28 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.
- 2.29 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

³ Knight Frank 'Multihousing 2019: PRS Research 2019

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

- 2.30 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.31 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”.
- 2.32 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”.
- 2.33 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. Local Plan Strategic Policy H4.1 requires a minimum of 35% affordable housing (50% on public sector land) but is applied ‘subject to viability’ having regards to site-specific circumstances. This enables schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.34 Prior to the publication of the updated NPPF, the meaning of a “competitive return” had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ 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 value⁵, 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 adopted⁶, 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 be driven down to reflect the least viable outcome; schemes that could have delivered

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

⁶ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need and viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

more would not do so.

CIL Policy Context

- 2.35 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.36 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.37 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.38 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.39 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.40 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.41 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.42 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories

of development. Further the NPPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

- 2.43 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant’s cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.44 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government “*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*” The White Paper summarised the main finding of the CIL review to be that “*the current system is not as fast, simple, certain or transparent as originally intended.*”
- 2.45 As a result, the Government committed to “*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*” Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of ‘carry-over’ provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.46 The Borough is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation⁷. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line which is currently planned to provide services to four stations in Merton) to relieve pressure on existing transport networks.

⁷ The impact of indexation is discussed in section 6.

Merton CIL

- 2.47 The Council approved its CIL Charging Schedule on 20 November 2013 and it came into effect on 1 April 2014. Table 2.47.1 below summarises the prevailing rates of CIL. For retail warehouses and superstores, the adopted rate is £100 per square metre (£139.75 after indexation). There are two zones for residential; Colliers Wood, Raynes Park and Wimbledon where a rate of £220 per square metre (£307.45 after indexation) is charged; and Mitcham, Morden and West Barnes, where a rate of £115 per square metre (£160.71 after indexation) is charged. A nil rate applies to all other uses.

Table 2.47.1: CIL rates per net additional square metre in the adopted Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential	Colliers Wood, Raynes Park and Wimbledon	£220	£307.45
	Mitcham, Morden and West Barnes	£115	£160.71
Retail warehouse and superstores	Borough-wide	£100	£139.75

London Plan

- 2.48 The Development Plan in Merton includes the London Plan and the Council's own adopted plans. We identify in the next section and in Appendix 1 where there are specific requirements set out in the London Plan that need to be reflected in the Council's local plan.
- 2.49 The new London Plan sets a strategic target for 50% of all new housing supply to be delivered as affordable housing over the plan period, taking account of all sources of supply, including estate regeneration schemes. The new London Plan mirrors existing policy which adopts two routes for schemes; a 'fast track' route, where schemes provide 35% affordable housing with a tenure mix that meets local requirements; and a 'viability tested route' for schemes that cannot viably deliver the full 35% affordable housing. The fast track route only applies to industrial sites where schemes fully reprovide the existing employment floorspace. Public sector owned sites are required to provide 50% affordable housing. Although individual boroughs can set their own fast track threshold (in excess of 35%) Merton's emerging policy H4.1 mirrors the London Plan approach.

Local Policy context

- 2.50 The Council undertook a stage one consultation of a New Local Plan between October 2017 and January 2018 and a stage two consultation was undertaken between October 2018 and January 2019. An additional second stage consultation is planned to take place between September 2020 and October 2020. The Council anticipates submitting its New Local Plan for examination in Summer 2021.
- 2.51 With regards to the requirements of paragraph 34 of the NPPF, which requires LPAs to identify the contributions expected from development, the Council's affordable housing requirements are clearly set out in the emerging policy. With regards to contributions towards other infrastructure, the Council has an adopted CIL Charging Schedule which is the main vehicle through which developments will contribute towards infrastructure. Clearly there may be other bespoke contributions, particularly on large developments, but these can only be established at the time individual schemes come forward and needs are identified. Any such contributions in excess of CIL would need to comply with the three tests identified at paragraph 56 of the NPPF.
- 2.52 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 Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.

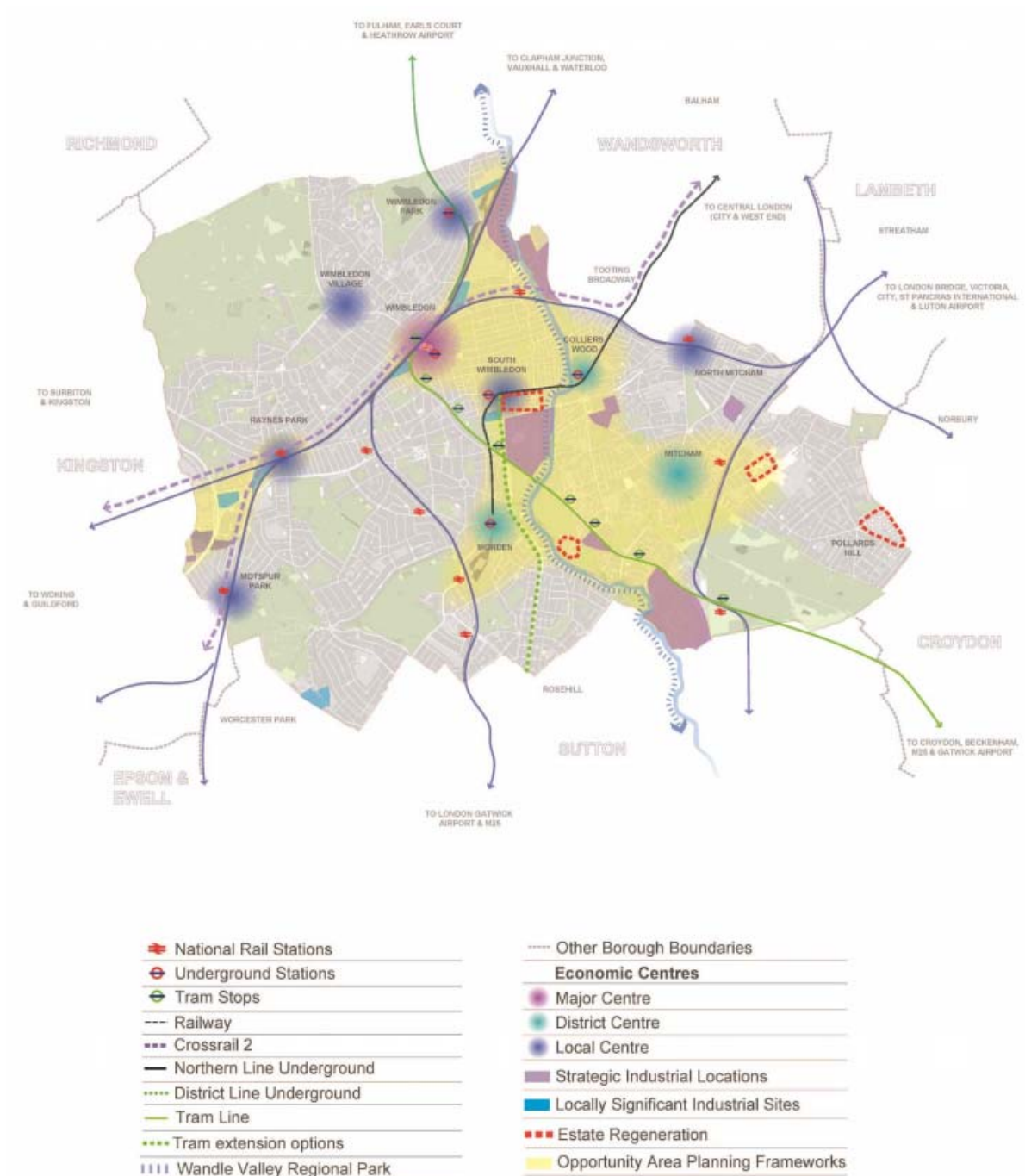
- 2.53 The Stage 2 consultation draft of the Local Plan a vision for embedding health and wellbeing into all aspects of development, from the provision of new homes, access to jobs and services, and the look and feel of town centres and neighbourhood areas, streets, parks and open spaces. The Council aims to support electric vehicles, greater scope for walking and cycling and significant improvements to public transport, including Sutton Link and Crossrail 2.
- 2.54 The draft Local Plan also sets out the Council's vision for each of its places; Wimbledon, Colliers Wood, Mitcham, Morden and Raynes Park (see figures 2.51.1 and 2.51.2).
- 2.55 **South Wimbledon and Mitcham:** enhancement of the new local centre at South Wimbledon and improvements within Mitcham Town Centre, with new residential above shops to improve vitality and optimise use of land. The council is targeting the provision of 6,200 new homes in Merton to 2036, 40% of which it is aiming to secure as affordable.
- 2.56 **More Morden:** the Council is aiming to transform the town centre, providing a significant number of new homes, an expanded and improved retail offer, new and expanded bus infrastructure and improvements to the public realm. More footfall resulting from an increased population in the area and enhancements to the public realm will enhance the viability of town centre businesses.
- 2.57 **Future Wimbledon:** incremental changes on sites that are not required for Crossrail operation and construction. There will be opportunities for significant over-station developments and links over railways to enhance access to public open space.
- 2.58 **Connecting Colliers Wood:** continued re-use of retail warehouse sites to provide developments with traditional street patterns with homes above a range of ground floor uses.

Figure 2.51.1: Merton's places



Source: Local Plan stage 2 consultation draft

Figure 2.52.2: Key diagram



Source: Local Plan Stage 2 consultation draft

- 2.59 **Local neighbourhoods:** continuing enhancement of local centres at Raynes Park, Wimbledon Village, Motspur Park and North Mitcham including ongoing support for Business Improvement Districts.
- 2.60 In order to assess the ability of schemes to absorb emerging housing policies, it is also necessary to factor in the other policy requirements in the emerging plan as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for schemes of 10 or more units

for a considerable period.

2.61 The emerging consultation draft Local Plan includes a range of strategic policies. We have reviewed all these policies and have identified those which we consider to have a specific cost impact upon developments. This analysis is attached as Appendix 1 and summarised below:

- **Policy H4.1** – requires 10% of units to be constructed to meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’ and 90% of dwellings to meet requirement M4(2) ‘accessible and adaptable dwellings’. Aims for 50% of all new dwellings over the plan period to be provided as affordable. On schemes providing between 2 to 9 units, the Council will seek provision of 20% affordable (70% social/affordable rent or London Living Rent and 30% shared ownership) through a financial contribution⁸. On schemes of 10 or more units on public land, the Council will seek 50% affordable housing (70% rented and 30% shared ownership). On schemes of 10 or more units on other sites, the Council will seek up to 50% affordable housing with a minimum of 35% (70% rented and 30% shared ownership).
- **Policy H4.3** – seeks to secure a mix of housing which varies to a degree between affordable rented housing and other tenures, as per Table 2.61.1.

Table 2.61.1: Housing Mix

Tenure	1 bed	2 bed	3+ bed
Affordable rented	25% - 35%	35% - 40%	30% - 40%
Other tenures	33%	33%	33%

- **Policy H4.5:** requires that student housing developments provide 35% of units as affordable student accommodation as defined in the London Plan.
- **Policy H.47:** requires that build to rent schemes provide a minimum of 50 units (mirroring London Plan requirements) and contain a mix that meets local need. Operators are required to provide tenancy periods of a minimum of 3 years with six month break clauses in the tenants’ favour and pre-agreed rent increases. The Council is seeking to apply a 30 year build to rent covenant. The Council will seek provision of rented affordable housing, 80% of which should be at rents that are equivalent to social rents and 20% at the equivalent of London Living Rents.
- **Policy O8.2:** requires that developments should incorporate and maintain appropriate elements of open space, play areas and landscape features.
- **Policy IN6.1:** seeks to improve the provision of infrastructure across the borough, working with relevant providers to ensure that the necessary infrastructure is secured to support growth. Development will contribute mainly through CIL but some larger developments may also contribute through Section 106 obligations and on-site delivery.
- **Policy IN6.2:** seeks provision and improvement of social and community infrastructure to support growth. Development will contribute towards provision either through CIL and/or Section 106 obligations, including on-site provision.
- **Policy HW2.2:** seeks to implement the TfL Heathy Streets approach and requires developments of 100 or more units to undertake Health Impact assessments.
- **Policy F8.6 and F8.8:** requires sustainable urban drainage systems, reflecting pre-existing London Plan requirements.

⁸ A similar policy was incorporated into the adopted Core Strategy (policy CS8) but the Council ceased applying this requirement in response to the 2014 Written Ministerial Statement. Over the period 2011 to 2014, the Council collected significant sums of payments in lieu. We note that other London boroughs continued to apply policies seeking contributions from schemes under 10 units (or indeed adopt new policies) after the 2014 Written Ministerial Statement was issued.

- **Policies P8.9, CC8.10, CC8.11, CC8.12 and CC8.13:** seeks measures to mitigate emissions that would contribute towards poor air quality and climate change.

Development context

- 2.62 The London Borough of Merton is a medium sized London borough, covering an area of approximately 37.6 square kilometres, compared to 150.1 square kilometres in Bromley and 2.9 kilometres in the City of London. The GLA's 2020 population estimate for Merton is 212,658, which equates to 5,652 people per square kilometre, which is slightly lower than the average of 5,854 for London as a whole. The Borough is ethnically diverse, with just under 50% of the population identifying as white British.
- 2.63 Merton is bordered by the boroughs of Richmond, Kingston, Wandsworth, Lambeth, Croydon and Sutton and is classified as an outer London Borough.
- 2.64 Most of the Borough has a Public Transport Accessibility Level of 3 or below, where 0 indicates the lowest level of accessibility and 6b the highest. Wimbledon achieves a rating of 6B due to the provision of various transport modes, including Underground, Tram, National Rail and buses. Raynes Park, Morden, Colliers Wood and Mitcham also achieve high PTALs of 5 to 6a. Accessibility. PTALs will improve significantly when Crossrail 2 services open, which is anticipated to be within the plan period, albeit at the end of the period. Crossrail 2 will operate over new and existing lines and call at Wimbledon, Raynes Park and Motspur Park, providing direct access to central London stations (Clapham Junction, King's Road Chelsea, Victoria, Tottenham Court Road, a new Euston-St Pancras Station and Angel).
- 2.65 Much of the Borough was developed in the first half of the 20th Century following construction of railway and London Underground lines into the area. Consequently, development opportunities tend to be small scale and limited to in-fill sites and intensification of existing development. Of the 577 residential schemes granted planning permission over the last ten years, 496 were for 9 or fewer residential units.
- 2.66 Large developments are limited in number, including the Council's own estate regeneration programme (High Path, Eastfields, and Ravensbury estates, providing a net gain of almost 2,000 residential units), More Morden and Abbotsbury Triangle (circa 2,000 units), Segas House (circa 330 units), redevelopment of supermarket sites, Morden Depot (circa 430 units) and Benedict Wharf (circa 600 units).

Analysis of historic affordable housing delivery

- 2.67 The Council adopted its Core Strategy in July 2011. Policy CS8 requires that schemes of 10 or more units should provide 40% affordable housing (60% social rent and 40% intermediate) and schemes of 9 or fewer units should provide 20% (60%/40%) through an equivalent financial contribution. Policy CS8 (e) notes that affordable housing provision will have regard to site characteristics including size of site; site suitability; other planning obligations; and site-specific viability issues.
- 2.68 The Council has supplied details of planning permissions granted between May 2010 and October 2019. Over most of this period, Core Strategy Policy CS8 was in force but the Council stopped seeking contributions from small schemes following the 2014 Written Ministerial Statement. The Council granted 550 planning permissions over the period, of which 247 were new build schemes; 137 involved conversions of existing buildings; 31 were extensions; and 135 involved changes of use.
- 2.69 The permissions resulted in the provision of 3,654 units (excluding estate redevelopments) and the loss of 498 existing units; a net gain of 3,156 units.
- 2.70 222 permissions were for the provision of single dwellings. As these applications were not required to make any contribution to affordable housing, we have discounted these permissions from our analysis. This left 328 of the original 550 permissions.

2.71 Although permissions for 9 or fewer units form the bulk of permissions granted by the Council (277 out of 328 applications), more units are delivered through schemes of 10 or more units (2,472 units out of a total of 3,444 units). See figures 2.71.1 and 2.71.2.

Figure 2.71.1: Number of permissions by size of scheme

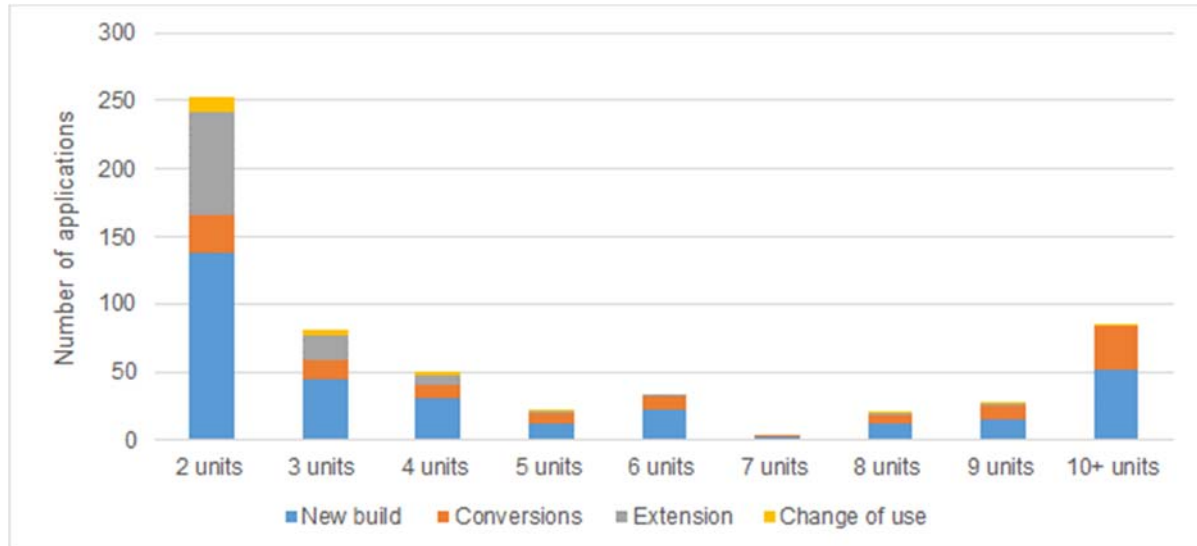
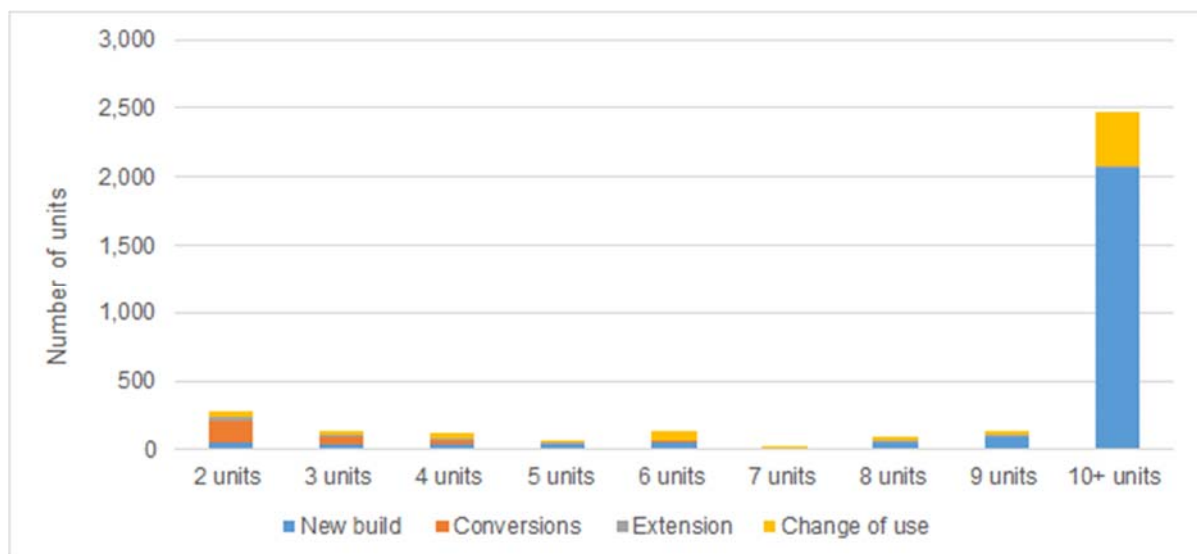


Figure 2.71.2: Number of units by size of schemes



2.72 Focusing firstly on the schemes of 9 or fewer units, for which a payment in lieu of up to 20% affordable housing was required, the Council's data indicates that only two schemes out of 277 made a contribution towards affordable housing, both of which exceeded the 20% requirement. One scheme contributed 33% of units on-site as affordable, while the other was delivered as 100% affordable. As noted above, the Council ceased applying the policy requirement for small sites to contribute towards affordable housing provision following the 2014 Written Ministerial Statement.

2.73 51 Schemes of 10 or more units delivered a total of 2,472 units, of which 564 were provided as affordable, equating to 22.8% of the total. 10 of these schemes were for changes of use of existing offices to residential under Permitted Development rights and should be excluded as the Council is unable to apply any planning obligations to such schemes.

- 2.74 17 of the applications with 10 or more units made no contribution to on-site affordable housing provision, although two schemes made financial contributions, albeit modest in the context of the schemes; both schemes contributed circa £200,000 despite providing 22 and 34 private units. All of these permissions are relatively historic and the decisions were taken prior to the publication of the 2019 PPG, which is important for the reasons addressed later in this section. In terms of location, these schemes were predominantly in the eastern half of the Borough, where sales values are lower.
- 2.75 The remaining 23 schemes⁹ delivered various percentages of on-site affordable housing, ranging from 9% at the lowest end to 100% at the highest end of the range, with an average of 29.3%. Where higher levels of affordable housing have been achieved, this is typically on sites which have low existing use values (un-used garages; workshops with large yard areas; and disused public houses for example). Some schemes which incorporate replacement commercial floorspace typically provide lower levels of affordable housing as the commercial floorspace has required cross-subsidy from the private residential units, which in turn reduces the amount of value available to provide affordable housing.

Impact of prices paid for sites and the RICS 2012 Guidance Note on Viability in Planning

- 2.76 The 2012 NPPF was relatively silent on the approach to be taken by planning authorities and applicants to determining the financial viability of development proposals where it was suggested that the policy requirement for affordable housing could not be met in full. It simply referred to the need for development proposals to generate 'competitive returns' for developers and landowners. The gap in approach that was left by central government guidance was filled by the RICS 2012 Guidance Note on 'Financial Viability in Planning'. Contrary to generate practice at the time (which was to benchmark land value of the basis of existing use value plus a premium), the RICS GN advocated the use of Market Value to establish benchmark land value. We discuss this in more detail in Section 3, but this approach imported prices paid by developers for other sites into the planning viability process. There were obvious flaws with this approach which were drawn to the RICS's attention in the consultation stages but these were ignored. The primary issue is that developers would be able to pay more for a site than a residual valuation with a policy compliant level of affordable housing would typically allow and then use prices paid for other sites in a viability assessment to justify the over payment. This would have eventually have led to a downward spiral of affordable housing delivery, as land values would inflate as each round of planning applications was determined with decreasing percentages of affordable housing.
- 2.77 The impact of the RICS GN was evident from 2012 onwards, as land values in London accelerated sharply while at the same time, percentages of affordable housing began to decline.
- 2.78 In 2017, the Mayor of London issued Supplementary Planning Guidance on viability¹⁰ which rejected the RICS GN and sought to return to the EUV plus premium approach that had been used before the publication of the GN¹¹. This was partially successful in shifting viability assessments away from market value approaches, but significant progress was made in 2019 when the government published its revised NPPF and PPG. The 2019 PPG and subsequent revisions on in the same year removed market value approaches in their entirety. As a consequence of this (and also criticism by Justice Holgate in the High Court), the RICS has been forced to revise its Guidance Note, a revised draft of which was issued for consultation earlier this year.
- 2.79 Consequently, developers should no longer be able to use viability assessments to push affordable housing levels lower based on prices paid for site. Even if developers do over pay for a site in the hope that they can later recover any overpayment by negotiating down the affordable housing percentage, this will not feature in any viability assessment they present to the Council.
- 2.80 This change in approach does not mean that every site will be able to meet the Council's policy requirements as they all have their own unique set of circumstances; the existing use value of a site

⁹ The percentage of affordable housing on 1 scheme is shown in the Council's database as 'to be confirmed'

¹⁰ 'Homes for Londoners: Affordable housing and viability' August 2017

¹¹ The approach has subsequently been endorsed by the Council in its own Supplementary Planning Document on viability adopted on 23 May 2018.

will continue to have a bearing on the extent to which affordable housing can be delivered. Sites with low existing use values should be able to deliver a higher percentage of affordable housing than sites with high existing use values, as there will be more uplift in value.

Barriers to delivery

- 2.81 Clearly as noted above, the key barrier to delivery of affordable housing will be the relationship between the residual value generated by a proposal and the existing use value of the site. Sites that have come forward in Merton vary considerably, from garden land which has negligible value in its existing use, to existing residential property, which has a very high value. The scale of the proposed development in comparison to the size of existing buildings is also important, regardless of the use.
- 2.82 It is therefore possible in some circumstances that fully policy compliant developments generate residual land values that are lower than the Site's existing use value. In these circumstances, the level of affordable housing would need to be reduced, or the Site would not come forward for redevelopment. The extent to which the Site is required to meet the Council's housing targets could determine the extent to which the affordable housing requirement should be applied flexibly.
- 2.83 A second related issue is competition for land from different uses. In London, many sites are capable of being used for a range of uses. In the absence of specific planning policies which prevent allocated sites from developed for uses other than residential, sites may attract interest from parties with an interest in developing non-residential uses, or indeed for continuation of the existing use. The PPF recognises that sites may attract interest for alternative uses and that this may result in an increase in benchmark land value.
- 2.84 In addition to the economics of development, there are also physical barriers to on-site provision of affordable housing on smaller developments which are most acute on schemes of fewer than 10 units, but also impact to a lesser degree on schemes between 10 and 20 units. Most notably, physically separating tenures is more difficult on very small schemes as adding cores would result in a significant loss of net internal area in relation to gross internal area. Consequently, the Council's approach of seeking a financial contribution instead of on-site affordable housing will provide the optimum output in terms of and efficient building and cash to cross-subsidise delivery on other sites.
- 2.85 Larger schemes at or just above the 10 unit threshold will face similar constraints, but are required to provide affordable housing on-site. For schemes comprising houses, separation of tenures will not be an issue, as each property will have its own independent access. For flatted schemes, it may be possible to provide separate access to affordable flats at ground level to avoid adding cores. Where this is not possible, a separate core would result in lower building efficiency.
- 2.86 Developers of schemes between 10 and 20 units may also have issues securing interest from Registered Providers in smaller numbers of new affordable housing units. A scheme of, say, 16 units would attract an affordable housing requirement of 6 to 8 units which is below the level that many RPs would purchase. Clearly the Council could acquire new affordable housing units from developers that have been unable to secure interest from RPs¹²; alternatively, the Council could negotiate a payment in lieu to be spent on delivery the units elsewhere.

Habitable rooms versus units

- 2.87 The London Plan affordable housing target is based on habitable rooms to facilitate the provision of family housing as part of the affordable provision. Merton's emerging policy H4.1 does not explicitly state whether the Council will seek provision based on habitable rooms or units and practice across the capital varies between boroughs, with individual councils seeking contributions on floor area, habitable rooms or units. However, the Council has separately indicated that it will apply a habitable room requirement for schemes referable to the Mayor of London and a unit requirement for non-referable schemes.

¹² The Council has disposed of its core council housing stock through a large scale voluntary transfer. Having done so does not prevent it from acquiring or building new dwellings but it may need to subcontract management services to another provider.

- 2.88 Measuring affordable housing on the basis of a percentage of habitable rooms is typically considered appropriate when the affordable housing is required to provide dwellings with more habitable rooms than the market housing. This measure may result in a significantly lower proportion of units on schemes where the private housing is delivered as small (one and two bed) units but aids viability by ensuring that there is sufficient value generated by private housing to cross subsidise the delivery of the of affordable units.
- 2.89 Measuring affordable housing on a floorspace basis is appropriate in boroughs where the private housing units are very large and where – if affordable housing is delivered at standard sizes¹³ - the floor area of the affordable housing would be a significantly lower proportion of the whole than required by the policy. This measure is applied in Westminster and Royal Borough of Kensington & Chelsea and the policy therefore facilitates the provision of a higher number of units than would have been secured had the policy been applied on a unit basis. Applying the target on a floor area basis also provides the councils concerned with a degree of flexibility on the unit mix, enabling officers to seek either family housing or small units, depending on individual site circumstances.
- 2.90 Requiring affordable housing as a percentage of units is typically appropriate in boroughs where units are of standard sizes and standard mixes which also reflect the desired affordable housing mix. In such circumstances, the affordable housing element would reflect the mix of the wider scheme, albeit a proportion of total units only. A percentage of affordable housing taken on units would result in a similar percentage on habitable rooms and also on area. However, as there is an increasing divergence between the unit mixes sought on affordable housing and private housing, calculating contributions on the basis of units is likely to result in a significant disparity between total floorspace and/or habitable rooms.
- 2.91 In order to provide flexibility to reflect site-specific circumstances, some authorities have adopted approaches that combine more than one measure of affordable housing. For example, Southwark historically applied a target based on 35% of habitable rooms as the measure that would facilitate the delivery of the most suitable mix of affordable housing. However, if the affordable housing by habitable rooms and floorspace diverged by more than 5%, the measure that delivered the maximum amount of affordable housing was used.
- 2.92 Clearly in relation to scheme viability (the primary purpose of this report), each scheme will have a fixed amount of value uplift above existing use value (plus premium) which will be available – in principle – to provide affordable housing. The measure of affordable housing (whether by units, habitable rooms or floor area) will have no bearing on the viable amount, which will need to be established through a site-specific assessment where the 35% fast track requirement cannot be met.

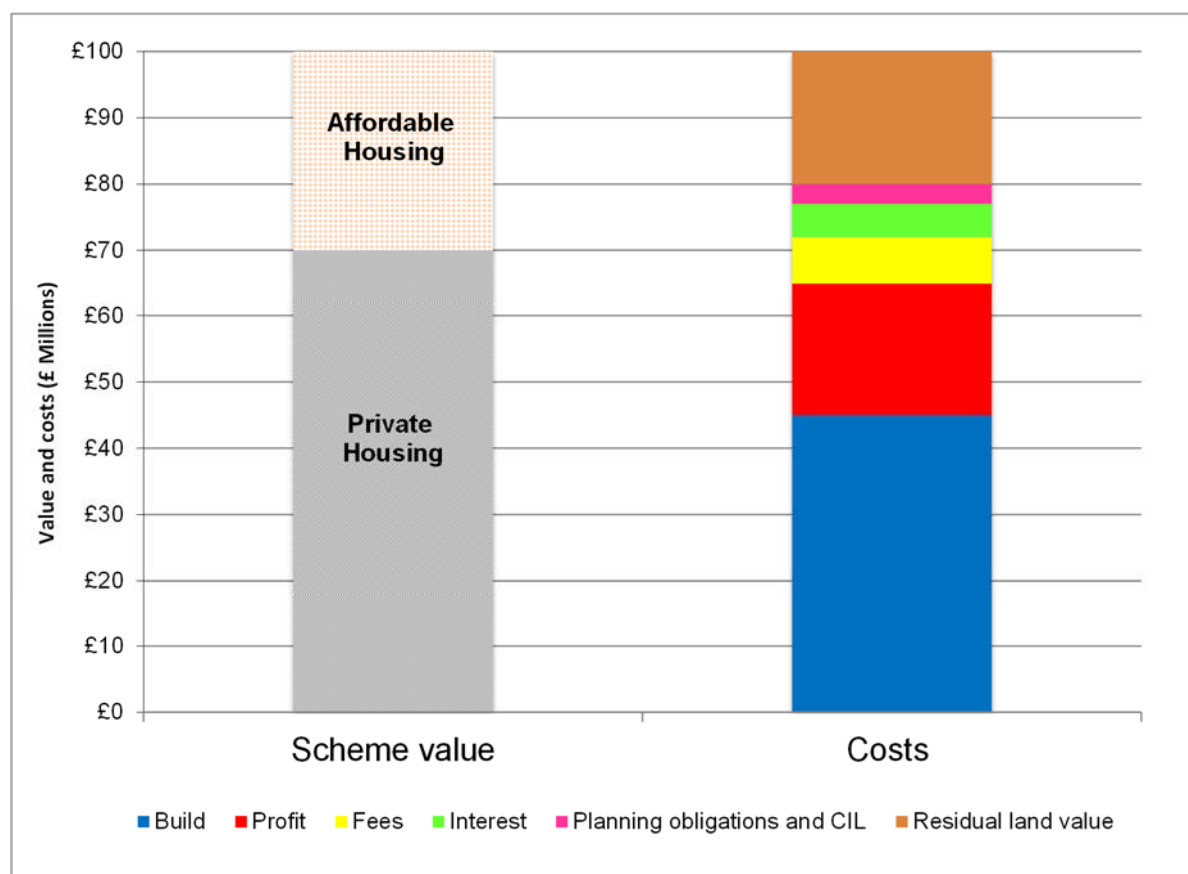
¹³ For example, in accordance with the minimum sizes in MHCLG's 'Nationally Described Space Standards' 2017 which are also reflected in the new London Plan.

3 Methodology and appraisal approach

- 3.1 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 London Borough of Merton and tests the Council's emerging housing and planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, 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.



- 3.3 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'.
- 3.4 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 the London Borough of Merton, many sites will

be previously developed. These sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues). 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 a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. 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, depending on the type of scheme and price point.
- 3.5 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'¹⁴ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which sometimes 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

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 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"*.
- 3.9 The Local Housing Delivery Group published guidance¹⁵ in June 2012 which provides guidance on

¹⁴ 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'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

¹⁵ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

testing viability of Local Plan policies. The guidance notes that “*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*”.

3.10 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*”. The 2019 NPPF no longer refers to “*competitive returns*” but the 2019 PPG refers to the need for a premium above EUV instead.

3.11 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).

3.12 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).*

3.13 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.

3.14 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. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.

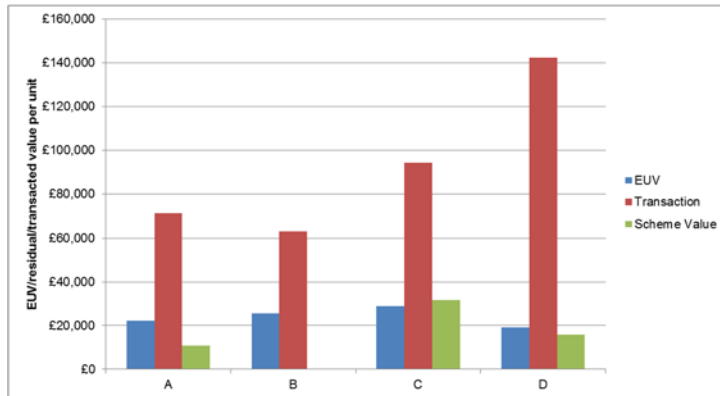
3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb 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 benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Merton, where many 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".

- 3.16 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"*.
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. 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.
 - 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.
- 3.18 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 3.18.1. 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 3.18.1: Comparison of residual values to existing use value and price paid for site



- 3.19 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 4.

4 Appraisal assumptions

- 4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to Merton.

Development typologies

- 4.2 We have appraised 25 development typologies on sites across the Borough to represent the types of sites that the Council expects to come forward over the life of the new Local Plan, with the exception of a small number of large scale multiple phase regeneration schemes (such as estate regeneration schemes and Morden Town Centre regeneration) which will have unique characteristics and are not tested as they have no wider applicability beyond the schemes themselves. As noted earlier in the report, the vast majority of consented schemes over the past ten years were for schemes providing 9 or fewer residential units. Although these schemes are currently not required to contribute towards affordable housing, emerging plan policy seeks to secure a financial contribution based on the equivalent of 20% on-site affordable housing (70% rent and 30% shared ownership).
- 4.3 As the Council's emerging policy proposes securing affordable housing contributions from schemes of 2 or more units, we have not tested any typologies providing single units. Although single unit schemes accounted for 38% of consents, they only accounted for 6% of supply. For schemes of 2 to 9 units, we have tested both flatted and housing schemes.
- 4.4 The Council's emerging policy envisages that schemes of 10 or more units will provide affordable housing on-site. We have tested a range of developments reflected the spread of schemes summarised in tables 4.3.1 to 4.3.4, the largest being circa 1,075 units.

Table 4.4.1: Consented schemes of 20 or fewer units (2010-2019)

Number of units in consented scheme	No of schemes	% of all consented schemes	Number of units	% of all consented units
1 unit	220	38.13%	220	6.01%
2 units	138	23.92%	276	7.54%
3 units	45	7.80%	135	3.69%
4 units	30	5.20%	120	3.28%
5 units	12	2.08%	60	1.64%
6 units	22	3.81%	132	3.61%
7 units	2	0.35%	14	0.38%
8 units	12	2.08%	96	2.62%
9 units	15	2.60%	135	3.69%
10 units	4	0.69%	40	1.09%
11 units	5	0.87%	55	1.50%
12 units	4	0.69%	48	1.31%
13 units	0	0.00%	0	0.00%
14 units	5	0.87%	70	1.91%
15 units	1	0.17%	15	0.41%
16 units	1	0.17%	16	0.44%
17 units	0	0.00%	0	0.00%
18 units	3	0.52%	54	1.48%

Number of units in consented scheme	No of schemes	% of all consented schemes	Number of units	% of all consented units
19 units	0	0.00%	0	0.00%
20 units	2	0.35%	40	1.09%

Table 4.4.2: Consented schemes of 20 or more units (2010-2019)

Number of units in consented scheme	Number of schemes	% of all consented schemes	Number of units	% of all consented units
20-29 units	9	1.56%	197	5.38%
30-39 units	4	0.69%	130	3.55%
40-49 units	2	0.35%	86	2.35%
50-59 units	0	0.00%	0	0.00%
60-69 units	1	0.17%	68	1.86%
70-79 units	2	0.35%	149	4.07%
80-89 units	0	0.00%	0	0.00%
90-99 units	3	0.52%	282	7.70%
113 units	1	0.17%	113	3.09%
128 units	1	0.17%	128	3.50%
134 units	1	0.17%	134	3.66%
229 units	1	0.17%	229	6.26%
632 units	1	0.17%	632	17.27%

Table 4.4.3: Allocated sites

Number of units in allocated site	Number of schemes	% of all allocated schemes	Number of units	% of all allocated units
1-9 units	1	7%	8	1%
10-19 units	0	0%	0	0%
20-29 units	2	14%	48	3%
30-39 units	3	21%	107	7%
40-49 units	2	14%	80	5%
50-59 units	0	0%	0	0%
60-69 units	2	14%	129	8%
70-79 units	0	0%	0	0%
80-89 units	0	0%	0	0%
90-99 units	0	0%	0	0%
100-109 units	0	0%	0	0%
110-119 units	1	7%	112	7%
120-129 units	1	7%	128	8%
329 units	1	7%	329	21%
597 units	1	7%	597	39%

Table 4.4.4: SHLAA sites

Number of units in SHLAA site	Number of schemes	% of all SHLAA schemes	Number of units	% of all SHLAA units
1-9 units	6	9.68%	41	0.78%
10-19 units	10	16.13%	137	2.61%
20-29 units	4	6.45%	94	1.79%
30-39 units	10	16.13%	353	6.73%
40-49 units	5	8.06%	222	4.23%
50-59 units	2	3.23%	107	2.04%
60-69 units	8	12.90%	504	9.61%
70-79 units	2	3.23%	145	2.77%
80-89 units	3	4.84%	244	4.65%
90-99 units	1	1.61%	92	1.75%
100-109 units	3	4.84%	310	5.91%
110-119 units	2	3.23%	233	4.44%
120-129 units	0	0.00%	0	0.00%
158 units	1	1.61%	158	3.01%
200 units	1	1.61%	200	3.81%
300 units	1	1.61%	300	5.72%
431 units	1	1.61%	431	8.22%
600 units	1	1.61%	600	11.44%
1073 units	1	1.61%	1073	20.46%

- 4.5 The development typologies are identified in Table 4.5.1 overleaf with additional detail provided in Appendix 2. The typologies are informed by the scale and heights of actual planning applications that have been submitted to the Council and are either completed, under construction, or not yet commenced.
- 4.6 We have created 10 small development typologies providing between 2 and 9 units, which are provided either as houses or flats. These are typically built to lower density as they are brought forward on in-fill sites, rear gardens or similar sites which are adjacent to or close to existing residential units. Densities range from 40 to 75 units per gross hectare.
- 4.7 We have then created 8 large development typologies providing between 100 and 1,000 units. These schemes are provided as flats with densities ranging from 100 to 200 units per hectare.
- 4.8 Within the medium and large development typologies, we have assumed in some cases the flatted schemes will provide an element of retail floorspace on the ground floor. This retail floorspace is most likely to be occupied by convenience stores and A3 uses.

Residential sales values

- 4.9 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the Borough. We have considered comparable evidence of new build schemes across the borough to establish appropriate values for testing purposes. This exercise indicates that developments in the Borough will attract average sales values ranging from circa £4,500 per square metre (£418 per square foot) to £11,300 per square metre (£1,050 per square foot). The highest sales values are achieved in the west of the Borough, while the lowest values are achieved in the south-east and east of the Borough (see Table 4.9.1). There are some postcode sectors where there have been no recent new build sales and for those areas (and all others) we

have provided the average second hand values as an indicator of value for new build. It should be noted that new build values have outperformed second hand values across the Borough.

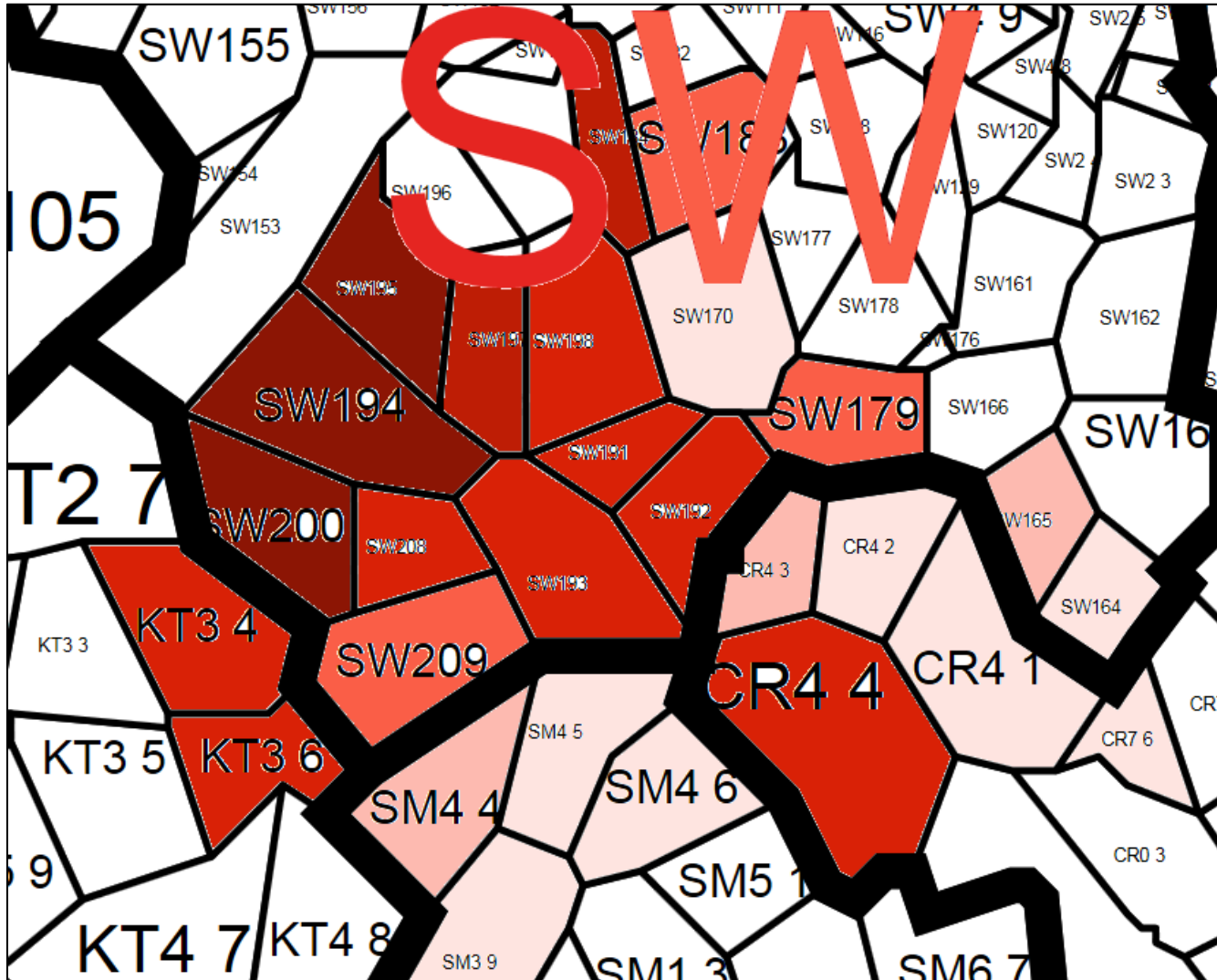
Table 4.9.1: Residential sales values by postcode sector (per square metre)

Average by postcode sector	Second hand	New build
CR4 1	£4,050	£4,849
CR4 2	£5,421	£5,528
CR4 3	£4,636	£5,639
CR4 4	£5,077	£7,970
CR7 6	£3,502	-
KT3 4	£4,338	£7,685
KT3 6	£5,495	£7,858
SM3 9	£4,464	-
SM4 4	£5,405	£5,302
SM4 5	£4,848	-
SM4 6	£5,311	£4,519
SW16 4	£4,895	-
SW16 5	£5,482	-
SW15 5	£3,691	-
SW16 5	£5,065	-
SW17 9	£6,508	£6,930
SW17 0	£3,605	-
SW18 4	£8,228	-
SW18 5	£9,569	£6,611
SW19 1	£7,287	£7,991
SW19 2	£6,842	£7,209
SW19 3	£7,905	£8,076
SW19 4	£9,132	£10,382
SW19 5	£8,760	-
SW19 7	£8,931	-
SW19 8	£7,736	£7,541
SW20 0	£7,272	£11,321
SW20 8	£7,907	£8,686
SW20 9	£5,710	-

4.10 Key schemes that are currently being marketed in the Borough are as follows:

- Wimbledon Hill Park - The Mansions (Wolfson Neurological Centre): £10,071 per square metre (£935 per square foot) average marketing price;
- Parkgate House, West Barnes: £7,653 per square metre (£711 per square foot) average marketing price;
- Stage House, South Wimbledon: £8,848 per square metre (£822 per square foot) average marketing price;
- Stadia 3 (Wimbledon Stadium): £7,955 per square metre (£739 per square foot) average marketing price.

Figure 4.9.2: Residential values by postcode sector (Note: darker colours reflect higher values and lighter colours reflect lower values)



- 4.11 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.11.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.11.1 and also a 15-year growth scenario which runs the growth and inflation rates shown for 2025 over years 6 to 15.

Table 4.11.1: Growth scenario (5 year)

Year	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025 and each year thereafter
Values	0%	3.0%	4.0%	4.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

- 4.12 In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2020 and recovering slowly over the subsequent years (see Table 4.12.2). Developers can mitigate sales risk to a degree by diversifying the delivery model on large sites to include build to rent housing, but clearly even this model is not immune from market cycles if investors are not actively purchasing new stock. That said, it is generally considered that the build to rent sector is generally better able to ride out market cycles than build for sale. Values for build to rent schemes will be determined by rentals which will fluctuate to a degree, but while an imbalance between new housing supply and new household formation remains, rents are likely to increase over time.

Table 4.12.1: Downside scenario

Year	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025 and each year thereafter
Values	-2.0%	0.0%	1.0%	2.0%	3.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.13 Emerging Policy H4.1 requires that schemes of 2 to 9 units should provide an equivalent of 20% affordable housing (70% rent and 30% shared ownership) as a payment in lieu. We have tested the ability of sites to meet this requirement by running our appraisals with on-site affordable housing. The payment in lieu would provide a similar outcome for the developers, as it would equate to the uplift in value arising from not providing affordable housing on site.
- 4.14 Schemes providing 10 or more units are required to provide affordable housing on-site. We have tested these schemes with varying percentages of affordable housing from 0% to 50%.
- 4.15 For the purposes of testing potential levels of affordable housing to inform the new plan policy approach, our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.15.1. These rents are broadly equivalent to social/target rents and are therefore the lowest rents that the Council could consider in terms of its policy options.

Table 4.15.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent (2020/21)	£159.32	£168.67	£178.05	£187.05
London Living Rent (intermediate tenure) ¹⁶	£182.51	£202.79	£223.07	£243.35

- 4.16 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.

¹⁶ Based on the lower end GLA benchmark rents for Merton

Table 4.5.1: Development typologies tested in the study (all areas are square metre gross internal areas)

No	Description	Density (units per hectare)	Site area HA	Resi Units	Ave GIA sqm per unit (flats)	Ave GIA sqm per unit (houses)	Residential floorspace	Retail floorspace	No of storeys
1	Small site 1 - 2 units (houses)	80	0.025	2	0	105	210	0	2.00
2	Small site 2 - 3 units (houses)	86	0.035	3	0	88	265	0	2.00
3	Small site 2 - 4 units (houses)	80	0.050	4	0	93	370	0	2.00
4	Small site 3 - 5 units (houses)	80	0.062	5	0	95	475	0	2.00
5	Small site 4 - 5 units (flats)	100	0.05	5	91	0	453	0	3.00
6	Small site 5 - 6 units (flats)	100	0.06	6	86	0	515	0	3.00
7	Small site 6 - 8 units (houses)	82	0.098	8	0	89	715	0	2.00
8	Small site 8 - 8 units (flats)	100	0.08	8	89	0	710	0	3.00
9	Small site 9 - 9 units (houses)	80	0.11	9	0	94	845	0	2.00
10	Small site 10 - 9 units (flats)	100	0.09	9	86	0	773	0	3.00
11	Medium mixed housing/flatted scheme (10 units)	125	0.08	10	63	91	823	0	2.00
12	Medium housing scheme (10 units)	80	0.13	10	0	93	925	0	2.00
13	Medium mixed housing/flatted scheme (15 units)	125	0.12	15	75	91	1,270	0	2.00
14	Medium housing scheme (15 units)	80	0.19	15	0	95	1,425	0	2.00
15	Medium mixed housing/flatted scheme (30 units)	150	0.20	30	83	90	2,608	200	3.00
16	Medium housing scheme (30 units)	85	0.35	30	86	0	2,575	0	2.00
17	Medium mixed housing/flatted scheme (40 units)	160	0.25	40	86	89	3,500	200	2.50
18	Medium housing scheme (40 units)	80	0.50	40	0	89	3,575	0	2.00
19	Medium mixed housing/flatted scheme (50 units)	167	0.30	50	78	90	4,188	600	2.50
20	Medium housing scheme (50 units)	80	0.62	50	0	90	4,500	0	2.00
21	Medium mixed housing/flatted scheme (75 units)	188	0.40	75	75	94	6,475	1,000	2.50
22	Medium housing scheme (75 units)	80	0.94	75	0	90	6,750	0	2.00
23	Large flatted scheme (100 units)	200	0.50	100	86	0	8,600	200	3.00
24	Large flatted scheme (125 units)	250	0.50	125	84	0	10,438	200	3.00

No	Description	Density (units per hectare)	Site area HA	Resi Units	Ave GIA sqm per unit (flats)	Ave GIA sqm per unit (houses)	Residential floorspace	Retail floorspace	No of storeys
25	Large flatted scheme (150 units)	300	0.50	150	86	0	12,825	200	3.00
26	Large flatted scheme (200 units)	267	0.75	200	85	0	16,950	0	3.00
27	Large flatted scheme (300 units)	375	0.80	300	83	0	24,900	0	7.00
28	Large flatted scheme (400 units)	400	1.00	400	83	0	33,250	0	8.00
29	Large flatted scheme (600 units)	450	1.33	600	84	0	50,525	1,200	10.00
30	Large flatted scheme (1000 units)	275	3.64	1000	85	0	84,750	2,400	5.50

- 4.17 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.17.1 summarises the capital values that each tenure would generate, using a mix of 35% one beds, 35% two beds and 30% three beds for rented units.

Table 4.17.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ¹⁷
London Affordable Rent	£3,035	£2,260	£1,927	£1,755	£2,185
London Living Rent	£3,348	£3,681	£2,303	£2,185	£2,530

- 4.18 RPs typically sell shared ownership units on the basis of initial equity sales of between 25% to 50% and a rent of 2.75% on the retained equity. Initial equity sales above 50% would result in total housing costs exceeding affordable levels based on the GLA maximum income thresholds. In higher value parts of the Borough, lower initial equity sales would be necessary in order to comply with GLA income thresholds. The Council is interested in exploring the impact of varying qualifying incomes on the capital value of shared ownership units and the impact these thresholds would have on viability. We have tested the thresholds summarised in Table 4.8.1.

Table 4.18.1: Shared ownership qualifying income thresholds and capital values

	Maximum income thresholds A	Maximum income thresholds B	Maximum income thresholds C
1 bed	£50,000	£40,000	£30,000
2 bed	£70,000	£60,000	£50,000
3 bed	£90,000	£80,000	£70,000
Capital value	£3,940	£3,061	£2,254

- 4.19 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 assume nil grant as a base position. We have tested the impact of grant funding as a sensitivity.

Rents and yields for commercial development

- 4.20 As noted earlier in this section, some of our development typologies incorporate retail floorspace on ground floors, as residential development may be unsuitable on this level, or where this would be appropriate to meet demand (e.g. where developments are built in existing retail areas). Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.0.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years (see Appendix 3). Our appraisals assume a 12-month rent-free period. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

Table 4.20.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£300	6.5%	12
Retail supermarkets	£250	4.5%	12

Build costs

- 4.21 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based

¹⁷ Net of RP's on-costs at 5%

on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are attached as Appendix 4 and summarised in Table 4.21.1.

Table 4.21.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Flats - 5 or fewer storeys	816. Flats 3-5 storeys (mean)	£1,831	15%	£2,106
Flats – 6 or more storeys	815. Flats – 6 storey or above (mean)	£2,261	15%	£2,600
Houses (3 or fewer)	820.2 'One-off' housing semi-detached (3 units or less)	£1,933	15%	£2,223
Houses (4 or more units)	810.13 Estate housing terraced – 2 storey	£1,577	15%	£1,814
Retail units	345. Shops – Generally	£1,823	10%	£2,005

- 4.22 Flatted schemes in the borough are typically between two to five storeys, which is reflected in the range of costs selected from the BCIS database. However, the Council anticipates that there will be taller flatted blocks being brought forward over the plan period and a higher cost is reflected for the typologies which exceed 5 storeys. As noted in Table 4.19.1, the base costs are increased by 15% for residential and 10% for commercial to account for external works (including car parking spaces, where provided). Residential costs are also increased by 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations. Our appraisals incorporate a contingency equating to 5% of construction costs.

Carbon offset and climate change

- 4.23 We have tested a series of option for climate change policies which are based on a study undertaken by Currie & Brown on behalf of the Council and other London authorities (*'Towards Net Zero Carbon: Achieving greater carbon reductions on site – The role of carbon pricing'* May 2020). The 'baseline' position is based on a carbon offset contribution equating to 1.21% of construction costs. The alternative scenarios – which use a combination of carbon offsetting and a range of technologies – result in alternative cost uplifts which we have applied in our appraisals, as summarised in Table 4.23.1.

Table 4.23.1: Potential climate change scenarios

Scenario	Description	Percentage uplift against baseline construction cost (including uplift in construction cost and carbon offsetting)	
		Flats	Houses
Baseline	BAU scenario with carbon offset at £100/t	1.48%	1.21%
1	Ultra-low energy fabric and direct electric with tiered carbon offset cost	1.65%	1.16%
2	Good practice fabric and heat pump with tiered carbon offset cost	3.87%	1.95%
3	Ultra-low energy fabric and heat pump with tiered carbon offset cost	4.78%	4.21%
4	Good practice fabric and better heat pump with tiered carbon offset cost	5.39%	2.63%
5	Ultra-low energy fabric and better heat pump with tiered carbon offset cost	6.52%	4.89%

BREEAM

- 4.24 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard¹⁸. This is assumed to also address the 'excellent,' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

- 4.25 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £22,694 per house and £7,908 per flat¹⁹. 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

- 4.26 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals would typically incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes. However, to account for additional professional input related to Health Impact Assessment; Evening Uses Management Plans; Delivery and Servicing Plans and so on, we have increased the allowance to 12%.

Development finance

- 4.27 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.

Commercial marketing

- 4.28 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

Marketing costs

- 4.29 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

- 4.30 The Borough is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation²⁰. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line which is currently planned to provide services to four stations in Merton) to relieve pressure on existing transport networks.

Merton CIL

- 4.31 The Council approved its CIL Charging Schedule on 20 November 2013 and it came into effect on 1 April 2014. Table 4.31.1 below summarises the prevailing rates of CIL. For retail warehouses and superstores, the adopted rate is £100 per square metre (£139.75 after indexation). There are two zones for residential; Colliers Wood, Raynes Park and Wimbledon where a rate of £220 per square metre (£307.45 after indexation) is charged; and Mitcham, Morden and West Barnes, where a rate of £115 per square metre (£160.71 after indexation) is charged. A nil rate applies to all other uses.

¹⁸ 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

¹⁹ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

²⁰ The impact of indexation is discussed in section 6.

Table 4.31.1: CIL rates per net additional square metre in the adopted Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential	Colliers Wood, Raynes Park and Wimbledon	£220	£307.45
	Mitcham, Morden and West Barnes	£115	£160.71
Retail warehouse and superstores	Borough-wide	£100	£139.75

- 4.32 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 Merton 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.

Section 106 costs

- 4.33 The Council has analysed the financial contributions secured through section 106 agreements signed over the last five years, all of which post-date the adoption of CIL. The typical total contributions for various sizes of schemes are summarised in Table 4.33.1. These contributions incorporate highways and access works. We have applied notional contributions at these levels in our appraisals.

Table 4.33.1: Agreed financial Section 106 contributions

Size of scheme	Financial contributions per unit
1-9 units	£0
10-99 units	£1,500
100-499 units	£2,000
500 units and above	£4,000

Development and sales periods

- 4.34 Development and sales periods vary between type of scheme. However, our sales periods for residential schemes 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. There are fewer opportunities for residential development in the Borough compared to other London boroughs which restricts supply and maintains pricing.
- 4.35 For commercial development, we have assumed that the completed floorspace is sold at practical completion. As noted earlier, our appraisals assume a 12 month rent-free period for ground floor retail included in some of the developments. These deferrals are reflected in the sum paid by the Investor.

Developer's profit

- 4.36 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 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).

- 4.37 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.
- 4.38 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 residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.39 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.40 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. A degree of the costs for addressing abnormal ground conditions 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

- 4.41 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.
- 4.42 We have arrived at a broad judgement on the likely range of benchmark land values based on the existing floorspace and uses that are redeveloped for residential. The calculations assume that the landowner has made a judgement that the current building and/or planning use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a rent in line with market norms to come forward for development, as residual value may not exceed current use value in these circumstances. In Merton, there are a number of existing buildings which reflect these conditions, including large retail parks with multiple stores at Colliers Wood; large solus retail outlets, including single storey supermarkets; and small scale mixed office/retail units.
- 4.43 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites

forward at a lower return or indeed require a higher return. If proven 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 rather than definitive fixed variables on a site by site basis.

4.44 We have adopted five benchmark land value, as follows:

- Existing residential;
- Secondary offices first quartile rents;
- Secondary industrial first quartile rents;
- Community and similar buildings;
- Open and undeveloped land, including gardens.

4.45 Table 4.45.1 summarises the underlying assumptions for each benchmark land value. Rents for secondary offices and industrial units are based on first quartile rents of lettings completed in the Borough over the last two years.

Table 4.45.1: Benchmark land value underlying assumptions (notional hectares)

Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Yield	Rent free (years)	Refurb cost	Net cap val after lettings fees and purchaser's costs
Community	40%	2.0	8,000	£50.00	10%	2.5		£2,877,610
Existing residential	20%	2.0	4,000					£41,200,000
Garden and other open land	40%	2.0	8,000	£0.00	10%	2.5		£500,000
Industrial 1st quartile rent	40%	1.0	4,000	£127.82	5%	2.5	£500,000	£7,859,372
Offices 1st quartile rent	40%	2.0	8,000	£267.14	6%	2.5	£4,000,000	£24,375,460

4.46 We have applied a notional 20% premium to the community, residential, industrial and office floorspace to reflect the requirement at paragraph 016 of the PPG for an incentive to the landowner to release their sites for development. The £500,000 per hectare allowed for open land and garden land already includes a premium as these sites would have a very low existing use value as they generate no income for the owners.

4.47 The capital value of residential is linked to the value area tested in each appraisal. The benchmark land value for existing residential therefore varies by area and ranges from £21.6 million in value area A to £49.44 million in value area I. Existing residential will typically only be a relevant benchmark land value for small sites were an existing house is demolished and replaced by two or more flats or houses.

4.48 Table 4.48.1 summarises the benchmark land values incorporating a 20% premium.

Table 4.48.1: Benchmark land values

Description of use	Existing use value £m	Premium (20%) £m	Benchmark land value £m
Community	£2.88	£0.58	£3.45
Existing residential	£18.00 - £41.20	£3.60 - £8.24	£21.60 - £49.44
Garden and other open land	£0.50	£0.00	£0.50
Industrial 1st quartile rent	£7.86	£1.57	£9.43
Offices 1st quartile rent	£24.38	£4.88	£29.25

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 and 5. We have appraised 30 development typologies, reflecting different densities and types of development across the Borough (ranging from 2 units to 1,000 units).

5.2 Each appraisal of residential schemes incorporates (where relevant) the following levels of affordable housing in line with the objectives set out in emerging Policy H4.1:

Small sites (2 – 9 units):

- 20% affordable housing
- 10% affordable housing
- 0% affordable housing

Large sites (10 or more units):

- 50% affordable housing
- 40% affordable housing
- 35% affordable housing
- 30% affordable housing
- 20% affordable housing
- 10% affordable housing
- 0% affordable housing

5.3 In all cases, the appraisals are based on a tenure split of 70% London Affordable Rent and 30% shared ownership. We have run an additional set of appraisals which alters this tenure mix to 50% London Affordable Rent and 50% Shared Ownership. The shared ownership element is tested with ranges of income thresholds to determine the impact of reducing household income thresholds on scheme viability.

5.4 The appraisals exclude grant funding as a base position, but a set of sensitivity analyses is undertaken which incorporates grant funding of £60,000 per London Affordable Rent unit and £28,000 per Shared Ownership unit, based on the Mayor of London's *'Affordable Homes Programme 2016-21 Funding Guidance (November 2016)'*.

5.5 For each residential development typology, we have tested a range of sales values, reflecting the spread across the Borough identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.

5.6 The base results are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at appendices 6 and 7.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential policy approaches.
- 6.2 As noted in Section 5, we have tested affordable housing on schemes from two units upwards at 0% to 50% affordable housing in 10% increments, including a mid-point at 35% to reflect the Council's emerging policy of 35% to 50%. We have tested two tenure scenarios, as follows:
- 70% London Affordable Rent and 30% Shared Ownership;
 - 50% London Affordable Rent and 50% Shared Ownership.
- 6.3 Only schemes that provide 10 or more units are required to provide affordable housing on-site. However, we have tested all the site typologies, including those for sites between 2 and 9 units to determine whether – in principle – smaller sites below 10 units can viably provide an element of affordable housing. This is important for determining whether payments in lieu can be sought, as per the preferred approach in emerging policy H4.1.
- 6.4 The appraisal results are summarised in tables 6.4.1 to 6.4.9. Each of the typologies are run with varying sales values within the range identified in Section 4 (i.e. £4,500 to £10,300 per square metre). This enables us to identify if there are any differences in viability in the various submarkets in the Borough.

Small sites (9 or fewer units)

- 6.5 The results in tables 6.4.1 to 6.4.9 indicate that schemes providing 9 or fewer units will be able to viably absorb the equivalent of 20% affordable housing in many circumstances. In particular, where such schemes are brought forward on open land and community sites, the target is readily achievable across all value areas, although some typologies are unviable in the lowest value areas. These are typically small flatted schemes, which have higher build costs than schemes comprising houses.
- 6.6 Existing use of sites is a critical factor. When small schemes are brought forward on open land and community sites, residual values are generally well in excess of existing use values, particular in the middle and upper end of the residential value range. With many small schemes coming forward on garden land similar open land, this means the policy target of 20% should be achievable in most circumstances.
- 6.7 However, when sites have higher existing uses, smaller schemes generally do not generate residual land values that are higher than existing use value. When small residential schemes are brought forward to replace existing residential units, it is therefore unlikely that a payment in lieu will be viable. This applies to sites that are currently in residential use across the Borough, although some schemes in the highest value areas (£8,900 per square metre or more) start to generate capacity to provide payments in lieu equivalent to 10% affordable housing.
- 6.8 It would be too complex to differentiate policy requirements by existing use of application sites and we therefore recommend that the policy requirement is applied across all sites and areas. The Council will, however, need to be flexible in the application of policy and accept that some sites may not generate any contribution at all, or a reduced contribution, based on a proven viability case.
- 6.9 There is no justification for a sliding scale of contributions as viability is generally not determined by size of scheme; schemes of two units are as viable (or unviable) as schemes of 9 units. Key differentiating factors are existing use value and whether schemes are provided as flats or houses.
- 6.10 We discuss potential approaches to determining the level of financial contributions on individual schemes later in this section.

Table 6.4.1: Appraisal results – Value A (£4,500 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £4,500 psm 70% 30%

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.54	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
2 Small site 2 - 3 units (houses)	3	£0.76	£0.09	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
3 Small site 2 - 4 units (houses)	4	£1.00	£0.30	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19
4 Small site 3 - 5 units (houses)	5	£1.34	£0.38	£0.35	£0.33	£0.30	£0.28	£0.27	£0.24
5 Small site 4 - 5 units (flats)	5	£1.08	£0.01	£0.03	£0.05	£0.07	£0.08	£0.09	£0.10
6 Small site 5 - 6 units (flats)	6	£1.30	£0.01	£0.03	£0.05	£0.06	£0.06	£0.06	£0.12
7 Small site 6 - 8 units (houses)	8	£2.12	£0.57	£0.53	£0.49	£0.45	£0.42	£0.40	£0.36
8 Small site 6 - 8 units (flats)	8	£1.73	£0.02	£0.05	£0.08	£0.11	£0.12	£0.14	£0.16
9 Small site 9 - 9 units (houses)	9	£2.42	£0.06	£0.01	£0.07	£0.02	£0.04	£0.07	£0.42
10 Small site 10 - 9 units (flats)	9	£1.94	£0.03	£0.06	£0.09	£0.12	£0.14	£0.15	£0.19
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.45	£0.41	£0.37	£0.33	£0.31	£0.29	£0.25
12 Medium housing scheme (10 units)	10	£2.70	£0.73	£0.67	£0.62	£0.57	£0.54	£0.51	£0.46
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.58	£0.52	£0.46	£0.40	£0.37	£0.34	£0.28
14 Medium housing scheme (15 units)	15	£4.05	£1.12	£1.04	£0.96	£0.88	£0.83	£0.79	£0.71
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.28	£1.16	£1.04	£0.92	£0.86	£0.80	£0.68
16 Medium housing scheme (30 units)	30	£7.58	£0.13	£0.23	£0.33	£0.43	£0.48	£0.53	£0.63
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£1.41	£1.26	£1.11	£0.95	£0.87	£0.80	£0.64
18 Medium housing scheme (40 units)	40	£10.80	£2.53	£2.35	£2.17	£1.99	£1.90	£1.81	£1.63
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£1.87	£1.70	£1.52	£1.34	£1.26	£1.17	£0.96
20 Medium housing scheme (50 units)	50	£13.50	£3.18	£2.96	£2.73	£2.51	£2.39	£2.28	£2.06
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£3.20	£2.95	£2.69	£2.44	£2.31	£2.19	£1.94
22 Medium housing scheme (75 units)	75	£20.25	£4.45	£4.15	£3.84	£3.54	£3.39	£3.24	£2.93
23 Large flatted scheme (100 units)	100	£10.80	£0.46	£0.71	£1.02	£1.33	£1.49	£1.65	£1.96
24 Large flatted scheme (125 units)	125	£10.80	£0.98	£1.24	£1.58	£1.93	£2.19	£2.27	£2.61
25 Large flatted scheme (150 units)	150	£10.80	£1.14	£1.38	£1.72	£2.07	£2.33	£2.59	£3.24
26 Large flatted scheme (200 units)	200	£16.20	£1.11	£1.74	£2.37	£2.99	£3.31	£3.62	£4.26
27 Large flatted scheme (300 units)	300	£17.20	£1.49	£1.83	£2.17	£2.51	£2.77	£2.99	£3.51
28 Large flatted scheme (400 units)	400	£21.60	£2.64	£2.72	£2.80	£2.88	£2.94	£2.97	£2.98
29 Large flatted scheme (600 units)	600	£28.80	£3.18	£3.19	£3.23	£3.26	£3.28	£3.30	£3.32
30 Large flatted scheme (1000 units)	1,000	£78.55	£8.30	£10.99	£13.68	£16.36	£17.85	£19.01	£21.92

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£21.60	£3.00	£2.51	£2.02	£1.53	£1.28	£1.03	£0.54
0.04	£21.60	£2.66	£2.21	£1.77	£1.32	£1.10	£0.88	£0.43
0.05	£21.60	£5.93	£5.49	£5.06	£4.62	£4.40	£4.19	£3.75
0.06	£21.60	£6.12	£5.67	£5.23	£4.78	£4.55	£4.33	£3.88
0.05	£21.60	£0.20	£0.56	£0.96	£1.34	£1.53	£1.71	£2.09
0.06	£21.60	£0.21	£0.57	£0.93	£1.29	£1.47	£1.65	£2.01
0.10	£21.60	£5.83	£5.40	£4.97	£4.55	£4.33	£4.12	£3.69
0.08	£21.60	£0.21	£0.58	£0.95	£1.32	£1.50	£1.69	£2.06
0.11	£21.60	£5.92	£5.49	£5.06	£4.63	£4.42	£4.20	£3.77
0.09	£21.60	£0.33	£0.87	£1.02	£1.36	£1.54	£1.71	£2.06
0.08	£21.60	£5.64	£5.14	£4.63	£4.13	£3.88	£3.63	£3.13
0.12	£21.60	£5.80	£5.38	£4.96	£4.54	£4.33	£4.12	£3.70
0.12	£21.60	£4.80	£4.30	£3.80	£3.30	£3.04	£2.79	£2.28
0.19	£21.60	£5.97	£5.53	£5.10	£4.67	£4.45	£4.24	£3.80
0.20	£21.60	£6.38	£5.79	£5.20	£4.61	£4.31	£4.02	£3.43
0.35	£21.60	£0.38	£0.66	£0.95	£1.23	£1.37	£1.51	£1.60
0.25	£21.60	£5.85	£5.04	£4.42	£3.81	£3.58	£3.19	£2.57
0.50	£21.60	£5.05	£4.70	£4.34	£3.98	£3.80	£3.62	£3.27
0.30	£21.60	£6.24	£5.66	£5.07	£4.48	£4.19	£3.89	£3.30
0.62	£21.60	£5.09	£4.73	£4.37	£4.01	£3.83	£3.65	£3.28
0.40	£21.60	£8.00	£7.37	£6.73	£6.10	£5.79	£5.47	£4.84
0.94	£21.60	£4.75	£4.43	£4.10	£3.78	£3.61	£3.45	£3.13
0.50	£21.60	£0.79	£1.42	£2.04	£2.67	£2.98	£3.29	£3.90
0.50	£21.60	£1.80	£2.49	£3.17	£3.85	£4.20	£4.54	£5.22
0.50	£21.60	£2.29	£3.13	£3.97	£4.81	£5.23	£5.65	£6.48
0.75	£21.60	£1.48	£2.32	£3.15	£3.99	£4.41	£4.83	£5.66
0.80	£21.60	£18.83	£19.78	£20.94	£22.08	£22.68	£23.24	£24.38
1.00	£21.60	£20.64	£21.72	£22.80	£23.88	£24.43	£24.97	£26.06
1.33	£21.60	£23.87	£24.89	£26.12	£27.34	£27.98	£28.57	£29.80
3.64	£21.60	£2.29	£3.02	£3.75	£4.48	£4.89	£5.29	£6.17

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
2 Small site 2 - 3 units (houses)	3	£1.02	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
3 Small site 2 - 4 units (houses)	4	£1.46	£0.30	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19
4 Small site 3 - 5 units (houses)	5	£1.82	£0.38	£0.35	£0.33	£0.30	£0.28	£0.27	£0.24
5 Small site 4 - 5 units (flats)	5	£1.46	£0.01	£0.03	£0.05	£0.07	£0.08	£0.09	£0.10
6 Small site 5 - 6 units (flats)	6	£1.76	£0.01	£0.03	£0.05	£0.06	£0.06	£0.06	£0.12
7 Small site 6 - 8 units (houses)	8	£2.87	£0.57	£0.53	£0.49	£0.45	£0.42	£0.40	£0.36
8 Small site 6 - 8 units (flats)	8	£2.34	£0.02	£0.05	£0.08	£0.11	£0.12	£0.14	£0.16
9 Small site 9 - 9 units (houses)	9	£3.28	£0.06	£0.01	£0.07	£0.02	£0.04	£0.07	£0.42
10 Small site 10 - 9 units (flats)	9	£2.63	£0.03	£0.06	£0.09	£0.12	£0.14	£0.15	£0.19
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.45	£0.41	£0.37	£0.33	£0.31	£0.29	£0.25
12 Medium housing scheme (10 units)	10	£3.66	£0.73	£0.67	£0.62	£0.57	£0.54	£0.51	£0.46
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.58	£0.52	£0.46	£0.40	£0.37	£0.34	£0.28
14 Medium housing scheme (15 units)	15	£5.48	£1.12	£1.04	£0.96	£0.88	£0.83	£0.79	£0.71
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.28	£1.16	£1.04	£0.92	£0.86	£0.80	£0.68
16 Medium housing scheme (30 units)	30	£10.27	£0.13	£0.23	£0.33	£0.43	£0.48	£0.53	£0.63
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£1.41	£1.26	£1.11	£0.95	£0.87	£0.80	£0.64
18 Medium housing scheme (40 units)	40	£14.63	£2.53	£2.35	£2.17	£1.99	£1.90	£1.81	£1.63
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.87	£1.70	£1.52	£1.34	£1.26	£1.17	£0.96
20 Medium housing scheme (50 units)	50	£18.28	£3.18	£2.96	£2.73	£2.51	£2.39	£2.28	£2.06
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£3.20	£2.95	£2.69	£2.44	£2.31	£2.19	£1.94
22 Medium housing scheme (75 units)	75	£27.42	£4.45	£4.15	£3.84	£3.54	£3.39	£3.24	£2.93
23 Large flatted scheme (100 units)	100	£14.63	£0.46	£0.71	£1.02	£1.33	£1.49	£1.65	£1.96
24 Large flatted scheme (125 units)	125	£14.63	£0.98	£1.24	£1.58	£1.93	£2.19	£2.27	£2.61
25 Large flatted scheme (150 units)	150	£14.63	£1.14	£1.38	£1.72	£2.07	£2.33	£2.59	£3.24
26 Large flatted scheme (200 units)	200	£21.94	£1.11	£1.74	£2.37	£2.99	£3.31	£3.62	£4.26
27 Large flatted scheme (300 units)	300	£23.40	£1.49	£1.83	£2.17	£2.51	£2.77	£2.99	£3.51
28 Large flatted scheme (400 units)	400	£29.25	£2.64	£2.72	£2.80	£2.88	£2.94	£2.97	£2.98
29 Large flatted scheme (600 units)	600	£39.00	£3.18	£3.19	£3.23	£3.26	£3.28	£3.30	£3.32
30 Large flatted scheme (1000 units)	1,000	£106.37	£8.30	£10.99	£13.68	£16.36	£17.85	£19.01	£21.92

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£3.80	£3.21	£2.62	£2.13	£1.78	£1.53	£0.54
0.04	£29.25	£2.66	£2.21	£1.77	£1.32	£1.10	£0.88	£0.43
0.05	£29.25	£5.93	£5.49	£5.06	£4.62	£4.40	£4.19	£3.75
0.06	£29.25	£6.12	£5.67	£5.23	£4.78	£4.55	£4.33	£3.88
0.05	£29.25	£0.20	£0.56	£0.96	£1.34	£1.53	£1.71	£2.09
0.06	£29.25	£0.21	£0.57	£0.93	£1.29	£1.47	£1.65	£2.01
0.10	£29.25	£5.83	£5.40	£4.97	£4.55	£4.33	£4.12	£3.69
0.08	£29.25	£0.21	£0.58	£0.95	£1.32	£1.50	£1.69	£2.06
0.11	£29.25	£5.90	£5.49	£5.06	£4.63	£4.42	£4.20	£3.77
0.09	£29.25	£0.33	£0.87	£1.02	£1.36	£1.54	£1.71	£2.06
0.08	£29.25	£5.64	£5.14	£4.63	£4.13	£3.88	£3.63	£3.13
0.12	£29.25	£5.80	£5.38	£4.96	£4.54	£4.33	£4.12	£3.70
0.13	£29.25	£4.80	£4.30	£3.80	£3.30	£3.04	£2.79	£2.28
0.12	£29.25	£5.97	£5.53	£5.10	£4.67	£4.45	£4.24	£3.80
0.20	£29.25	£6.38	£5.79	£5.20	£4.61	£4.31	£4.02	£3.43
0.35	£29.25	£0.38	£0.66	£0.95	£1.23	£1.37	£1.51	£1.60
0.25	£29.25	£5.85	£5.04	£4.42	£3.81	£3.58	£3.19	£2.57
0.50	£29.25	£5.05	£4.70	£4.34	£3.98	£3.80	£3.62	£3.27
0.30	£29.25	£6.24	£5.66	£5.07	£4.48			

Table 6.4.2: Appraisal results – Value B (£5,200 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £5,200 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.17	£0.19	£0.13	£0.11	£0.10	£0.09	£0.08
2 Small site 2 - 3 units (houses)	3	£0.87	£0.22	£0.19	£0.16	£0.13	£0.12	£0.11	£0.08
3 Small site 2 - 4 units (houses)	4	£1.25	£0.47	£0.43	£0.39	£0.35	£0.33	£0.31	£0.27
4 Small site 3 - 5 units (houses)	5	£1.55	£0.60	£0.55	£0.50	£0.45	£0.43	£0.40	£0.35
5 Small site 4 - 5 units (flats)	5	£1.25	£0.17	£0.13	£0.09	£0.06	£0.04	£0.02	£0.02
6 Small site 5 - 6 units (flats)	6	£1.50	£0.19	£0.15	£0.10	£0.06	£0.04	£0.02	£0.02
7 Small site 6 - 8 units (houses)	8	£2.45	£0.91	£0.83	£0.75	£0.68	£0.64	£0.60	£0.53
8 Small site 8 - 8 units (flats)	8	£2.00	£0.26	£0.20	£0.15	£0.09	£0.06	£0.03	£0.03
9 Small site 9 - 9 units (houses)	9	£2.80	£1.06	£0.97	£0.88	£0.79	£0.75	£0.71	£0.62
10 Small site 10 - 9 units (flats)	9	£2.25	£0.27	£0.21	£0.16	£0.09	£0.06	£0.03	£0.03
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£0.81	£0.73	£0.66	£0.58	£0.54	£0.51	£0.43
12 Medium housing scheme (10 units)	10	£3.12	£1.18	£1.08	£0.97	£0.87	£0.82	£0.77	£0.66
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.12	£1.01	£0.89	£0.78	£0.72	£0.66	£0.55
14 Medium housing scheme (15 units)	15	£4.68	£1.78	£1.64	£1.49	£1.34	£1.27	£1.19	£1.04
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£2.36	£2.14	£1.91	£1.68	£1.57	£1.46	£1.23
16 Medium housing scheme (30 units)	30	£8.76	£3.88	£3.66	£3.46	£3.26	£3.17	£3.07	£2.85
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£2.86	£2.56	£2.26	£1.96	£1.81	£1.66	£1.36
18 Medium housing scheme (40 units)	40	£12.43	£4.12	£3.78	£3.44	£3.11	£2.94	£2.77	£2.43
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£3.58	£3.24	£2.89	£2.54	£2.37	£2.19	£1.85
20 Medium housing scheme (50 units)	50	£15.60	£5.18	£4.78	£4.33	£3.91	£3.70	£3.48	£3.06
21 Medium mixed housing/flatted scheme (75 units)	75	£9.90	£5.83	£5.32	£4.80	£4.28	£4.03	£3.77	£3.25
22 Medium housing scheme (75 units)	75	£23.40	£7.38	£6.78	£6.20	£5.60	£5.29	£4.98	£4.38
23 Large flatted scheme (100 units)	100	£12.49	£2.82	£2.18	£1.57	£0.94	£0.63	£0.33	£0.02
24 Large flatted scheme (125 units)	125	£12.49	£2.82	£2.18	£1.57	£0.94	£0.63	£0.33	£0.02
25 Large flatted scheme (150 units)	150	£12.49	£2.82	£2.18	£1.57	£0.94	£0.63	£0.33	£0.02
26 Large flatted scheme (200 units)	200	£18.72	£5.18	£3.95	£2.71	£1.47	£0.85	£0.23	£-0.02
27 Large flatted scheme (300 units)	300	£19.97	£5.42	£4.29	£2.98	£1.73	£1.06	£0.30	£-0.17
28 Large flatted scheme (400 units)	400	£24.96	£8.34	£4.68	£1.98	£1.27	£0.63	£-0.10	£-0.90
29 Large flatted scheme (600 units)	600	£33.20	£13.18	£4.68	£2.06	£2.54	£2.25	£2.02	£1.50
30 Large flatted scheme (1000 units)	1,000	£90.75	£20.98	£15.48	£9.98	£4.47	£1.72	£-0.05	£-0.86

Site area (km ²)	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.04	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.05	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.06	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.05	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.06	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.10	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.08	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.11	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.09	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.08	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.12	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.12	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.19	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.20	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.35	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.25	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.50	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.30	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.62	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.40	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.94	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.50	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.50	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.50	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.75	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.80	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
1.00	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
1.33	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	
3.64	£24.96	£8.88	£8.06	£5.18	£4.28	£3.05	£3.48	£2.34	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£24,960,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.17	£0.19	£0.13	£0.11	£0.10	£0.09	£0.08
2 Small site 2 - 3 units (houses)	3	£1.02	£0.22	£0.19	£0.16	£0.13	£0.12	£0.11	£0.08
3 Small site 2 - 4 units (houses)	4	£1.46	£0.47	£0.43	£0.39	£0.35	£0.33	£0.31	£0.27
4 Small site 3 - 5 units (houses)	5	£1.82	£0.60	£0.55	£0.50	£0.45	£0.43	£0.40	£0.35
5 Small site 4 - 5 units (flats)	5	£1.46	£0.17	£0.13	£0.09	£0.06	£0.04	£0.02	£0.02
6 Small site 5 - 6 units (flats)	6	£1.76	£0.19	£0.15	£0.10	£0.06	£0.04	£0.02	£0.02
7 Small site 6 - 8 units (houses)	8	£2.87	£0.91	£0.83	£0.75	£0.68	£0.64	£0.60	£0.53
8 Small site 8 - 8 units (flats)	8	£2.34	£0.26	£0.20	£0.15	£0.09	£0.06	£0.03	£0.03
9 Small site 9 - 9 units (houses)	9	£3.28	£1.06	£0.97	£0.88	£0.79	£0.75	£0.71	£0.62
10 Small site 10 - 9 units (flats)	9	£2.63	£0.27	£0.21	£0.16	£0.09	£0.06	£0.03	£0.03
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.81	£0.73	£0.66	£0.58	£0.54	£0.51	£0.43
12 Medium housing scheme (10 units)	10	£3.66	£1.18	£1.08	£0.97	£0.87	£0.82	£0.77	£0.66
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.12	£1.01	£0.89	£0.78	£0.72	£0.66	£0.55
14 Medium housing scheme (15 units)	15	£5.40	£1.78	£1.64	£1.49	£1.34	£1.27	£1.19	£1.04
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£2.36	£2.14	£1.91	£1.68	£1.57	£1.46	£1.23
16 Medium housing scheme (30 units)	30	£10.27	£3.88	£3.66	£3.46	£3.26	£3.17	£3.07	£2.85
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.86	£2.56	£2.26	£1.96	£1.81	£1.66	£1.36
18 Medium housing scheme (40 units)	40	£14.63	£4.12	£3.78	£3.44	£3.11	£2.94	£2.77	£2.43
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.58	£3.24	£2.89	£2.54	£2.37	£2.19	£1.85
20 Medium housing scheme (50 units)	50	£18.20	£5.18	£4.78	£4.33	£3.91	£3.70	£3.48	£3.06
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.83	£5.32	£4.80	£4.28	£4.03	£3.77	£3.25
22 Medium housing scheme (75 units)	75	£27.42	£7.38	£6.78	£6.20	£5.60	£5.29	£4.98	£4.38
23 Large flatted scheme (100 units)	100	£14.63	£2.82	£2.18	£1.57	£0.94	£0.63	£0.33	£0.02
24 Large flatted scheme (125 units)	125	£14.63	£2.82	£2.18	£1.57	£0.94	£0.63	£0.33	£0.02
25 Large flatted scheme (150 units)	150	£14.63	£2.82	£2.18	£1.57	£0.94	£0.63	£0.33	£0.02
26 Large flatted scheme (200 units)	200	£21.94	£5.18	£3.95	£2.71	£1.47	£0.85	£0.23	£-0.02
27 Large flatted scheme (300 units)	300	£23.40	£5.42	£4.29	£2.98	£1.73	£1.06	£0.30	£-0.17
28 Large flatted scheme (400 units)	400	£29.25	£8.34	£4.68	£1.98	£1.27	£0.63	£-0.10	£-0.90
29 Large flatted scheme (600 units)	600	£39.00	£13.18	£4.68	£2.06	£2.54	£2.25	£2.02	£1.50
30 Large flatted scheme (1000 units)	1,000	£106.37	£20.98	£15.48	£9.98	£4.47	£1.72	£-0.05	£-0.86

Site area (km ²)	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.04	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.05	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.06	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.05	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.06	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.10	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.08	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.11	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.09	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.08	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.13	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.12	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.19	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.20	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.35	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.25	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.50	£29.25	£9.99	£9.06	£5.18	£4.28	£3.05	£3.48	£2.34	
0.30	£29.25	£9.99	£9.06	£					

Table 6.4.3: Appraisal results – Value C (£6,000 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,000 psm 70% 30%

Description	No of units	BLV (£/m)	Residual land values (£/m)							
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.72	£0.29	£0.25	£0.22	£0.19	£0.17	£0.15	£0.12	
2 Small site 2 - 3 units (houses)	3	£1.01	£0.36	£0.32	£0.28	£0.23	£0.21	£0.19	£0.15	
3 Small site 2 - 4 units (houses)	4	£1.44	£0.67	£0.61	£0.55	£0.49	£0.46	£0.43	£0.37	
4 Small site 3 - 5 units (houses)	5	£1.79	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48	
5 Small site 4 - 5 units (flats)	5	£1.44	£0.37	£0.31	£0.25	£0.20	£0.17	£0.14	£0.08	
6 Small site 5 - 6 units (flats)	6	£1.73	£0.42	£0.35	£0.29	£0.22	£0.19	£0.16	£0.10	
7 Small site 6 - 8 units (houses)	8	£2.82	£1.29	£1.18	£1.06	£0.95	£0.89	£0.84	£0.72	
8 Small site 6 - 8 units (flats)	8	£2.30	£0.57	£0.49	£0.40	£0.31	£0.26	£0.22	£0.13	
9 Small site 9 - 9 units (houses)	9	£3.23	£1.51	£1.37	£1.24	£1.11	£1.04	£0.97	£0.84	
10 Small site 10 - 9 units (flats)	9	£2.59	£0.61	£0.51	£0.42	£0.33	£0.28	£0.23	£0.14	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.50	£1.22	£1.10	£0.99	£0.87	£0.81	£0.75	£0.63	
12 Medium housing scheme (10 units)	10	£3.00	£1.65	£1.50	£1.36	£1.21	£1.14	£1.07	£0.92	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£1.74	£1.57	£1.41	£1.25	£1.17	£1.04	£0.86	
14 Medium housing scheme (15 units)	15	£5.40	£2.54	£2.32	£2.09	£1.87	£1.76	£1.64	£1.42	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£3.61	£3.26	£2.91	£2.56	£2.38	£2.20	£1.85	
16 Medium housing scheme (30 units)	30	£10.11	£4.97	£4.57	£4.16	£3.75	£3.50	£3.24	£2.63	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£4.51	£4.05	£3.58	£3.12	£2.89	£2.65	£2.19	
18 Medium housing scheme (40 units)	40	£14.40	£5.94	£5.42	£4.90	£4.38	£4.12	£3.86	£3.34	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£5.54	£4.99	£4.45	£3.91	£3.64	£3.37	£2.82	
20 Medium housing scheme (50 units)	50	£18.00	£7.47	£6.82	£6.17	£5.51	£5.19	£4.86	£4.20	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£8.94	£8.02	£7.20	£6.38	£5.97	£5.56	£4.74	
22 Medium housing scheme (75 units)	75	£27.00	£10.74	£9.80	£8.86	£7.93	£7.46	£6.99	£5.85	
23 Large flatted scheme (100 units)	100	£14.40	£8.46	£7.47	£6.48	£5.49	£5.09	£4.68	£3.85	
24 Large flatted scheme (125 units)	125	£14.40	£7.30	£6.15	£5.00	£3.85	£3.27	£2.70	£1.54	
25 Large flatted scheme (150 units)	150	£14.40	£6.84	£5.58	£4.32	£3.06	£2.38	£1.86	£0.86	
26 Large flatted scheme (200 units)	200	£21.60	£12.32	£10.38	£8.43	£6.48	£5.51	£4.54	£2.58	
27 Large flatted scheme (300 units)	300	£23.04	£5.25	£2.36	£0.50	£-0.34	£-0.91	£-1.48	£-2.04	
28 Large flatted scheme (400 units)	400	£28.80	£5.53	£1.91	£-1.73	£-3.43	£-4.78	£-5.15	£-12.87	
29 Large flatted scheme (600 units)	600	£38.40	£7.62	£2.20	£-3.28	£-6.78	£-11.57	£-14.36	£-19.85	
30 Large flatted scheme (1000 units)	1,000	£104.73	£53.83	£45.08	£36.32	£27.57	£23.20	£18.82	£10.87	

Site area (€m)	BLV per ha (€m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£28.00	£11.46	£10.12	£8.78	£7.45	£6.78	£6.11	£4.77	
0.04	£28.00	£10.28	£9.07	£7.87	£6.66	£6.05	£5.45	£4.24	
0.05	£28.00	£13.38	£12.20	£11.02	£9.84	£9.25	£8.66	£7.48	
0.06	£28.00	£13.81	£12.59	£11.38	£10.16	£9.55	£8.94	£7.73	
0.05	£28.00	£7.32	£6.19	£5.07	£3.95	£3.38	£2.82	£1.70	
0.06	£28.00	£6.92	£5.86	£4.79	£3.72	£3.19	£2.65	£1.59	
0.10	£28.00	£13.18	£12.02	£10.85	£9.69	£9.11	£8.52	£7.36	
0.08	£28.00	£7.17	£6.07	£4.96	£3.86	£3.31	£2.78	£1.66	
0.11	£28.00	£13.44	£12.26	£11.07	£9.89	£9.29	£8.70	£7.52	
0.09	£28.00	£8.76	£7.51	£6.46	£5.31	£4.69	£4.09	£2.97	
0.08	£28.00	£15.27	£13.81	£12.34	£10.87	£10.13	£9.40	£7.93	
0.12	£28.00	£14.53	£13.06	£11.58	£10.11	£9.37	£8.63	£7.16	
0.12	£28.00	£14.53	£13.06	£11.58	£10.11	£9.37	£8.63	£7.16	
0.19	£28.00	£13.54	£12.35	£11.16	£9.96	£9.36	£8.77	£7.57	
0.20	£28.00	£18.05	£16.29	£14.54	£12.78	£11.90	£11.02	£9.23	
0.35	£28.00	£5.83	£4.75	£3.67	£2.59	£2.06	£1.54	£1.24	
0.25	£28.00	£18.04	£16.18	£14.33	£12.47	£11.54	£10.61	£8.76	
0.50	£28.00	£11.87	£10.84	£9.80	£8.76	£8.24	£7.72	£6.68	
0.30	£28.00	£18.40	£16.85	£14.84	£13.03	£12.12	£11.22	£9.41	
0.62	£28.00	£11.96	£10.91	£9.87	£8.82	£8.30	£7.77	£6.73	
0.40	£28.00	£22.09	£20.04	£18.00	£15.95	£14.93	£13.91	£11.86	
0.94	£28.00	£11.45	£10.45	£9.45	£8.46	£7.96	£7.46	£6.46	
0.50	£28.00	£12.91	£11.93	£10.90	£9.86	£9.36	£8.86	£7.86	
0.50	£28.00	£14.61	£13.31	£12.00	£10.70	£10.54	£10.38	£10.22	
0.50	£28.00	£17.88	£15.95	£14.22	£12.38	£11.97	£11.55	£11.13	
0.75	£28.00	£16.43	£13.83	£11.24	£8.65	£7.35	£6.05	£4.44	
0.80	£28.00	£6.57	£2.97	£-0.83	£-4.28	£-6.14	£-7.99	£-11.68	
1.00	£28.00	£5.53	£1.91	£-1.73	£-3.43	£-4.78	£-5.15	£-12.87	
1.33	£28.00	£5.72	£1.85	£-2.46	£-5.58	£-8.68	£-10.77	£-14.96	
3.64	£28.00	£14.80	£12.40	£9.99	£7.58	£6.38	£5.18	£2.77	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£28,800,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

Description	No of units	BLV (£/m)	Residual land values (£/m)							
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.72	£0.29	£0.25	£0.22	£0.19	£0.17	£0.15	£0.12	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.36	£0.32	£0.28	£0.23	£0.21	£0.19	£0.15	
3 Small site 2 - 4 units (houses)	4	£1.46	£0.67	£0.61	£0.55	£0.49	£0.46	£0.43	£0.37	
4 Small site 3 - 5 units (houses)	5	£1.82	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.37	£0.31	£0.25	£0.20	£0.17	£0.14	£0.08	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.42	£0.35	£0.29	£0.22	£0.19	£0.16	£0.10	
7 Small site 6 - 8 units (houses)	8	£2.87	£1.29	£1.18	£1.06	£0.95	£0.89	£0.84	£0.72	
8 Small site 6 - 8 units (flats)	8	£2.34	£0.57	£0.49	£0.40	£0.31	£0.26	£0.22	£0.13	
9 Small site 9 - 9 units (houses)	9	£3.28	£1.51	£1.37	£1.24	£1.11	£1.04	£0.97	£0.84	
10 Small site 10 - 9 units (flats)	9	£2.63	£0.61	£0.51	£0.42	£0.33	£0.28	£0.23	£0.14	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.22	£1.10	£0.99	£0.87	£0.81	£0.75	£0.63	
12 Medium housing scheme (10 units)	10	£3.66	£1.86	£1.69	£1.56	£1.41	£1.34	£1.27	£1.10	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.74	£1.57	£1.41	£1.25	£1.17	£1.04	£0.86	
14 Medium housing scheme (15 units)	15	£5.40	£2.54	£2.32	£2.09	£1.87	£1.76	£1.64	£1.42	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.61	£3.26	£2.91	£2.56	£2.38	£2.20	£1.85	
16 Medium housing scheme (30 units)	30	£10.27	£4.97	£4.57	£4.16	£3.75	£3.50	£3.24	£2.63	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.51	£4.05	£3.58	£3.12	£2.89	£2.65	£2.19	
18 Medium housing scheme (40 units)	40	£14.63	£5.94	£5.42	£4.90	£4.38	£4.12	£3.86	£3.34	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.54	£4.99	£4.45	£3.91	£3.64	£3.37	£2.82	
20 Medium housing scheme (50 units)	50	£18.28	£7.47	£6.82	£6.17	£5.51	£5.19	£4.86	£4.20	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.94	£8.02	£7.20	£6.38	£5.97	£5.56	£4.74	
22 Medium housing scheme (75 units)	75	£27.42	£10.74	£9.80	£8.86	£7.93	£7.46	£6.99	£5.85	
23 Large flatted scheme (100 units)	100	£14.63	£8.46	£7.47	£6.48	£5.49	£5.09	£4.68	£3.85	
24 Large flatted scheme (125 units)	125	£14.63	£7.30	£6.15	£5.00	£3.85	£3.27	£2.70	£1.54	
25 Large flatted scheme (150 units)	150	£14.63	£6.84	£5.58	£4.32	£3.06	£2.38	£1.86	£0.86	
26 Large flatted scheme (200 units)	200	£23.40	£12.32	£10.38	£8.43	£6.48	£5.51	£4.54	£2.58	
27 Large flatted scheme (300 units)	300	£23.04	£5.25	£2.36	£0.50	£-0.34	£-0.91	£-1.48	£-2.04	
28 Large flatted scheme (400 units)	400	£28.80	£5.53	£1.91	£-1.73	£-3.43	£-4.78	£-5.15	£-12.87	
29 Large flatted scheme (600 units)	600	£39.00	£7.62	£2.20	£-3.28	£-6.78	£-11.57	£-14.36	£-19.85	
30 Large flatted scheme (1000 units)	1,000	£106.37	£53.83	£45.08	£36.32	£27.57	£23.20	£18.82	£10.87	

Site area (€m)	BLV per ha (€m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£29.25	£11.46	£10.12	£8.78	£7.45	£6.78	£6.11	£4.77	
0.04	£29.25	£10.28	£9.07	£7.87	£6.66	£6.05	£5.45	£4.24	
0.05	£29.25	£13.38	£12.20	£11.02	£9.84	£9.25	£8.66	£7.48	
0.06	£29.25	£13.81	£12.59	£11.38	£10.16	£9.55	£8.94	£7.73	
0.05	£29.25	£7.32	£6.19	£5.07	£3.95	£3.38	£2.82	£1.70	
0.06	£29.25	£6.92	£5.86	£4.79	£3.72	£3.19	£2.65	£1.59	
0.10	£29.25	£13.18	£12.02	£10.85	£9.69	£9.11	£8.52	£7.36	
0.08	£29.25	£7.17	£6.07	£4.96	£3.86	£3.31	£2.78	£1.66	
0.11	£29.25	£13.44	£12.26	£11.07	£9.89	£9.29	£8.70	£7.52	
0.09	£29.25	£8.76	£7.51	£6.46	£5.31	£4.69	£4.09	£2.97	
0.08	£29.25	£15.27	£13.81	£12.34	£10.87	£10.13	£9.40	£7.93	
0.12	£29.25	£14.53	£13.06	£11.58	£10.11	£9.37	£8.63	£7.16	
0.12	£29.25	£14.53	£13.06	£11.58	£10.11	£9.37	£8.63	£7.16	
0.19	£29.25	£13.54	£12.35	£11.16	£9.96	£9.36	£8.77	£7.57	
0.20	£29.25	£18.05	£16.29	£14.54	£12.78	£11.90	£11.02	£9.23	
0.35	£29.25	£5.83	£4.75	£3.67	£2.59	£2.06	£1.54	£1.24	
0.25	£29.25	£18.04	£16.18	£14.33	£12.47	£1			

Table 6.4.4: Appraisal results – Value D (£6,700 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,700 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.80	£0.39	£0.34	£0.30	£0.26	£0.23	£0.21	£0.17
2 Small site 2 - 3 units (houses)	3	£1.13	£0.46	£0.43	£0.37	£0.32	£0.29	£0.27	£0.21
3 Small site 2 - 4 units (houses)	4	£1.61	£0.64	£0.77	£0.69	£0.61	£0.56	£0.54	£0.46
4 Small site 3 - 5 units (houses)	5	£2.00	£1.08	£0.98	£0.89	£0.79	£0.74	£0.69	£0.59
5 Small site 4 - 5 units (flats)	5	£1.61	£0.54	£0.47	£0.39	£0.32	£0.28	£0.25	£0.17
6 Small site 5 - 6 units (flats)	6	£1.93	£0.61	£0.53	£0.45	£0.36	£0.32	£0.28	£0.20
7 Small site 6 - 8 units (houses)	8	£3.15	£1.63	£1.46	£1.33	£1.18	£1.11	£1.04	£0.88
8 Small site 8 - 8 units (flats)	8	£2.57	£0.85	£0.75	£0.62	£0.50	£0.44	£0.39	£0.27
9 Small site 9 - 9 units (houses)	9	£3.60	£1.96	£1.72	£1.55	£1.38	£1.30	£1.21	£1.04
10 Small site 10 - 9 units (flats)	9	£2.99	£0.91	£0.78	£0.66	£0.53	£0.47	£0.41	£0.29
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.56	£1.43	£1.27	£1.12	£1.04	£0.97	£0.81
12 Medium housing scheme (10 units)	10	£4.02	£2.06	£1.89	£1.70	£1.51	£1.42	£1.32	£1.13
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.28	£2.05	£1.82	£1.59	£1.48	£1.36	£1.13
14 Medium housing scheme (15 units)	15	£6.03	£3.20	£2.91	£2.62	£2.33	£2.18	£2.04	£1.75
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£4.70	£4.24	£3.78	£3.32	£3.06	£2.86	£2.40
16 Medium housing scheme (30 units)	30	£11.29	£2.96	£2.64	£2.34	£2.13	£1.93	£1.73	£1.50
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£5.95	£5.34	£4.74	£4.13	£3.82	£3.52	£2.91
18 Medium housing scheme (40 units)	40	£16.08	£7.53	£6.85	£6.17	£5.49	£5.15	£4.81	£4.14
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£7.25	£6.53	£5.82	£5.11	£4.75	£4.39	£3.68
20 Medium housing scheme (50 units)	50	£20.10	£9.46	£8.62	£7.77	£6.92	£6.49	£6.06	£5.21
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£11.46	£10.37	£9.29	£8.21	£7.67	£7.13	£6.05
22 Medium housing scheme (75 units)	75	£30.75	£13.86	£12.46	£11.06	£9.67	£9.26	£8.74	£7.31
23 Large flatted scheme (100 units)	100	£16.00	£9.84	£8.93	£7.97	£7.02	£6.59	£6.17	£5.16
24 Large flatted scheme (125 units)	125	£16.00	£11.11	£9.58	£8.04	£6.51	£5.75	£5.44	£4.45
25 Large flatted scheme (150 units)	150	£16.00	£13.61	£11.73	£9.85	£7.97	£7.02	£6.68	£4.20
26 Large flatted scheme (200 units)	200	£24.12	£16.53	£15.96	£13.40	£10.83	£9.55	£8.27	£5.70
27 Large flatted scheme (300 units)	300	£25.73	£14.46	£10.68	£6.88	£3.08	£1.18	£0.72	£0.40
28 Large flatted scheme (400 units)	400	£32.16	£17.48	£12.67	£7.86	£3.05	£0.64	£1.79	£0.72
29 Large flatted scheme (600 units)	600	£42.88	£25.38	£18.23	£11.09	£3.89	£0.28	£3.37	£1.72
30 Large flatted scheme (1000 units)	1,000	£116.95	£62.28	£70.73	£59.18	£47.62	£41.85	£36.06	£24.43

Site area (km)	BLV per ha	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£32.16	£15.41	£13.67	£11.94	£10.21	£8.34	£6.48	£4.62	£2.76
0.04	£32.16	£13.84	£12.28	£10.71	£9.15	£7.37	£5.58	£3.79	£1.90
0.05	£32.16	£16.85	£15.33	£13.80	£12.27	£11.51	£10.74	£9.21	£7.52
0.06	£32.16	£17.40	£15.82	£14.25	£12.67	£11.88	£11.10	£9.52	£7.83
0.05	£32.16	£10.83	£9.35	£7.88	£6.40	£5.66	£4.93	£3.45	£1.96
0.06	£32.16	£10.25	£8.85	£7.45	£6.05	£5.35	£4.65	£3.25	£1.85
0.10	£32.16	£16.81	£15.10	£13.59	£12.09	£11.33	£10.58	£9.07	£7.56
0.08	£32.16	£10.81	£9.16	£7.72	£6.27	£5.55	£4.82	£3.38	£1.89
0.11	£32.16	£16.93	£15.40	£13.86	£12.33	£11.56	£10.80	£9.29	£7.78
0.09	£32.16	£10.87	£9.28	£7.71	£6.23	£5.52	£4.82	£3.32	£1.83
0.13	£32.16	£19.74	£17.82	£15.91	£13.99	£13.03	£12.06	£11.08	£10.10
0.12	£32.16	£19.04	£17.11	£15.19	£13.26	£12.30	£11.33	£10.33	£9.41
0.19	£32.16	£17.06	£15.52	£13.97	£12.42	£11.65	£10.88	£9.33	£7.78
0.20	£32.16	£23.50	£21.19	£18.89	£16.59	£15.44	£14.29	£13.14	£11.99
0.35	£32.16	£8.40	£7.25	£6.09	£4.94	£4.36	£3.79	£2.63	£1.47
0.25	£32.16	£23.81	£21.38	£18.94	£16.51	£15.29	£14.06	£12.84	£11.64
0.50	£32.16	£15.06	£13.70	£12.34	£10.99	£10.31	£9.63	£8.27	£6.91
0.30	£32.16	£24.16	£21.78	£19.40	£17.02	£15.83	£14.64	£13.28	£11.92
0.62	£32.16	£15.17	£13.80	£12.43	£11.06	£10.38	£9.70	£8.33	£6.97
0.40	£32.16	£28.61	£25.92	£23.22	£20.52	£19.17	£17.82	£15.12	£13.77
0.94	£32.16	£14.56	£13.25	£11.94	£10.63	£9.96	£9.32	£8.01	£6.70
0.50	£32.16	£22.22	£19.15	£16.09	£13.02	£11.49	£9.96	£8.68	£7.40
0.50	£32.16	£27.23	£23.46	£19.70	£15.93	£14.05	£12.16	£10.40	£8.64
0.75	£32.16	£24.70	£21.28	£17.86	£14.44	£12.73	£11.02	£9.66	£7.95
0.80	£32.16	£18.10	£13.35	£8.60	£3.86	£1.49	£0.96	£0.43	£0.10
1.00	£32.16	£17.48	£12.67	£7.86	£3.05	£0.64	£1.79	£0.72	£0.10
1.33	£32.16	£19.03	£13.68	£8.32	£2.92	£0.21	£2.53	£0.84	£0.10
3.64	£32.16	£22.83	£19.45	£16.27	£13.10	£11.51	£9.92	£8.72	£7.52

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£32,160,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.39	£0.34	£0.30	£0.26	£0.23	£0.21	£0.17
2 Small site 2 - 3 units (houses)	3	£1.02	£0.46	£0.43	£0.37	£0.32	£0.29	£0.27	£0.21
3 Small site 2 - 4 units (houses)	4	£1.46	£0.64	£0.77	£0.69	£0.61	£0.56	£0.54	£0.46
4 Small site 3 - 5 units (houses)	5	£1.82	£1.08	£0.98	£0.89	£0.79	£0.74	£0.69	£0.59
5 Small site 4 - 5 units (flats)	5	£1.46	£0.54	£0.47	£0.39	£0.32	£0.28	£0.25	£0.17
6 Small site 5 - 6 units (flats)	6	£1.76	£0.61	£0.53	£0.45	£0.36	£0.32	£0.28	£0.20
7 Small site 6 - 8 units (houses)	8	£2.87	£1.63	£1.46	£1.33	£1.18	£1.11	£1.04	£0.88
8 Small site 8 - 8 units (flats)	8	£2.34	£0.85	£0.75	£0.62	£0.50	£0.44	£0.39	£0.27
9 Small site 9 - 9 units (houses)	9	£3.28	£1.96	£1.72	£1.55	£1.38	£1.30	£1.21	£1.04
10 Small site 10 - 9 units (flats)	9	£2.63	£0.91	£0.78	£0.66	£0.53	£0.47	£0.41	£0.29
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.56	£1.43	£1.27	£1.12	£1.04	£0.97	£0.81
12 Medium housing scheme (10 units)	10	£3.66	£2.06	£1.89	£1.70	£1.51	£1.42	£1.32	£1.13
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.28	£2.05	£1.82	£1.59	£1.48	£1.36	£1.13
14 Medium housing scheme (15 units)	15	£5.45	£3.20	£2.91	£2.62	£2.33	£2.18	£2.04	£1.75
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.70	£4.24	£3.78	£3.32	£3.06	£2.86	£2.40
16 Medium housing scheme (30 units)	30	£10.27	£2.96	£2.64	£2.34	£2.13	£1.93	£1.73	£1.50
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.95	£5.34	£4.74	£4.13	£3.82	£3.52	£2.91
18 Medium housing scheme (40 units)	40	£14.63	£7.53	£6.85	£6.17	£5.49	£5.15	£4.81	£4.14
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.25	£6.53	£5.82	£5.11	£4.75	£4.39	£3.68
20 Medium housing scheme (50 units)	50	£19.28	£9.46	£8.62	£7.77	£6.92	£6.49	£6.06	£5.21
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.46	£10.37	£9.29	£8.21	£7.67	£7.13	£6.05
22 Medium housing scheme (75 units)	75	£27.42	£13.86	£12.46	£11.06	£9.67	£9.26	£8.74	£7.31
23 Large flatted scheme (100 units)	100	£14.63	£9.84	£8.93	£7.97	£7.02	£6.59	£6.17	£5.16
24 Large flatted scheme (125 units)	125	£14.63	£11.11	£9.58	£8.04	£6.51	£5.75	£5.44	£4.45
25 Large flatted scheme (150 units)	150	£14.63	£13.61	£11.73	£9.85	£7.97	£7.02	£6.68	£4.20
26 Large flatted scheme (200 units)	200	£21.94	£16.53	£15.96	£13.40	£10.83	£9.55	£8.27	£5.70
27 Large flatted scheme (300 units)	300	£23.40	£14.46	£10.68	£6.88	£3.08	£1.18	£0.72	£0.40
28 Large flatted scheme (400 units)	400	£29.16	£17.48	£12.67	£7.86	£3.05	£0.64	£1.79	£0.72
29 Large flatted scheme (600 units)	600	£39.00	£25.38	£18.23	£11.09	£3.89	£0.28	£3.37	£1.72
30 Large flatted scheme (1000 units)	1,000	£106.37	£62.28	£70.73	£59.18	£47.62	£41.85	£36.06	£24.43

Site area (km)	BLV per ha	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£29.25	£15.41	£13.67	£11.94	£10.21	£8.34	£6.48	£4.62	£2.76
0.04	£29.25	£13.84	£12.28	£10.71	£9.15	£7.37	£5.58	£3.79	£1.90
0.05	£29.25	£16.85	£15.33	£13.80	£12.27	£11.51	£10.74	£9.21	£7.52
0.06	£29.25	£17.40	£15.82	£14.25	£12.67	£11.88	£11.10	£9.52	£7.83
0.05	£29.25	£10.83	£9.35	£7.88	£6.40	£5.66	£4.93	£3.45	£1.96
0.06	£29.25	£10.25	£8.85	£7.45	£6.05	£5.35	£4.65	£3.25	£1.85
0.10	£29.25	£16.81	£15.10	£13.59	£12.09	£11.33	£10.58	£9.07	£7.56
0.08	£29.25	£10.81	£9.16	£7.72	£6.27	£5.55	£4.82	£3.38	£1.89
0.11	£29.25	£16.93	£15.40	£13.86	£12.33	£11.56	£10.80	£9.29	£7.78
0.09	£29.25	£10.87	£9.28	£7.71	£6.23	£5.52	£4.82	£3.32	£1.83
0.13	£29.25	£19.74	£17.82	£15.91	£13.99	£13.03	£12.06	£11.08	£10.10
0.12	£29.25	£19.04	£17.11	£15.19	£13.26	£12.30	£11.33	£10.33	£9.41
0.19	£29.25	£17.06	£15.52	£13.97	£12.42	£11.65	£10.88	£9.33	£7.78
0.20	£29.25	£23.50	£21.19	£18.89	£16.59	£15.44	£14.29	£13.	

Table 6.4.5: Appraisal results – Value E (£7,500 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £7,500 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£0.41	£0.42	£0.37	£0.31	£0.29	£0.26	£0.21
2 Small site 2 - 3 units (houses)	3	£1.26	£0.59	£0.53	£0.46	£0.40	£0.36	£0.33	£0.26
3 Small site 2 - 4 units (houses)	4	£1.80	£0.99	£0.90	£0.81	£0.72	£0.67	£0.63	£0.54
4 Small site 2 - 4 units (houses)	5	£2.24	£1.27	£1.16	£1.04	£0.92	£0.86	£0.81	£0.69
5 Small site 4 - 5 units (flats)	5	£1.80	£0.68	£0.59	£0.51	£0.42	£0.37	£0.33	£0.24
6 Small site 5 - 6 units (flats)	6	£2.16	£0.78	£0.68	£0.58	£0.48	£0.43	£0.38	£0.28
7 Small site 6 - 8 units (houses)	8	£3.53	£1.92	£1.74	£1.56	£1.38	£1.30	£1.21	£1.03
8 Small site 6 - 8 units (flats)	8	£2.88	£1.07	£0.93	£0.79	£0.66	£0.59	£0.52	£0.38
9 Small site 9 - 9 units (houses)	9	£4.03	£2.23	£2.03	£1.82	£1.62	£1.51	£1.41	£1.21
10 Small site 10 - 9 units (flats)	9	£3.24	£1.14	£1.06	£0.96	£0.76	£0.63	£0.55	£0.46
11 Medium mixed housing/flatted scheme (10 units)	10	£2.50	£1.86	£1.70	£1.51	£1.33	£1.24	£1.15	£0.96
12 Medium housing scheme (10 units)	10	£4.50	£2.44	£2.22	£1.99	£1.77	£1.66	£1.54	£1.32
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£2.74	£2.46	£2.18	£1.91	£1.77	£1.63	£1.36
14 Medium housing scheme (15 units)	15	£6.75	£3.77	£3.42	£3.07	£2.73	£2.55	£2.38	£2.03
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£5.60	£5.05	£4.50	£3.95	£3.68	£3.40	£2.85
16 Medium housing scheme (30 units)	30	£12.64	£3.73	£3.25	£2.76	£2.28	£2.04	£1.80	£1.31
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£7.15	£6.42	£5.69	£4.96	£4.60	£4.24	£3.51
18 Medium housing scheme (40 units)	40	£16.00	£8.88	£8.07	£7.25	£6.44	£6.03	£5.63	£4.81
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£8.66	£7.80	£6.95	£6.09	£5.63	£5.24	£4.38
20 Medium housing scheme (50 units)	50	£22.50	£11.18	£10.16	£9.13	£8.11	£7.60	£7.08	£6.06
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£13.60	£12.31	£11.01	£9.72	£9.07	£8.42	£7.13
22 Medium housing scheme (75 units)	75	£33.75	£18.11	£14.64	£13.17	£11.69	£10.95	£10.22	£8.74
23 Large flatted scheme (100 units)	100	£18.00	£14.16	£10.96	£9.46	£7.96	£7.33	£6.70	£5.20
24 Large flatted scheme (125 units)	125	£18.00	£17.28	£15.84	£14.40	£12.96	£12.28	£11.64	£9.84
25 Large flatted scheme (150 units)	150	£18.00	£17.28	£15.84	£14.40	£12.96	£12.28	£11.64	£9.84
26 Large flatted scheme (200 units)	200	£27.00	£25.45	£20.36	£17.34	£14.28	£13.75	£13.22	£8.16
27 Large flatted scheme (300 units)	300	£28.80	£21.73	£17.23	£12.73	£8.21	£5.94	£3.68	£0.86
28 Large flatted scheme (400 units)	400	£36.00	£26.78	£21.08	£15.35	£9.60	£6.72	£3.85	£1.80
29 Large flatted scheme (600 units)	600	£48.00	£39.17	£30.64	£22.12	£13.60	£9.33	£5.05	£1.82
30 Large flatted scheme (1000 units)	1,000	£130.91	£104.12	£96.42	£78.72	£63.02	£56.14	£49.27	£35.51

Site area (km²)	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£36.00	£18.00	£16.73	£14.86	£12.59	£11.55	£10.52	£8.44	
0.04	£36.00	£18.00	£15.03	£13.16	£11.29	£10.36	£9.42	£7.55	
0.05	£36.00	£18.00	£16.02	£16.19	£14.37	£13.45	£12.54	£10.71	
0.06	£36.00	£20.49	£18.61	£16.72	£14.83	£13.89	£12.95	£11.06	
0.05	£36.00	£13.64	£11.80	£10.13	£8.37	£7.49	£6.61	£4.86	
0.06	£36.00	£12.92	£11.25	£9.59	£7.92	£7.09	£6.25	£4.59	
0.10	£36.00	£19.56	£17.76	£15.96	£14.15	£13.25	£12.35	£10.55	
0.08	£36.00	£13.37	£11.85	£9.92	£8.20	£7.34	£6.48	£4.76	
0.11	£36.00	£19.94	£18.11	£16.27	£14.44	£13.52	£12.60	£10.77	
0.09	£36.00	£12.72	£11.07	£9.43	£7.78	£6.96	£6.14	£4.49	
0.08	£36.00	£23.50	£21.21	£18.92	£16.62	£15.48	£14.33	£12.04	
0.13	£36.00	£19.56	£17.75	£15.95	£14.15	£13.25	£12.35	£10.55	
0.12	£36.00	£22.81	£20.50	£18.20	£15.90	£14.75	£13.59	£11.29	
0.19	£36.00	£20.09	£18.24	£16.39	£14.55	£13.62	£12.70	£10.85	
0.20	£36.00	£28.02	£25.27	£22.52	£19.76	£18.39	£17.01	£14.25	
0.35	£36.00	£10.62	£9.25	£7.87	£6.49	£5.80	£5.12	£3.74	
0.25	£36.00	£28.59	£25.80	£22.77	£19.85	£18.40	£16.94	£14.03	
0.50	£36.00	£17.77	£16.14	£14.51	£12.88	£12.07	£11.25	£9.62	
0.30	£36.00	£28.86	£26.91	£23.18	£20.31	£18.88	£17.46	£14.81	
0.62	£36.00	£17.89	£16.25	£14.61	£12.97	£12.15	£11.33	£9.69	
0.40	£36.00	£34.00	£30.76	£27.53	£24.29	£22.67	£21.05	£17.82	
0.94	£36.00	£17.19	£15.62	£14.04	£12.47	£11.69	£10.90	£9.33	
0.50	£36.00	£24.32	£21.20	£18.08	£14.96	£13.40	£11.84	£9.72	
0.50	£36.00	£28.21	£24.55	£20.88	£17.22	£15.38	£13.55	£9.89	
0.50	£36.00	£34.59	£30.09	£25.58	£21.08	£18.83	£16.58	£12.08	
0.75	£36.00	£31.27	£27.19	£23.11	£19.04	£17.00	£14.96	£10.88	
0.80	£36.00	£27.16	£21.54	£15.92	£10.26	£7.43	£4.60	£1.06	
1.00	£36.00	£26.78	£21.08	£15.35	£9.60	£6.72	£3.85	£1.80	
1.33	£36.00	£29.37	£22.96	£16.59	£10.20	£7.00	£3.79	£2.71	
3.64	£36.00	£26.83	£24.87	£21.10	£17.33	£15.44	£13.55	£9.77	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£36,000,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.41	£0.42	£0.37	£0.31	£0.29	£0.26	£0.21
2 Small site 2 - 3 units (houses)	3	£1.02	£0.58	£0.53	£0.46	£0.40	£0.36	£0.33	£0.26
3 Small site 2 - 4 units (houses)	4	£1.46	£0.99	£0.90	£0.81	£0.72	£0.67	£0.63	£0.54
4 Small site 3 - 5 units (houses)	5	£1.82	£1.27	£1.16	£1.04	£0.92	£0.86	£0.81	£0.69
5 Small site 4 - 5 units (flats)	5	£1.46	£0.68	£0.59	£0.51	£0.42	£0.37	£0.33	£0.24
6 Small site 5 - 6 units (flats)	6	£1.76	£0.78	£0.68	£0.58	£0.48	£0.43	£0.38	£0.28
7 Small site 6 - 8 units (houses)	8	£2.87	£1.92	£1.74	£1.56	£1.38	£1.30	£1.21	£1.03
8 Small site 6 - 8 units (flats)	8	£2.34	£1.07	£0.93	£0.79	£0.66	£0.59	£0.52	£0.38
9 Small site 9 - 9 units (houses)	9	£3.28	£2.23	£2.03	£1.82	£1.62	£1.51	£1.41	£1.21
10 Small site 10 - 9 units (flats)	9	£2.63	£1.14	£1.06	£0.96	£0.76	£0.63	£0.55	£0.46
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.86	£1.70	£1.51	£1.33	£1.24	£1.15	£0.96
12 Medium housing scheme (10 units)	10	£3.66	£2.44	£2.22	£1.99	£1.77	£1.66	£1.54	£1.32
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.74	£2.46	£2.18	£1.91	£1.77	£1.63	£1.36
14 Medium housing scheme (15 units)	15	£5.40	£3.77	£3.42	£3.07	£2.73	£2.55	£2.38	£2.03
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.60	£5.05	£4.50	£3.95	£3.68	£3.40	£2.85
16 Medium housing scheme (30 units)	30	£10.27	£3.73	£3.25	£2.76	£2.28	£2.04	£1.80	£1.31
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.15	£6.42	£5.69	£4.96	£4.60	£4.24	£3.51
18 Medium housing scheme (40 units)	40	£14.63	£8.88	£8.07	£7.25	£6.44	£6.03	£5.63	£4.81
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.66	£7.80	£6.95	£6.09	£5.63	£5.24	£4.38
20 Medium housing scheme (50 units)	50	£18.28	£11.18	£10.16	£9.13	£8.11	£7.60	£7.08	£6.06
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.60	£12.31	£11.01	£9.72	£9.07	£8.42	£7.13
22 Medium housing scheme (75 units)	75	£27.42	£18.11	£14.64	£13.17	£11.69	£10.95	£10.22	£8.74
23 Large flatted scheme (100 units)	100	£14.63	£12.16	£10.60	£9.04	£7.48	£6.70	£5.92	£4.36
24 Large flatted scheme (125 units)	125	£14.63	£17.28	£15.84	£14.40	£12.96	£12.28	£11.64	£9.84
25 Large flatted scheme (150 units)	150	£14.63	£17.28	£15.84	£14.40	£12.96	£12.28	£11.64	£9.84
26 Large flatted scheme (200 units)	200	£21.94	£23.45	£20.36	£17.34	£14.28	£13.75	£13.22	£8.16
27 Large flatted scheme (300 units)	300	£22.40	£26.78	£21.08	£15.35	£9.60	£6.72	£3.85	£1.80
28 Large flatted scheme (400 units)	400	£29.25	£39.17	£30.64	£22.12	£13.60	£9.33	£5.05	£1.82
29 Large flatted scheme (600 units)	600	£39.00	£39.17	£30.64	£22.12	£13.60	£9.33	£5.05	£1.82
30 Large flatted scheme (1000 units)	1,000	£106.37	£104.12	£96.42	£78.72	£63.02	£56.14	£49.27	£35.51

Site area (km²)	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£29.25	£14.63	£13.32	£11.66	£9.82	£8.91	£8.00	£6.88	
0.04	£29.25	£14.63	£12.57	£10.91	£9.07	£8.16	£7.25	£6.14	
0.05	£29.25	£14.63	£13.62	£11.96	£10.20	£9.29	£8.38	£7.26	
0.06	£29.25	£20.49	£18.61	£16.72	£14.83	£13.89	£12.95	£11.06	
0.05	£29.25	£13.64	£11.80	£10.13	£8.37	£7.49	£6.61	£4.86	
0.06	£29.25	£12.92	£11.25	£9.59	£7.92	£7.09	£6.25	£4.59	
0.10	£29.25	£19.56	£17.76	£15.96	£14.15	£13.25	£12.35	£10.55	
0.08	£29.25	£13.37	£11.85	£9.92	£8.20	£7.34	£6.48	£4.76	
0.11	£29.25	£19.94	£18.11	£16.27	£14.44	£13.52	£12.60	£10.77	
0.09	£29.25	£12.72	£11.07	£9.43	£7.78	£6.96	£6.14	£4.49	
0.08	£29.25	£23.50	£21.21	£18.92	£16.62	£15.48	£14.33	£12.04	
0.13	£29.25	£19.56	£17.75	£15.95	£14.15	£13.25	£12.35	£10.55	
0.12	£29.25	£22.81	£20.50	£18.20	£15.90	£14.75	£13.59	£11.29	
0.19	£29.25	£20.09	£18.24	£16.39	£14.55	£13.62	£12.70	£10.85	
0.20	£29.25	£28.02	£25.27	£22.52	£19.76	£18.39	£17.01	£14.25	
0.35	£29.25								

Table 6.4.6: Appraisal results – Value F (£8,200 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £8,200 psm 70% 30%

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£0.57	£0.51	£0.45	£0.38	£0.35	£0.32	£0.28
2 Small site 2 - 3 units (houses)	3	£1.30	£0.72	£0.64	£0.56	£0.48	£0.44	£0.40	£0.33
3 Small site 2 - 4 units (houses)	4	£1.97	£1.17	£1.06	£0.95	£0.84	£0.79	£0.73	£0.62
4 Small site 3 - 5 units (houses)	5	£2.45	£1.50	£1.36	£1.22	£1.08	£1.01	£0.94	£0.80
5 Small site 4 - 5 units (flats)	5	£1.97	£0.86	£0.75	£0.65	£0.54	£0.49	£0.44	£0.33
6 Small site 5 - 6 units (flats)	6	£2.36	£0.97	£0.85	£0.73	£0.61	£0.55	£0.49	£0.37
7 Small site 6 - 8 units (houses)	8	£3.86	£2.25	£2.04	£1.83	£1.62	£1.52	£1.41	£1.20
8 Small site 6 - 8 units (flats)	8	£3.15	£1.34	£1.18	£1.01	£0.85	£0.77	£0.68	£0.52
9 Small site 9 - 9 units (houses)	9	£4.41	£2.62	£2.38	£2.14	£1.89	£1.77	£1.65	£1.40
10 Small site 10 - 9 units (flats)	9	£3.54	£1.44	£1.26	£1.09	£0.91	£0.82	£0.73	£0.55
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£2.24	£2.02	£1.80	£1.58	£1.47	£1.36	£1.14
12 Medium housing scheme (10 units)	10	£4.92	£2.87	£2.60	£2.34	£2.07	£1.94	£1.80	£1.53
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£2.98	£2.75	£2.52	£2.29	£2.12	£1.96	£1.62
14 Medium housing scheme (15 units)	15	£7.38	£4.43	£4.01	£3.60	£3.19	£2.96	£2.70	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£4.69	£4.03	£3.37	£2.72	£2.49	£2.30	£1.90
16 Medium housing scheme (30 units)	30	£13.82	£4.70	£4.12	£3.54	£2.96	£2.67	£2.38	£1.90
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£5.59	£4.72	£3.85	£3.07	£2.74	£2.50	£2.02
18 Medium housing scheme (40 units)	40	£19.60	£10.48	£9.50	£8.53	£7.55	£7.07	£6.58	£5.00
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£10.37	£9.34	£8.31	£7.29	£6.70	£6.20	£5.24
20 Medium housing scheme (50 units)	50	£24.60	£13.19	£11.96	£10.74	£9.51	£8.90	£8.28	£7.05
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£16.21	£14.65	£13.10	£11.54	£10.76	£9.99	£8.43
22 Medium housing scheme (75 units)	75	£36.90	£18.03	£17.26	£15.50	£13.73	£12.85	£11.97	£10.20
23 Large flatted scheme (100 units)	100	£19.60	£18.20	£15.40	£13.98	£12.47	£11.77	£11.03	£9.85
24 Large flatted scheme (125 units)	125	£19.60	£17.80	£15.00	£13.58	£12.07	£11.37	£10.63	£9.45
25 Large flatted scheme (150 units)	150	£19.60	£17.40	£14.60	£13.18	£11.67	£10.97	£10.23	£9.05
26 Large flatted scheme (200 units)	200	£29.52	£29.63	£26.83	£25.39	£23.88	£23.18	£22.44	£19.27
27 Large flatted scheme (300 units)	300	£31.49	£30.94	£28.14	£26.70	£25.19	£24.49	£23.75	£20.58
28 Large flatted scheme (400 units)	400	£39.36	£38.60	£31.71	£24.83	£17.94	£14.49	£11.02	£4.08
29 Large flatted scheme (600 units)	600	£52.48	£56.72	£46.50	£36.28	£25.99	£20.84	£15.69	£5.40
30 Large flatted scheme (1000 units)	1,000	£143.13	£152.19	£115.72	£89.24	£62.73	£74.47	£66.22	£49.71

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£39.36	£22.75	£20.28	£17.82	£15.35	£14.12	£12.88	£10.42
0.04	£39.36	£20.46	£18.24	£16.01	£13.78	£12.67	£11.56	£9.33
0.05	£39.36	£23.33	£21.15	£18.96	£16.80	£15.71	£14.63	£12.45
0.06	£39.36	£24.08	£21.83	£19.59	£17.35	£16.22	£15.10	£12.88
0.05	£39.36	£17.15	£15.04	£12.93	£10.83	£9.77	£8.72	£6.61
0.06	£39.36	£16.25	£14.25	£12.25	£10.25	£9.25	£8.25	£6.25
0.10	£39.36	£22.99	£20.84	£18.70	£16.55	£15.48	£14.41	£12.28
0.08	£39.36	£16.81	£14.74	£12.68	£10.61	£9.58	£8.54	£6.48
0.11	£39.36	£23.43	£21.25	£19.07	£16.88	£15.79	£14.70	£12.51
0.09	£39.36	£16.01	£14.04	£12.07	£10.10	£9.11	£8.12	£6.15
0.08	£39.36	£27.96	£25.22	£22.48	£19.75	£18.38	£17.01	£14.27
0.12	£39.36	£22.98	£20.84	£18.70	£16.55	£15.48	£14.41	£12.28
0.19	£39.36	£23.61	£21.41	£19.21	£17.01	£15.91	£14.81	£12.61
0.20	£39.36	£33.47	£30.17	£26.87	£23.58	£21.93	£20.28	£16.98
0.35	£39.36	£13.40	£11.74	£10.09	£8.44	£7.81	£6.78	£5.13
0.25	£39.36	£34.36	£30.87	£27.38	£23.90	£22.15	£20.41	£16.92
0.50	£39.36	£20.95	£19.00	£17.06	£15.11	£14.13	£13.16	£11.21
0.30	£39.36	£34.55	£31.13	£27.72	£24.30	£22.59	£20.88	£17.48
0.62	£39.36	£21.10	£19.14	£17.18	£15.22	£14.23	£13.25	£11.29
0.40	£39.36	£40.52	£36.83	£33.75	£30.66	£28.91	£24.97	£21.06
0.94	£39.36	£20.30	£18.41	£16.53	£14.65	£13.71	£12.78	£10.88
0.50	£39.36	£30.65	£28.91	£27.18	£25.44	£23.71	£21.98	£18.25
0.50	£39.36	£35.79	£31.38	£26.97	£22.54	£20.33	£18.12	£13.69
0.50	£39.36	£43.91	£38.49	£33.06	£27.63	£24.91	£22.19	£16.75
0.75	£39.36	£39.50	£34.61	£29.72	£24.83	£22.38	£19.93	£15.02
1.00	£39.36	£38.60	£31.71	£24.83	£17.94	£14.49	£11.02	£4.08
1.33	£39.36	£42.54	£34.88	£27.21	£19.49	£15.63	£11.77	£4.05
3.64	£39.36	£36.35	£31.82	£27.29	£22.75	£20.48	£18.21	£13.67

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£39,360,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.50	£0.45	£0.40	£0.35	£0.32	£0.28	£0.23
2 Small site 2 - 3 units (houses)	3	£1.02	£0.72	£0.64	£0.56	£0.48	£0.44	£0.40	£0.33
3 Small site 2 - 4 units (houses)	4	£1.46	£1.17	£1.06	£0.95	£0.84	£0.79	£0.73	£0.62
4 Small site 3 - 5 units (houses)	5	£1.82	£1.50	£1.36	£1.22	£1.08	£1.01	£0.94	£0.80
5 Small site 4 - 5 units (flats)	5	£1.46	£0.86	£0.75	£0.65	£0.54	£0.49	£0.44	£0.33
6 Small site 5 - 6 units (flats)	6	£1.76	£0.97	£0.85	£0.73	£0.61	£0.55	£0.49	£0.37
7 Small site 6 - 8 units (houses)	8	£2.87	£2.25	£2.04	£1.83	£1.62	£1.52	£1.41	£1.20
8 Small site 6 - 8 units (flats)	8	£2.34	£1.34	£1.18	£1.01	£0.85	£0.77	£0.68	£0.52
9 Small site 9 - 9 units (houses)	9	£3.29	£2.62	£2.38	£2.14	£1.89	£1.77	£1.65	£1.40
10 Small site 10 - 9 units (flats)	9	£2.63	£1.44	£1.26	£1.09	£0.91	£0.82	£0.73	£0.55
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.24	£2.02	£1.80	£1.58	£1.47	£1.36	£1.14
12 Medium housing scheme (10 units)	10	£3.66	£2.87	£2.60	£2.34	£2.07	£1.94	£1.80	£1.53
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.98	£2.75	£2.52	£2.29	£2.12	£1.96	£1.62
14 Medium housing scheme (15 units)	15	£5.48	£4.43	£4.01	£3.60	£3.19	£2.96	£2.70	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.69	£4.03	£3.37	£2.72	£2.49	£2.30	£1.90
16 Medium housing scheme (30 units)	30	£10.27	£4.70	£4.12	£3.54	£2.96	£2.67	£2.38	£1.90
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.59	£4.72	£3.85	£3.07	£2.74	£2.50	£2.02
18 Medium housing scheme (40 units)	40	£14.63	£10.48	£9.50	£8.53	£7.55	£7.07	£6.58	£5.00
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.37	£9.34	£8.31	£7.29	£6.70	£6.20	£5.24
20 Medium housing scheme (50 units)	50	£18.28	£13.19	£11.96	£10.74	£9.51	£8.90	£8.28	£7.05
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.21	£14.65	£13.10	£11.54	£10.76	£9.99	£8.43
22 Medium housing scheme (75 units)	75	£27.42	£18.03	£17.26	£15.50	£13.73	£12.85	£11.97	£10.20
23 Large flatted scheme (100 units)	100	£14.63	£15.33	£13.45	£11.58	£9.71	£8.77	£7.83	£6.85
24 Large flatted scheme (125 units)	125	£14.63	£17.90	£15.69	£13.48	£11.27	£10.17	£9.06	£6.85
25 Large flatted scheme (150 units)	150	£14.63	£21.95	£19.24	£16.53	£13.81	£12.46	£11.10	£8.38
26 Large flatted scheme (200 units)	200	£21.94	£29.63	£25.96	£22.29	£18.62	£16.78	£14.94	£11.27
27 Large flatted scheme (300 units)	300	£7.07	£30.84	£25.44	£20.04	£14.63	£11.93	£9.21	£3.76
28 Large flatted scheme (400 units)	400	£9.43	£38.60	£31.71	£24.83	£17.94	£14.49	£11.02	£4.08
29 Large flatted scheme (600 units)	600	£12.57	£56.72	£46.50	£36.28	£25.99	£20.84	£15.69	£5.40
30 Large flatted scheme (1000 units)	1,000	£106.37	£132.19	£115.72	£89.24	£62.73	£74.47	£66.22	£49.71

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£22.75	£20.28	£17.82	£15.35	£14.12	£12.88	£10.42
0.04	£29.25	£20.46	£18.24	£16.01	£13.78	£12.67	£11.56	£9.33
0.05	£29.25	£23.33	£21.15	£18.96	£16.80	£15.71	£14.63	£12.45
0.06	£29.25	£24.08	£21.83	£19.59	£17.35	£16.22	£15.10	£12.88
0.05	£29.25	£17.15	£15.04	£12.93	£10.83	£9.77	£8.72	£6.61
0.06	£29.25	£16.25	£14.25	£12.25	£10.25	£9.25	£8.25	£6.25
0.10	£29.25	£22.99	£20.84	£18.70	£16.55	£15.48	£14.41	£12.28
0.08	£29.25	£16.81	£14.74	£12.68	£10.61	£9.58	£8.54	£6.48
0.11	£29.25	£23.43	£21.25	£19.07	£16.88	£15.79	£14.70	£12.51
0.09	£29.25	£16.01	£14.04	£12.07	£10.10	£9.11	£8.12	£6.15
0.08	£29.25	£27.96	£25.22	£22.48	£19.75	£18.38	£17.01	£14.27
0.12	£29.25	£22.98	£20.84	£18.70	£16.55	£15.48	£14.41	£12.28
0.19	£29.25	£23.61	£21.41	£19.21	£17.01	£15.91	£14.81	£12.61
0.20	£29.25	£33.47	£30.17	£26.87	£23.58	£21.93	£20.28	£16.98
0.35	£29.25	£13.40	£11.74	£10.09	£8.44	£7.81	£6.78	£5.13
0.25	£29.25	£34.36	£30.87	£27.38	£23.90	£22.15	£20.41	£16.92
0.50	£29.25	£20.95	£19.00	£17.06	£1			

Table 6.4.7: Appraisal results – Value G (£8,900 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £8,900 psm

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.07	£0.87	£0.80	£0.52	£0.45	£0.42	£0.38	£0.31
2 Small site 2 - 3 units (houses)	3	£1.50	£0.84	£0.75	£0.66	£0.57	£0.52	£0.48	£0.39
3 Small site 2 - 4 units (houses)	4	£2.14	£1.34	£1.21	£1.09	£0.96	£0.90	£0.84	£0.71
4 Small site 3 - 5 units (houses)	5	£2.66	£1.72	£1.56	£1.40	£1.24	£1.15	£1.07	£0.91
5 Small site 4 - 5 units (flats)	5	£2.14	£1.03	£0.91	£0.79	£0.66	£0.60	£0.54	£0.42
6 Small site 5 - 6 units (flats)	6	£2.56	£1.17	£1.03	£0.89	£0.75	£0.68	£0.61	£0.47
7 Small site 6 - 8 units (houses)	8	£4.19	£2.58	£2.34	£2.10	£1.86	£1.74	£1.61	£1.37
8 Small site 6 - 8 units (flats)	8	£3.42	£1.62	£1.43	£1.23	£1.04	£0.94	£0.85	£0.66
9 Small site 9 - 9 units (houses)	9	£4.78	£3.02	£2.73	£2.45	£2.16	£2.02	£1.88	£1.60
10 Small site 10 - 9 units (flats)	9	£3.84	£1.74	£1.53	£1.32	£1.12	£1.01	£0.91	£0.70
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£2.59	£2.34	£2.08	£1.83	£1.70	£1.57	£1.32
12 Medium housing scheme (10 units)	10	£5.34	£3.98	£3.69	£3.40	£3.11	£2.97	£2.83	£2.69
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£3.82	£3.43	£3.05	£2.66	£2.47	£2.28	£1.90
14 Medium housing scheme (15 units)	15	£8.01	£5.09	£4.61	£4.13	£3.65	£3.41	£3.17	£2.69
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£7.78	£7.02	£6.25	£5.48	£5.09	£4.71	£3.94
16 Medium housing scheme (30 units)	30	£14.99	£8.68	£8.00	£7.32	£6.64	£6.30	£5.97	£5.29
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£10.03	£9.02	£8.00	£6.98	£6.48	£5.97	£4.95
18 Medium housing scheme (40 units)	40	£21.36	£12.06	£10.93	£9.80	£8.68	£8.10	£7.53	£6.39
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£12.06	£10.93	£9.80	£8.68	£8.10	£7.53	£6.39
20 Medium housing scheme (50 units)	50	£26.70	£15.18	£13.76	£12.33	£10.91	£10.19	£9.48	£8.05
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£16.82	£17.00	£15.19	£13.77	£12.46	£11.55	£9.74
22 Medium housing scheme (75 units)	75	£40.05	£21.94	£19.88	£17.83	£15.77	£14.74	£13.71	£11.66
23 Large flatted scheme (100 units)	100	£21.36	£18.48	£16.29	£14.10	£11.92	£10.82	£9.73	£7.54
24 Large flatted scheme (125 units)	125	£21.36	£21.67	£19.09	£16.50	£13.92	£12.82	£11.33	£8.75
25 Large flatted scheme (150 units)	150	£21.36	£26.59	£23.41	£20.24	£17.06	£15.48	£13.89	£10.71
26 Large flatted scheme (200 units)	200	£32.04	£35.78	£31.50	£27.22	£22.93	£20.79	£18.65	£14.37
27 Large flatted scheme (300 units)	300	£34.18	£39.96	£33.65	£27.33	£21.01	£17.86	£14.70	£8.37
28 Large flatted scheme (400 units)	400	£42.72	£50.42	£42.35	£34.28	£26.21	£22.18	£18.15	£10.06
29 Large flatted scheme (600 units)	600	£56.96	£74.23	£62.26	£50.28	£38.31	£32.33	£26.31	£14.25
30 Large flatted scheme (1000 units)	1,000	£155.35	£160.10	£140.85	£121.59	£102.33	£92.71	£83.08	£63.78

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£42.72	£26.70	£23.84	£20.96	£18.11	£16.68	£15.25	£12.39
0.04	£42.72	£24.02	£21.44	£18.86	£16.27	£14.98	£13.69	£11.11
0.05	£42.72	£26.80	£24.28	£21.76	£19.23	£17.97	£16.71	£14.19
0.06	£42.72	£27.67	£25.06	£22.46	£19.86	£18.58	£17.26	£14.65
0.05	£42.72	£20.66	£18.20	£15.74	£13.28	£12.05	£10.82	£8.37
0.06	£42.72	£19.57	£17.24	£14.91	£12.58	£11.41	£10.25	£7.91
0.10	£42.72	£26.42	£23.93	£21.44	£18.95	£17.71	£16.47	£13.98
0.08	£42.72	£20.25	£17.84	£15.43	£13.02	£11.81	£10.61	£8.20
0.11	£42.72	£26.93	£24.39	£21.86	£19.33	£18.06	£16.79	£14.26
0.09	£42.72	£19.28	£16.99	£14.69	£12.39	£11.24	£10.09	£7.80
0.08	£42.72	£32.42	£29.24	£26.05	£22.87	£21.28	£19.69	£16.50
0.12	£42.72	£31.81	£28.61	£25.42	£22.23	£20.60	£19.00	£15.79
0.19	£42.72	£27.13	£24.58	£22.02	£19.47	£18.19	£16.92	£14.37
0.20	£42.72	£38.92	£35.08	£31.23	£27.39	£25.47	£23.54	£19.70
0.35	£42.72	£16.18	£14.24	£12.31	£10.38	£9.41	£8.45	£6.52
0.25	£42.72	£40.13	£36.07	£32.00	£27.94	£25.90	£23.87	£19.80
0.50	£42.72	£24.13	£21.86	£19.59	£17.32	£16.19	£15.06	£12.79
0.30	£42.72	£40.25	£36.26	£32.27	£28.28	£26.29	£24.29	£20.31
0.62	£42.72	£24.30	£22.02	£19.73	£17.45	£16.31	£15.16	£12.88
0.40	£42.72	£47.05	£42.51	£37.97	£33.42	£31.15	£28.88	£24.34
0.94	£42.72	£23.40	£21.21	£19.02	£16.82	£15.72	£14.63	£12.43
0.50	£42.72	£36.96	£32.58	£28.21	£23.83	£21.64	£19.46	£15.08
0.50	£42.72	£43.34	£38.17	£33.00	£27.83	£25.25	£22.66	£17.50
0.50	£42.72	£53.18	£46.83	£40.48	£34.13	£30.95	£27.78	£21.43
0.75	£42.72	£47.71	£42.00	£36.29	£30.58	£27.72	£24.87	£19.15
0.80	£42.72	£49.95	£42.06	£34.16	£26.27	£22.32	£18.37	£10.47
1.00	£42.72	£50.42	£42.35	£34.28	£26.21	£22.18	£18.15	£10.06
1.33	£42.72	£55.67	£46.69	£37.71	£28.73	£24.24	£19.73	£10.69
3.64	£42.72	£44.03	£38.73	£33.44	£28.14	£25.49	£22.85	£17.54

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£42,720,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.67	£0.60	£0.52	£0.45	£0.42	£0.38	£0.31
2 Small site 2 - 3 units (houses)	3	£1.02	£0.84	£0.75	£0.66	£0.57	£0.52	£0.48	£0.39
3 Small site 2 - 4 units (houses)	4	£1.46	£1.34	£1.21	£1.09	£0.96	£0.90	£0.84	£0.71
4 Small site 3 - 5 units (houses)	5	£1.82	£1.72	£1.56	£1.40	£1.24	£1.15	£1.07	£0.91
5 Small site 4 - 5 units (flats)	5	£1.46	£1.03	£0.91	£0.79	£0.66	£0.60	£0.54	£0.42
6 Small site 5 - 6 units (flats)	6	£1.76	£1.17	£1.03	£0.89	£0.75	£0.68	£0.61	£0.47
7 Small site 6 - 8 units (houses)	8	£2.87	£2.58	£2.34	£2.10	£1.86	£1.74	£1.61	£1.37
8 Small site 8 - 8 units (flats)	8	£2.34	£1.62	£1.43	£1.23	£1.04	£0.94	£0.85	£0.66
9 Small site 9 - 9 units (houses)	9	£3.28	£3.02	£2.73	£2.45	£2.16	£2.02	£1.88	£1.60
10 Small site 10 - 9 units (flats)	9	£2.63	£1.74	£1.53	£1.32	£1.12	£1.01	£0.91	£0.70
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.59	£2.34	£2.08	£1.83	£1.70	£1.57	£1.32
12 Medium housing scheme (10 units)	10	£3.66	£3.30	£2.99	£2.68	£2.37	£2.21	£2.06	£1.75
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.82	£3.43	£3.05	£2.66	£2.47	£2.28	£1.90
14 Medium housing scheme (15 units)	15	£5.48	£5.09	£4.61	£4.13	£3.65	£3.41	£3.17	£2.69
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.78	£7.02	£6.25	£5.48	£5.09	£4.71	£3.94
16 Medium housing scheme (30 units)	30	£10.27	£8.68	£8.00	£7.32	£6.64	£6.30	£5.97	£5.29
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.03	£9.02	£8.00	£6.98	£6.48	£5.97	£4.95
18 Medium housing scheme (40 units)	40	£14.63	£12.06	£10.93	£9.80	£8.68	£8.10	£7.53	£6.39
19 Medium mixed housing/flatted scheme (50 units)	50	£8.70	£12.06	£10.93	£9.80	£8.68	£8.10	£7.53	£6.39
20 Medium housing scheme (50 units)	50	£18.28	£15.18	£13.76	£12.33	£10.91	£10.19	£9.48	£8.05
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.82	£17.00	£15.19	£13.77	£12.46	£11.55	£9.74
22 Medium housing scheme (75 units)	75	£27.42	£21.94	£19.88	£17.83	£15.77	£14.74	£13.71	£11.66
23 Large flatted scheme (100 units)	100	£14.63	£18.48	£16.29	£14.10	£11.92	£10.82	£9.73	£7.54
24 Large flatted scheme (125 units)	125	£14.63	£21.67	£19.09	£16.50	£13.92	£12.82	£11.33	£8.75
25 Large flatted scheme (150 units)	150	£14.63	£26.59	£23.41	£20.24	£17.06	£15.48	£13.89	£10.71
26 Large flatted scheme (200 units)	200	£21.94	£35.78	£31.50	£27.22	£22.93	£20.79	£18.65	£14.37
27 Large flatted scheme (300 units)	300	£23.40	£39.96	£33.65	£27.33	£21.01	£17.86	£14.70	£8.37
28 Large flatted scheme (400 units)	400	£29.25	£50.42	£42.35	£34.28	£26.21	£22.18	£18.15	£10.06
29 Large flatted scheme (600 units)	600	£39.00	£74.23	£62.26	£50.28	£38.31	£32.33	£26.31	£14.25
30 Large flatted scheme (1000 units)	1,000	£106.37	£160.10	£140.85	£121.59	£102.33	£92.71	£83.08	£63.78

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£26.70	£23.84	£20.96	£18.11	£16.68	£15.25	£12.39
0.04	£29.25	£24.02	£21.44	£18.86	£16.27	£14.98	£13.69	£11.11
0.05	£29.25	£26.80	£24.28	£21.76	£19.23	£17.97	£16.71	£14.19
0.06	£29.25	£27.67	£25.06	£22.46	£19.86	£18.58	£17.26	£14.65
0.05	£29.25	£20.66	£18.20	£15.74	£13.28	£12.05	£10.82	£8.37
0.06	£29.25	£19.57	£17.24	£14.91	£12.58	£11.41	£10.25	£7.91
0.10	£29.25	£26.42	£23.93	£21.44	£18.95	£17.71	£16.47	£13.98
0.08	£29.25	£20.25	£17.84	£15.43	£13.02	£11.81	£10.61	£8.20
0.11	£29.25	£26.93	£24.39	£21.86	£19.33	£18.06	£16.79	£14.26
0.09	£29.25	£19.28	£16.99	£14.69	£12.39	£11.24	£10.09	£7.80
0.08	£29.25	£32.42	£29.24	£26.05	£22.87	£21.28	£19.69	£16.50
0.12	£29.25	£31.81	£28.61	£25.42	£22.23	£20.60	£19.00	£15.79
0.19	£29.25	£27.13	£24.58	£22.02	£19.47	£18.19	£16.92	£14.37
0.20	£29.25	£38.92	£35.08	£31.23	£27.39	£25.47	£23.54	£19.70
0.35	£29.25	£16.18	£14.24	£12.31	£10.38			

Table 6.4.8: Appraisal results – Value H (£9,600 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £9,600 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.71	£0.68	£0.60	£0.52	£0.48	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£1.61	£0.97	£0.96	£0.78	£0.66	£0.61	£0.56	£0.45
3 Small site 2 - 4 units (houses)	4	£2.30	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
4 Small site 3 - 5 units (houses)	5	£2.87	£1.94	£1.76	£1.58	£1.39	£1.30	£1.21	£1.02
5 Small site 4 - 5 units (flats)	5	£2.30	£1.23	£1.07	£0.93	£0.79	£0.72	£0.65	£0.51
6 Small site 5 - 6 units (flats)	6	£2.76	£1.37	£1.21	£1.05	£0.89	£0.81	£0.73	£0.57
7 Small site 6 - 8 units (houses)	8	£4.52	£2.85	£2.65	£2.37	£2.09	£1.95	£1.82	£1.54
8 Small site 8 - 8 units (flats)	8	£3.69	£1.96	£1.87	£1.46	£1.23	£1.12	£1.01	£0.79
9 Small site 9 - 9 units (houses)	9	£5.16	£3.41	£3.08	£2.76	£2.44	£2.28	£2.12	£1.78
10 Small site 10 - 9 units (flats)	9	£4.15	£2.89	£1.79	£1.56	£1.32	£1.20	£1.09	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.55
12 Medium housing scheme (10 units)	10	£5.76	£3.71	£3.38	£3.04	£2.69	£2.49	£2.32	£1.96
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£4.36	£3.90	£3.48	£3.04	£2.82	£2.60	£2.17
14 Medium housing scheme (15 units)	15	£8.64	£5.75	£5.20	£4.66	£4.11	£3.84	£3.57	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£8.87	£7.99	£7.12	£6.24	£5.80	£5.36	£4.48
16 Medium housing scheme (30 units)	30	£16.17	£8.68	£8.08	£7.10	£6.33	£5.94	£5.55	£4.67
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£11.48	£10.32	£9.16	£7.99	£7.41	£6.83	£5.67
18 Medium housing scheme (40 units)	40	£23.04	£13.85	£12.35	£11.06	£9.77	£9.12	£8.46	£7.19
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£13.78	£12.42	£11.05	£9.68	£8.99	£8.31	£6.94
20 Medium housing scheme (50 units)	50	£28.80	£17.18	£15.55	£13.93	£12.30	£11.49	£10.67	£9.05
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£21.43	£19.35	£17.27	£15.20	£14.16	£13.12	£11.04
22 Medium housing scheme (75 units)	75	£43.20	£24.85	£22.51	£20.16	£17.81	£16.64	£15.46	£13.11
23 Large flatted scheme (100 units)	100	£23.04	£25.44	£22.48	£19.52	£16.56	£15.08	£13.60	£11.63
24 Large flatted scheme (125 units)	125	£23.04	£25.44	£22.48	£19.52	£16.56	£15.08	£13.60	£11.63
25 Large flatted scheme (150 units)	150	£23.04	£25.44	£22.48	£19.52	£16.56	£15.08	£13.60	£11.63
26 Large flatted scheme (200 units)	200	£34.56	£41.93	£37.04	£32.14	£27.24	£24.79	£22.34	£17.44
27 Large flatted scheme (300 units)	300	£36.86	£49.06	£41.85	£34.62	£27.40	£23.78	£20.17	£12.94
28 Large flatted scheme (400 units)	400	£46.08	£62.23	£52.99	£43.74	£34.49	£29.86	£25.24	£15.96
29 Large flatted scheme (600 units)	600	£61.44	£91.74	£78.01	£64.29	£50.57	£43.71	£36.84	£23.10
30 Large flatted scheme (1000 units)	1,000	£167.56	£187.95	£165.95	£143.93	£121.88	£110.85	£99.83	£77.76

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.77	£0.68	£0.60	£0.52	£0.48	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£1.02	£0.97	£0.86	£0.78	£0.66	£0.61	£0.56	£0.45
3 Small site 2 - 4 units (houses)	4	£1.46	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
4 Small site 3 - 5 units (houses)	5	£1.82	£1.94	£1.76	£1.58	£1.39	£1.30	£1.21	£1.02
5 Small site 4 - 5 units (flats)	5	£1.46	£1.23	£1.07	£0.93	£0.79	£0.72	£0.65	£0.51
6 Small site 5 - 6 units (flats)	6	£1.76	£1.37	£1.21	£1.05	£0.89	£0.81	£0.73	£0.57
7 Small site 6 - 8 units (houses)	8	£2.87	£2.92	£2.65	£2.37	£2.09	£1.95	£1.82	£1.54
8 Small site 8 - 8 units (flats)	8	£2.34	£1.96	£1.87	£1.46	£1.23	£1.12	£1.01	£0.79
9 Small site 9 - 9 units (houses)	9	£3.28	£3.41	£3.08	£2.76	£2.44	£2.28	£2.12	£1.78
10 Small site 10 - 9 units (flats)	9	£2.63	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.55
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.55
12 Medium housing scheme (10 units)	10	£3.66	£3.79	£3.38	£3.04	£2.69	£2.49	£2.32	£1.96
13 Medium mixed housing/flatted scheme (15 units)	15	£3.31	£4.36	£3.90	£3.48	£3.04	£2.82	£2.60	£2.17
14 Medium housing scheme (15 units)	15	£5.48	£5.75	£5.20	£4.66	£4.11	£3.84	£3.57	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£8.87	£7.99	£7.12	£6.24	£5.80	£5.36	£4.48
16 Medium housing scheme (30 units)	30	£10.27	£8.68	£8.08	£7.10	£6.33	£5.94	£5.55	£4.67
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£11.48	£10.32	£9.16	£7.99	£7.41	£6.83	£5.67
18 Medium housing scheme (40 units)	40	£14.63	£13.85	£12.35	£11.06	£9.77	£9.12	£8.46	£7.19
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£13.78	£12.42	£11.05	£9.68	£8.99	£8.31	£6.94
20 Medium housing scheme (50 units)	50	£18.28	£17.18	£15.55	£13.93	£12.30	£11.49	£10.67	£9.05
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£21.43	£19.35	£17.27	£15.20	£14.16	£13.12	£11.04
22 Medium housing scheme (75 units)	75	£27.42	£24.85	£22.51	£20.16	£17.81	£16.64	£15.46	£13.11
23 Large flatted scheme (100 units)	100	£14.63	£21.44	£19.13	£16.83	£14.52	£12.87	£11.62	£9.12
24 Large flatted scheme (125 units)	125	£14.63	£21.44	£19.13	£16.83	£14.52	£12.87	£11.62	£9.12
25 Large flatted scheme (150 units)	150	£14.63	£21.44	£19.13	£16.83	£14.52	£12.87	£11.62	£9.12
26 Large flatted scheme (200 units)	200	£21.94	£41.93	£37.04	£32.14	£27.24	£24.79	£22.34	£17.44
27 Large flatted scheme (300 units)	300	£23.40	£49.06	£41.85	£34.62	£27.40	£23.78	£20.17	£12.94
28 Large flatted scheme (400 units)	400	£29.25	£62.23	£52.99	£43.74	£34.49	£29.86	£25.24	£15.96
29 Large flatted scheme (600 units)	600	£39.00	£91.74	£78.01	£64.29	£50.57	£43.71	£36.84	£23.10
30 Large flatted scheme (1000 units)	1,000	£106.37	£187.95	£165.95	£143.93	£121.88	£110.85	£99.83	£77.76

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.77	£0.68	£0.60	£0.52	£0.48	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£0.33	£0.97	£0.86	£0.78	£0.66	£0.61	£0.56	£0.45
3 Small site 2 - 4 units (houses)	4	£0.47	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
4 Small site 3 - 5 units (houses)	5	£0.59	£1.94	£1.76	£1.58	£1.39	£1.30	£1.21	£1.02
5 Small site 4 - 5 units (flats)	5	£0.47	£1.21	£1.07	£0.93	£0.79	£0.72	£0.65	£0.51
6 Small site 5 - 6 units (flats)	6	£0.57	£1.37	£1.21	£1.05	£0.89	£0.81	£0.73	£0.57
7 Small site 6 - 8 units (houses)	8	£0.52	£2.92	£2.65	£2.37	£2.09	£1.95	£1.82	£1.54
8 Small site 8 - 8 units (flats)	8	£0.75	£1.96	£1.87	£1.46	£1.23	£1.12	£1.01	£0.79
9 Small site 9 - 9 units (houses)	9	£1.06	£3.41	£3.08	£2.76	£2.44	£2.28	£2.12	£1.78
10 Small site 10 - 9 units (flats)	9	£0.85	£2.03	£1.79	£1.56	£1.32	£1.20	£1.09	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.55
12 Medium housing scheme (10 units)	10	£1.18	£3.73	£3.38	£3.02	£2.67	£2.49	£2.32	£1.96
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.36	£3.92	£3.48	£3.04	£2.82	£2.60	£2.17
14 Medium housing scheme (15 units)	15	£1.77	£5.75	£5.20	£4.66	£4.11	£3.84	£3.57	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£8.87	£7.99	£7.12	£6.24	£5.80	£5.36	£4.48
16 Medium housing scheme (30 units)	30	£3.31	£8.68	£8.08	£7.10	£6.33	£5.94	£5.55	£4.67
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£11.48	£10.32	£9.16	£7.99	£7.41	£6.83	£5.67
18 Medium housing scheme (40 units)	40	£4.72	£13.85	£12.35	£11.06	£9.77	£9.12	£8.46	£7.19
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£13.78	£12.42	£11.05	£9.68	£8.99	£8.31	£6.94
20 Medium housing scheme (50 units)	50	£5.89	£17.18	£15.55	£13.93	£12.30	£11.49	£10.67	£9.05
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£21.43	£19.35	£17.27	£15.20	£14.16	£13.12	£11.04
22 Medium housing scheme (75 units)	75	£6.84	£24.85	£22.51	£20.16	£17.81	£16.64	£15.46	£13.11
23 Large flatted scheme (100 units)	100	£4.72	£21.44	£19.13	£16.83	£14.52	£12.87	£11.62	£9.12
24 Large flatted scheme (125 units)	125	£4.72	£21.44	£19.13	£16.83	£14.52	£12.87	£11.62	£9.12
25 Large flatted scheme (150 units)	150	£4.72	£21.44	£19.13	£16.83	£14.52	£12.87	£11.62	£9.12
26 Large flatted scheme (200 units)	200	£7.07	£41.93	£37.04	£32.14	£27.24	£24.79	£22.34	£17.44
27 Large flatted scheme (300 units)	300	£7.54	£49.06	£41.85	£34.62	£27.40	£23.78	£20.17	£12.94
28 Large flatted scheme (400 units)	400	£9.43	£62.23	£52.99	£43.74	£34.49	£29.86	£25.24	£15.96
29 Large flatted scheme (600 units)	600	£12.57	£91.74	£78.01	£64.29	£50.57	£43.71	£36.84	£23.10
30 Large flatted scheme (1000 units)	1,000	£34.30	£187.95	£165.95	£143.93	£121.88	£110.85	£99.83	£77.76

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.77	£0.68	£0.60	£0.52	£0.48	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£0.12	£0.97	£0.86	£0.78	£0.66	£0.61	£0.56	£0.45
3 Small site 2 - 4 units (houses)	4	£0.17	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
4 Small site 3 - 5 units (houses)	5	£0.21	£1.94	£1.76	£1.58	£1.39	£1.30	£1.21	£1.02
5 Small site 4 - 5 units (flats)	5	£0.17	£1.21	£1.07	£0.93	£0.79	£0.72	£0.65	£0.51
6 Small site 5 - 6 units (flats)	6	£0.21	£1.37	£1.21	£1.05	£0.89	£0.81	£0.73	£0.57
7 Small site 6 - 8 units (houses)	8	£0.34	£2.92	£2.65	£2.37	£2.09	£1.95	£1.82	£1.54
8 Small site 8 - 8 units (flats)	8	£0.28	£1.96	£1.87	£1.46	£1.23	£1.12	£1.01	£0.79
9 Small site 9 - 9 units (houses)	9	£0.39	£3.41	£3.08	£2.76	£2.44	£2.28	£2.12	£1.78
10 Small site 10 - 9 units (flats)	9	£0.31	£2.03	£1.79	£1.56	£1.32	£1.20	£1.09	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.55
12 Medium housing scheme (10 units)	10	£0.43	£3.73	£3.38	£3.02	£2.67	£2.49	£2.32	£1.96
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£4.36	£3.92	£3.48	£3.04	£2.82		

Table 6.4.9: Appraisal results – Value I (£10,300 per square metre) – 70% rented and 30% shared ownership, no grant

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £10,300 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£0.86	£0.71	£0.68	£0.59	£0.50	£0.50	£0.41
2 Small site 2 - 3 units (houses)	3	£1.73	£1.09	£0.97	£0.96	£0.74	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£2.47	£1.69	£1.53	£1.37	£1.21	£1.12	£1.04	£0.88
4 Small site 3 - 5 units (houses)	5	£3.08	£2.17	£1.96	£1.75	£1.55	£1.44	£1.34	£1.13
5 Small site 4 - 5 units (flats)	5	£2.47	£1.38	£1.23	£1.07	£0.91	£0.83	£0.75	£0.59
6 Small site 5 - 6 units (flats)	6	£2.97	£1.87	£1.59	£1.21	£1.03	£0.94	£0.85	£0.67
7 Small site 6 - 8 units (houses)	8	£4.85	£3.26	£2.95	£2.64	£2.33	£2.17	£2.02	£1.71
8 Small site 6 - 8 units (flats)	8	£3.96	£2.17	£1.92	£1.67	£1.43	£1.30	£1.18	£0.93
9 Small site 8 - 9 units (houses)	9	£5.54	£3.89	£3.44	£3.07	£2.71	£2.50	£2.36	£1.98
10 Small site 10 - 9 units (flats)	9	£4.45	£3.23	£2.96	£2.66	£2.33	£2.17	£2.00	£1.68
11 Medium mixed housing/flatted scheme (10 units)	10	£2.96	£2.31	£2.06	£1.86	£1.63	£1.50	£1.38	£1.10
12 Medium housing scheme (10 units)	10	£6.18	£4.18	£3.76	£3.36	£2.97	£2.77	£2.57	£2.14
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£4.90	£4.41	£3.91	£3.42	£3.17	£2.93	£2.44
14 Medium housing scheme (15 units)	15	£9.27	£6.41	£5.80	£5.18	£4.57	£4.27	£3.96	£3.20
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£6.95	£6.37	£5.76	£5.00	£4.50	£4.01	£3.20
16 Medium housing scheme (30 units)	30	£17.35	£11.83	£10.75	£9.58	£8.01	£7.47	£6.93	£5.26
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£12.91	£11.81	£10.30	£9.00	£8.35	£7.69	£6.38
18 Medium housing scheme (40 units)	40	£24.72	£15.23	£13.78	£12.33	£10.88	£10.15	£9.43	£7.98
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£11.40	£10.36	£12.41	£10.87	£10.10	£9.33	£7.79
20 Medium housing scheme (50 units)	50	£30.90	£19.87	£18.28	£16.52	£14.69	£13.78	£12.87	£10.94
21 Medium mixed housing/flatted scheme (75 units)	75	£19.70	£24.04	£21.70	£19.36	£17.02	£15.85	£14.68	£12.35
22 Medium housing scheme (75 units)	75	£48.35	£29.81	£27.88	£25.95	£23.02	£21.87	£20.71	£17.81
23 Large flatted scheme (100 units)	100	£24.72	£24.72	£25.87	£26.98	£28.09	£29.20	£30.31	£31.42
24 Large flatted scheme (125 units)	125	£24.72	£29.21	£25.86	£22.54	£19.20	£17.53	£15.86	£12.52
25 Large flatted scheme (150 units)	150	£24.72	£35.86	£31.76	£27.66	£23.55	£21.50	£19.45	£15.35
26 Large flatted scheme (200 units)	200	£24.72	£48.09	£42.57	£37.06	£31.55	£28.79	£26.03	£20.52
27 Large flatted scheme (300 units)	300	£39.55	£58.09	£49.99	£41.89	£33.78	£29.71	£25.64	£17.50
28 Large flatted scheme (400 units)	400	£49.44	£73.94	£63.56	£53.18	£42.78	£37.54	£32.33	£21.90
29 Large flatted scheme (600 units)	600	£85.92	£109.11	£93.71	£78.30	£62.82	£55.09	£47.35	£31.88
30 Large flatted scheme (1000 units)	1,000	£179.78	£215.89	£190.91	£166.13	£141.35	£128.96	£116.57	£91.74

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.36	£0.31	£0.28	£0.20	£0.15	£0.15	£0.10
2 Small site 2 - 3 units (houses)	3	£1.02	£1.09	£0.97	£0.86	£0.74	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£1.46	£1.69	£1.53	£1.37	£1.21	£1.12	£1.04	£0.88
4 Small site 3 - 5 units (houses)	5	£1.82	£2.17	£1.96	£1.75	£1.55	£1.44	£1.34	£1.13
5 Small site 4 - 5 units (flats)	5	£1.46	£1.38	£1.23	£1.07	£0.91	£0.83	£0.75	£0.59
6 Small site 5 - 6 units (flats)	6	£1.76	£1.87	£1.59	£1.21	£1.03	£0.94	£0.85	£0.67
7 Small site 6 - 8 units (houses)	8	£2.67	£3.26	£2.95	£2.64	£2.33	£2.17	£2.02	£1.71
8 Small site 6 - 8 units (flats)	8	£2.34	£2.17	£1.92	£1.67	£1.43	£1.30	£1.18	£0.93
9 Small site 8 - 9 units (houses)	9	£3.28	£3.80	£3.44	£3.07	£2.71	£2.50	£2.36	£1.98
10 Small site 10 - 9 units (flats)	9	£2.63	£2.96	£2.66	£2.36	£2.03	£1.87	£1.70	£1.38
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.31	£2.06	£1.86	£1.63	£1.50	£1.38	£1.10
12 Medium housing scheme (10 units)	10	£3.66	£4.18	£3.76	£3.36	£2.97	£2.77	£2.57	£2.14
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.90	£4.41	£3.91	£3.42	£3.17	£2.93	£2.44
14 Medium housing scheme (15 units)	15	£5.48	£6.41	£5.80	£5.18	£4.57	£4.27	£3.96	£3.20
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.95	£6.37	£5.76	£5.00	£4.50	£4.01	£3.20
16 Medium housing scheme (30 units)	30	£10.27	£11.83	£10.75	£9.58	£8.01	£7.47	£6.93	£5.26
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.91	£11.81	£10.30	£9.00	£8.35	£7.69	£6.38
18 Medium housing scheme (40 units)	40	£14.63	£15.23	£13.78	£12.33	£10.88	£10.15	£9.43	£7.98
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£11.40	£10.36	£12.41	£10.87	£10.10	£9.33	£7.79
20 Medium housing scheme (50 units)	50	£18.28	£19.17	£17.35	£15.52	£13.69	£12.78	£11.87	£10.04
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£24.04	£21.70	£19.36	£17.02	£15.85	£14.68	£12.35
22 Medium housing scheme (75 units)	75	£27.42	£27.77	£25.13	£22.49	£19.85	£18.53	£17.21	£14.57
23 Large flatted scheme (100 units)	100	£14.63	£24.72	£21.97	£19.15	£16.33	£14.92	£13.51	£10.89
24 Large flatted scheme (125 units)	125	£14.63	£29.21	£25.86	£22.54	£19.20	£17.53	£15.86	£12.52
25 Large flatted scheme (150 units)	150	£14.63	£35.86	£31.76	£27.66	£23.55	£21.50	£19.45	£15.35
26 Large flatted scheme (200 units)	200	£14.63	£48.09	£42.57	£37.06	£31.55	£28.79	£26.03	£20.52
27 Large flatted scheme (300 units)	300	£23.40	£58.09	£49.99	£41.89	£33.78	£29.71	£25.64	£17.50
28 Large flatted scheme (400 units)	400	£29.25	£73.94	£63.56	£53.18	£42.78	£37.54	£32.33	£21.90
29 Large flatted scheme (600 units)	600	£39.00	£109.11	£93.71	£78.30	£62.82	£55.09	£47.35	£31.88
30 Large flatted scheme (1000 units)	1,000	£106.37	£215.89	£190.91	£166.13	£141.35	£128.96	£116.57	£91.74

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.36	£0.31	£0.28	£0.20	£0.15	£0.15	£0.10
2 Small site 2 - 3 units (houses)	3	£0.33	£1.09	£0.97	£0.86	£0.74	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£0.47	£1.69	£1.53	£1.37	£1.21	£1.12	£1.04	£0.88
4 Small site 3 - 5 units (houses)	5	£0.59	£2.17	£1.96	£1.75	£1.55	£1.44	£1.34	£1.13
5 Small site 4 - 5 units (flats)	5	£0.47	£1.38	£1.23	£1.07	£0.91	£0.83	£0.75	£0.59
6 Small site 5 - 6 units (flats)	6	£0.57	£1.87	£1.59	£1.21	£1.03	£0.94	£0.85	£0.67
7 Small site 6 - 8 units (houses)	8	£0.92	£3.26	£2.95	£2.64	£2.33	£2.17	£2.02	£1.71
8 Small site 6 - 8 units (flats)	8	£0.75	£2.17	£1.92	£1.67	£1.43	£1.30	£1.18	£0.93
9 Small site 8 - 9 units (houses)	9	£1.06	£3.80	£3.44	£3.07	£2.71	£2.50	£2.36	£1.98
10 Small site 10 - 9 units (flats)	9	£0.85	£2.33	£2.06	£1.76	£1.53	£1.40	£1.26	£1.00
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.31	£2.06	£1.86	£1.63	£1.50	£1.38	£1.10
12 Medium housing scheme (10 units)	10	£1.18	£4.18	£3.76	£3.36	£2.97	£2.77	£2.57	£2.14
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.90	£4.41	£3.91	£3.42	£3.17	£2.93	£2.44
14 Medium housing scheme (15 units)	15	£1.77	£6.41	£5.80	£5.18	£4.57	£4.27	£3.96	£3.20
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.95	£6.37	£5.76	£5.00	£4.50	£4.01	£3.20
16 Medium housing scheme (30 units)	30	£3.31	£7.83	£6.75	£5.88	£5.01	£4.57	£4.13	£3.26
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£12.91	£11.81	£10.30	£9.00	£8.35	£7.69	£6.38
18 Medium housing scheme (40 units)	40	£4.72	£15.23	£13.78	£12.33	£10.88	£10.15	£9.43	£7.98
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£11.48	£10.36	£12.41	£10.87	£10.10	£9.33	£7.79
20 Medium housing scheme (50 units)	50	£5.89	£19.17	£17.35	£15.52	£13.69	£12.78	£11.87	£10.04
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£24.04	£21.70	£19.36	£17.02	£15.85	£14.68	£12.35
22 Medium housing scheme (75 units)	75	£8.84	£27.77	£25.13	£22.49	£19.85	£18.53	£17.21	£14.57
23 Large flatted scheme (100 units)	100	£4.72	£24.72	£21.97	£19.15	£16.33	£14.92	£13.51	£10.89
24 Large flatted scheme (125 units)	125	£4.72	£29.21	£25.86	£22.54	£19.20	£17.53	£15.86	£12.52
25 Large flatted scheme (150 units)	150	£4.72	£35.86	£31.76	£27.66	£23.55	£21.50	£19.45	£15.35
26 Large flatted scheme (200 units)	200	£7.07	£48.09	£42.57	£37.06	£31.55	£28.79	£26.03	£20.52
27 Large flatted scheme (300 units)	300	£7.54	£58.09	£49.99	£41.89	£33.78	£29.71	£25.64	£17.50
28 Large flatted scheme (400 units)	400	£9.43	£73.94	£63.56	£53.18	£42.78	£37.54	£32.33	£21.90
29 Large flatted scheme (600 units)	600	£12.57	£109.11	£93.71	£78.30	£62.82	£55.09	£47.35	£31.88
30 Large flatted scheme (1000 units)	1,000	£34.30	£215.89	£190.91	£166.13	£141.35	£128.96	£116.57	£91.74

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.36	£0.31	£0.28	£0.20	£0.15	£0.15	£0.10
2 Small site 2 - 3 units (houses)	3	£0.12	£1.09	£0.97	£0.86	£0.74	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£0.17	£1.69	£1.53	£1.37	£1.21	£1.12	£1.04	£0.88
4 Small site 3 - 5 units (houses)	5	£0.21	£2.17	£1.96	£1.75	£1.55	£1.44	£1.34	£1.13
5 Small site 4 - 5 units (flats)	5	£0.17	£1.38	£1.23	£1.07	£0.91	£0.83	£0.75	£0.59
6 Small site 5 - 6 units (flats)	6	£0.21	£1.87	£1.59	£1.21	£1.03	£0.94	£0.85	£0.67
7 Small site 6 - 8 units (houses)	8	£0.34	£3.26	£2.95	£2.64	£2.33	£2.17	£2.02	£1.71
8 Small site 6 - 8 units (flats)	8	£0.28	£2.17	£1.92	£1.67	£1.43	£1.30	£1.18	£0.93
9 Small site 8 - 9 units (houses)	9	£0.39	£3.80	£3.44	£3.07	£2.71	£2.50	£2.36	£1.98
10 Small site 10 - 9 units (flats)	9	£0.31	£2.33	£2.06	£1.76	£1.53	£1.40	£1.26	£1.00
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.31	£2.06	£1.86	£1.63	£1.50	£1.38	£1.10
12 Medium housing scheme (10 units)	10	£0.43	£4.18	£3.76	£3.36	£2.97	£2.77	£2.57	£2.14
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£4.90						

Schemes of 10 or more units

- 6.11 The results of the appraisals confirm that emerging Policy H4.1 is viable but that there may be circumstances in which the level of affordable housing sought may not be viable. These results are reflective of outcomes on live applications, where the level of affordable housing varies between sites, depending on the relationship between existing use value and the quantum and mix of new development proposed. Policy H4.1 provides flexibility for such circumstances, noting that the Council will *'have regard to site characteristics such as site size, site suitability and economics of provision such as financial viability issues and other planning contributions'* and clearly the onus will be on applicants to demonstrate any viability issues that emerge on when individual applications come forward.
- 6.12 As can be noted from the results in tables 6.4.1 to 6.4.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the proposed policy requirement of 35% to 50% would, in principle, mean that some schemes that *could* have delivered 35% would no longer be required to do so if the Council adopted a lower percentage target.
- 6.13 In all but the lowest value areas, most schemes should be able to meet the 35% target when sites are in existing use as industrial, community or garden land/open land. In all areas other than the highest value areas, viability issues are likely to emerge on sites that are in existing use as offices. Lower proportions of affordable housing may need to be accepted when offices are proposed for redevelopment. Similarly, existing residential sites are difficult to bring forward with the levels of affordable housing the Council is seeking. However, residential uses will predominantly be smaller sites where a single dwelling will be replaced by two or more dwellings; the Council's database of permissions indicates that schemes of 10 or more units are predominantly brought forward on sites with non-residential existing uses.
- 6.14 In formulating its policy approach, there is a clear choice for the Council between two potential options. The first is to adopt a relatively low affordable housing target that most schemes could viably deliver to avoid the need for viability testing individual schemes, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain the current policy approach, which sets a relatively high target but implicitly accepts that many schemes will provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. The variability of the results based on sales value differentials and existing use value point to a very complex viability 'landscape' that is ill-suited to a singular approach which attempts to cater for every single scenario; a target based approach with some viability testing will maximum delivery in these circumstances.
- 6.15 As noted, our appraisals also test the impact of different approaches to tenure mixes (summarised in tables which are similar to those in 6.4.1 to 6.4.9, which can be found at Appendix 9). Residual land values are higher when adopting a split tenure approach of 50% London Affordable Rent and 50% Shared Ownership. However, given that this tenure mix results in a significantly poorer outcome in terms of affordability for households on the waiting list, the Council could be improving the headline percentage of affordable housing with little material benefit in terms of meeting priority needs. Variations in tenure mix could, however, be deployed in some circumstances (and at the Council's discretion) to improve viability instead of reducing the overall quantum provided
- 6.16 As noted in Section 4, we have also re-tested our appraisals with growth in sales values and inflation on costs to test the sensitivity of the results to changes in key appraisal variables. If residential sales values grow (alongside normal levels of cost inflation) and other factors remain unchanged, there will be an improvement in viability and levels of affordable housing that can be provided. We have provided two growth scenarios, reflecting different points in the Plan period. The first growth scenario is based on year 5 of the plan and the second is based on year 15. The results of these analyses are attached as appendices 6 and 7.
- 6.17 In view of the current uncertainty associated with the measures introduced by the UK government to

halt the spread of coronavirus, we have also run a set of ‘downside’ appraisals which test the impact of a fall in sales values and flatter growth over the first year period. These appraisals indicate a small reduction in viability in comparison to the base position, but these changes are insufficient to warrant any change in approach; the Council’s policies are sufficiently flexible to allow for schemes to come forward with reduced levels of affordable housing based on proven viability evidence presented in support of individual planning applications.

- 6.18 In addition to variations in tenure mix, grant funding may marginally improve viability of schemes in some circumstances. The amounts available are lower than was historically the case before 2010 and as a result, availability of grant has less of a bearing on viability than at that time. Nevertheless, where grant is available, it will be useful in securing modest additional levels of affordable housing.

Shared ownership household income thresholds

- 6.19 The Council’s preferred affordable housing tenure split is 70% rented and 30% shared ownership, but there is not currently a preferred approach on the household income thresholds of qualifying purchasers of the shared ownership units (other than the London Plan AMR £92,000 per annum threshold). As noted in Section 4, we have tested the shared ownership units at a baseline assumption of £50,000, £70,000 and £90,000 per annum for one, two and three bed units respectively, with alternative thresholds, as set out in Table 6.19.1.

Table 6.19.1: Shared ownership qualifying household income thresholds tested

	Maximum income thresholds A	Maximum income thresholds B	Maximum income thresholds C
1 bed	£50,000	£40,000	£30,000
2 bed	£70,000	£60,000	£50,000
3 bed	£90,000	£80,000	£70,000
Capital value	£3,940	£3,061	£2,254

- 6.20 The extent of the impact of applying the alternative income thresholds varies between areas of the borough. We have tested the impact in value areas D and I and the results are summarised in tables 6.20.1 (Value D) and 6.20.2 (Value I). In all cases, the starting quantum of affordable housing is 35% and we have tested the impact on the residual land value of each typology of changing the maximum qualifying income from threshold A to B and C. This is illustrative of the potential impact where the residual land value and the benchmark land value are only marginally different; it should be noted that in many cases, the residual land value will be higher than the benchmark land value and the impact of the change to income threshold could be accommodated without reducing the overall affordable housing percentage. Notwithstanding this observation, it can be noted that the impact of applying a lower qualifying income threshold is greater in Value Area D than it is in Value Area I. In Value Area A, a reduction of between 9% to 10% in overall affordable housing would be required to accommodate a reduction in income threshold from A to C. In contrast, in Value Area I, a reduction of only 3% to 4% would be required. The impact of reducing the income threshold will therefore depend upon the precise location of housing coming forward in the Borough over the plan period; if a greater volume of housing is expected to come forward in lower value areas, the impact will be higher.
- 6.21 If the Council opts to apply a certain set of income thresholds in Section 106 agreements, these should be clearly stated so that the acquiring RP can set the correct parameters on initial equity share and rent on retained equity in its financial model. The affordability criteria would need to specify the following:
- Maximum qualifying gross household income for each unit type;
 - Percentage of gross household income to be spent on housing costs (typically 40% of net income).
- 6.22 Clearly qualifying incomes will change over time and the qualifying incomes in Section 106 agreements will need to make provision for this, for example by linking the income thresholds to changes in the National Statistics Office earning indices.

Table 6.20.1: Impact of Shared Ownership income thresholds (Value Area D)

LP Ref	Site	No of units	Baseline residual land value (using income threshold A)	Residual land value with Income Threshold B	Threshold B - Adjustment to AH percentage required to restore residual value to baseline level	Residual land value with Income Threshold C	Threshold C – Adjustment to AH percentage required to restore residual value to baseline level
1	Small site 1 - 2 units (houses)	2	137,812	121,690	30.37%	131,203	27.08%
2	Small site 2 - 3 units (houses)	3	179,377	159,033	30.14%	169,776	26.74%
3	Small site 2 - 4 units (houses)	4	414,009	385,604	30.21%	401,104	26.84%
4	Small site 3 - 5 units (houses)	5	529,945	493,479	30.24%	513,735	26.89%
5	Small site 4 - 5 units (flats)	5	134,585	105,487	29.47%	116,288	25.73%
6	Small site 5 - 6 units (flats)	6	156,688	123,571	29.34%	135,034	25.55%
7	Small site 6 - 8 units (houses)	8	803,150	748,259	30.16%	777,496	26.76%
8	Small site 8 - 8 units (flats)	8	212,928	167,274	29.42%	183,805	25.67%
9	Small site 9 - 9 units (houses)	9	930,005	866,092	30.23%	901,320	26.87%
10	Small site 10 - 9 units (flats)	9	227,597	177,923	29.23%	194,033	25.38%
11	Medium mixed housing/flatted scheme (10 units)	10	735,461	676,255	29.69%	700,849	26.04%
12	Medium housing scheme (10 units)	10	1,019,726	949,763	30.21%	987,940	26.84%
13	Medium mixed housing/flatted scheme (15 units)	15	1,008,293	918,336	29.64%	954,342	25.96%
14	Medium housing scheme (15 units)	15	1,566,341	1,458,559	30.24%	1,518,429	26.89%
15	Medium mixed housing/flatted scheme (30 units)	30	2,143,823	1,961,467	29.56%	2,032,752	25.87%
16	Medium housing scheme (30 units)	30	734,011	568,485	29.11%	618,609	25.21%
17	Medium mixed housing/flatted scheme (40 units)	40	2,576,002	2,334,420	29.53%	2,427,420	25.83%
18	Medium housing scheme (40 units)	40	3,715,411	3,448,955	29.80%	3,567,342	26.23%
19	Medium mixed housing/flatted scheme (50 units)	50	3,306,543	3,018,218	29.31%	3,116,546	25.51%
20	Medium housing scheme (50 units)	50	4,672,867	4,337,466	29.82%	4,487,382	26.25%
21	Medium mixed housing/flatted scheme (75 units)	75	5,426,022	4,981,888	29.28%	5,129,467	25.44%
22	Medium housing scheme (75 units)	75	6,726,779	6,234,734	29.67%	6,438,582	26.03%
23	Large flatted scheme (100 units)	100	2,470,969	1,934,053	29.01%	2,087,077	25.07%
24	Large flatted scheme (125 units)	125	2,734,662	2,083,039	28.60%	2,225,670	24.49%
25	Large flatted scheme (150 units)	150	3,270,807	2,470,130	28.68%	2,654,731	24.60%
26	Large flatted scheme (200 units)	200	4,518,414	3,460,209	28.99%	3,758,868	25.04%
27	Large flatted scheme (300 units)	300	-6,323,177	-7,923,309	28.92%	-7,490,130	24.95%
28	Large flatted scheme (400 units)	400	-9,016,730	-11,122,446	28.58%	-10,667,097	24.46%
29	Large flatted scheme (600 units)	600	-14,301,739	-17,455,229	28.66%	-16,735,668	24.57%
30	Large flatted scheme (1000 units)	1,000	18,768,880	13,887,267	28.77%	15,084,924	24.73%

Table 6.20.2: Impact of Shared Ownership income thresholds (Value Area I)

LP Ref	Site	No of units	Baseline residual land value (using Income Threshold A)	Residual land value with Income Threshold B	Threshold B – Adjustment to AH percentage required to restore residual value to baseline level	Residual land value with Income Threshold C	Threshold C – Adjustment to AH percentage required to restore residual value to baseline level
1	Small site 1 - 2 units (houses)	2	373,476	357,354	33.05%	361,765	31.45%
2	Small site 2 - 3 units (houses)	3	476,762	456,418	33.01%	461,538	31.38%
3	Small site 2 - 4 units (houses)	4	829,226	800,821	33.02%	808,146	31.40%
4	Small site 3 - 5 units (houses)	5	1,062,994	1,026,528	33.03%	1,036,059	31.41%
5	Small site 4 - 5 units (flats)	5	546,808	517,710	32.87%	522,900	31.14%
6	Small site 5 - 6 units (flats)	6	625,847	592,731	32.85%	598,342	31.10%
7	Small site 6 - 8 units (houses)	8	1,605,528	1,550,637	33.02%	1,564,539	31.38%
8	Small site 8 - 8 units (flats)	8	859,732	814,076	32.87%	822,071	31.12%
9	Small site 9 - 9 units (houses)	9	1,864,256	1,800,343	33.03%	1,816,950	31.40%
10	Small site 10 - 9 units (flats)	9	924,898	875,958	32.85%	884,250	31.10%
11	Medium mixed housing/flatted scheme (10 units)	10	1,583,733	1,524,526	32.92%	1,536,396	31.21%
12	Medium housing scheme (10 units)	10	2,042,429	1,972,465	33.02%	1,990,507	31.40%
13	Medium mixed housing/flatted scheme (15 units)	15	2,290,271	2,200,645	32.92%	2,218,519	31.21%
14	Medium housing scheme (15 units)	15	3,141,855	3,034,073	33.03%	3,062,242	31.41%
15	Medium mixed housing/flatted scheme (30 units)	30	4,722,739	4,542,356	32.91%	4,575,798	31.18%
16	Medium housing scheme (30 units)	30	3,022,391	2,859,256	32.82%	2,884,034	31.04%
17	Medium mixed housing/flatted scheme (40 units)	40	5,991,267	5,749,685	32.88%	5,793,349	31.14%
18	Medium housing scheme (40 units)	40	7,495,175	7,232,657	32.96%	7,291,051	31.29%
19	Medium mixed housing/flatted scheme (50 units)	50	7,346,538	7,060,394	32.85%	7,106,525	31.09%
20	Medium housing scheme (50 units)	50	9,430,665	9,100,224	32.96%	9,174,040	31.29%
21	Medium mixed housing/flatted scheme (75 units)	75	11,598,256	11,154,122	32.82%	11,221,664	31.04%
22	Medium housing scheme (75 units)	75	13,656,069	13,164,025	32.89%	13,256,472	31.17%
23	Large flatted scheme (100 units)	100	9,909,304	9,380,319	32.81%	9,458,298	31.02%
24	Large flatted scheme (125 units)	125	11,619,840	10,977,836	32.73%	11,050,943	30.90%
25	Large flatted scheme (150 units)	150	14,189,651	13,400,792	32.74%	13,493,887	30.91%
26	Large flatted scheme (200 units)	200	19,035,980	18,008,797	32.82%	18,166,306	31.05%
27	Large flatted scheme (300 units)	300	15,379,395	13,847,810	32.79%	14,059,030	30.99%
28	Large flatted scheme (400 units)	400	19,070,792	17,055,231	32.72%	17,272,342	30.87%
29	Large flatted scheme (600 units)	600	27,563,886	24,548,645	32.72%	24,876,931	30.88%
30	Large flatted scheme (1000 units)	1,000	84,812,390	80,130,900	32.79%	80,762,183	30.99%

Affordable housing – payments in lieu

- 6.23 The Council's emerging Strategic Policy H4.1 requires that affordable housing be provided on-site on schemes of 10 or more units, or through a payment in lieu on schemes below 10 units which is then used to cross-subsidise delivery on other sites in the Borough. There is little evidence that it would be practical to seek provision of affordable housing on-site, as this would result in low numbers of affordable that would be physically difficult to accommodate on-site and unlikely to attract interest from registered providers. The current approach is outlined by the Council in an explanatory note²¹ dated February 2014, as follows:

Financial contribution = D x 20%, where:

A = Market Value of the unit;

B = notional residual land value percentage of 38.6%;

C = site acquisition and preparation/servicing costs of 15%

D = (A x B) + C = Per unit sum

- 6.24 The main issue with this approach is that sums generated are insufficient to fund affordable housing on alternative sites and it does not appear to leave the Applicant in a financially neutral position. For example, a scheme of 9 two bed units with an average value of £450,000 per flat would generate a payment in lieu of £360,000. However, the difference in value between the price paid by an RP and the market value for 9 two bed flats would be £498,000, leaving the Council £138,000 short.
- 6.25 There are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery. This approach is applied by many London boroughs, including Lambeth, which provide a simple residual valuation tool which applicants can complete to determine both the viable affordable housing percentage and the equivalent payment in lieu.
- 6.26 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

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

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

C = the notional number of square metres that would be required to meet the target in Policy H4.1.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing²²)

²¹ 'London Borough of Merton Explanatory Note on calculating s106 Affordable Housing Contributions for developments of 1-9 dwellings, February 2014'

²² Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

- 6.27 If it is established to the Council's satisfaction that a development proposal could not viably provide the equivalent of 20% of units on site as affordable, the agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 9-unit development on a privately owned site would normally require 1.8 units to be provided as affordable housing to meet the 20% policy target. If it is agreed (based on a proven viability assessment) that the Scheme can only viably provide the equivalent of 10% affordable housing, then the calculation is based on an assumption of 0.9 units of affordable housing.
- 6.28 We have calculated the payments in lieu that would be required using the first approach outlined above. The average of the payments per unit of affordable housing at a market value price point of £8,200 per square metre is £45,000 (as noted in Table 6.28.1).

Table 6.28.1: Indicative payments in lieu based on differential in residual land value (private sales value of £8,200 per square metre)

Typology	No of units	Residual value incorporating 20% affordable housing - £m	Residual value 100% market housing - £m	Uplift in residual land value arising from converting affordable units to private - £m	Uplift per unit
Small site 1 - 2 units (houses)	2	£0.46	£0.57	£0.11	£56,112
Small site 2 - 3 units (houses)	3	£0.57	£0.72	£0.14	£47,269
Small site 2 - 4 units (houses)	4	£0.97	£1.17	£0.20	£49,480
Small site 3 - 5 units (houses)	5	£1.24	£1.50	£0.25	£50,806
Small site 4 - 5 units (flats)	5	£0.67	£0.86	£0.19	£38,145
Small site 5 - 6 units (flats)	6	£0.76	£0.98	£0.22	£36,185
Small site 6 - 8 units (houses)	8	£1.87	£2.25	£0.38	£47,822
Small site 8 - 8 units (flats)	8	£1.05	£1.35	£0.30	£37,410
Small site 9 - 9 units (houses)	9	£2.18	£2.62	£0.45	£49,475
Small site 10 - 9 units (flats)	9	£1.12	£1.44	£0.32	£35,650

- 6.29 The second, formulae-based approach generates slightly different results from the first, residual valuation-based approach, as summarised in Table 6.29.1. The formula is $((A - B) \times C) \times (1-D)$. The inputs to the formulae are as follows:
- A = £8,200
 - B = £2,474
 - C = variable, depending on scheme content
 - D = 14% (17% profit for private, increased from 6% for affordable, plus 3% for marketing and sales agent fees)
 - X = £4,924 per square metre

Table 6.29.1: Indicative payments in lieu based on formulae approach

Typology	No of units	Affordable units	Square metres (total)	Square metres (affordable)	Payment in lieu	Payment in lieu per AH unit forgone
1	2	0.4	140	28	£137,882	£68,941
2	3	0.6	210	42	£206,823	£68,941
3	4	0.8	280	56	£275,764	£68,941
4	5	1	350	70	£344,705	£68,941
5	6	1.2	420	84	£413,646	£68,941
6	7	1.4	490	98	£482,587	£68,941
7	8	1.6	560	112	£551,528	£68,941
8	9	1.8	630	126	£620,469	£68,941

- 6.30 There are relatively modest differences in the results generated by the two approaches and this can be attributed to the more precise cashflow impacts of switching tenures, with income for the affordable housing timed differently from market housing. Notwithstanding these differences, the average payment in lieu generated by the two approaches is relatively close at £45,000 to £69,000 per unit applied across all units in the scheme. The Council may therefore wish to consider revising its affordable housing payment in lieu, or apply one of the two approaches outlined here on a site-specific basis as the need arises.
- 6.31 The figure for A (market value) would be determined on the basis of prevailing comparable evidence, sourced either from nearby viability assessments submitted on other schemes close by, or from agents or valuers active in the local market. The figure for B (affordable housing capital value) could also be based on financial viability assessments submitted to the Council, or by approaching Registered Providers for indicative pricing. The figure for D (Profit and marketing costs) could also be sourced from financial viability assessments submitted to the Council; these costs would be more uniform across the Borough than the other inputs.
- 6.32 A third alternative approach is a simple tariff approach, which is in place in other authority areas such as Islington. Islington apply a payment of £50,000 to £60,000 per unit across the scheme, which offers the advantage of simplicity for the purposes of calculating bids for land. However, as the approach adopts a fixed amount, this would need to allow sufficient headroom for it to be viable in most circumstances. Like its other policies, Islington applies this fixed tariff approach on a 'subject to viability' basis, with lower amounts accepted upon submission of a proven viability case, which the Council subjects to external scrutiny. This approach to setting payments in lieu is therefore likely to yield a lower overall contribution in comparison to the other approaches outlined above.
- 6.33 Given the significant variations in sales values across the borough, a differentiated tariff based on areas is more likely to be viable in most circumstances than a single borough-wide tariff. This approach is also likely to generate more income as there would be no need to tailor the tariff to the least viable parts of the borough. We have calculated a tariff based on an assumed median unit size of 75 square metres using the method outlined in paragraph 6.25. These calculations are outlined in Table 6.33.1. As sales values will change over time, the Council may wish to periodically review the tariffs so that they continue to reflect the differential in value between market housing and affordable housing.

Table 6.33.1: Affordable housing tariff calculations

Sales value Area	Private sales value	Affordable housing value	Uplift psm	Unit area (sqm)	35% AH requirement (sqm)	Tariff
A	£4,500	£2,474	£2,026	75	26	£53,183
B	£5,200	£2,474	£2,726	75	26	£71,558
C	£6,000	£2,474	£3,526	75	26	£92,558
D	£6,700	£2,474	£4,226	75	26	£110,933
E	£7,500	£2,474	£5,026	75	26	£131,933
F	£8,200	£2,474	£5,726	75	26	£150,308
G	£8,900	£2,474	£6,426	75	26	£168,683
H	£9,600	£2,474	£7,126	75	26	£187,058
I	£10,300	£2,474	£7,826	75	26	£205,433

- 6.34 Whichever approach to determining a payment in lieu is adopted (if any), the Council has the option of applying the requirement on a 'subject to viability' basis and indeed this is likely to be a requirement of the Inspector examining the Local Plan. Any of the approaches (flat fee, formulae-based approach, or appraisal based approach) can be applied on a 'subject to viability' basis, either through an on-line appraisal tool (see Lambeth's on-line appraisal model as an example) or via standard development appraisal software (e.g. Argus Developer). The appraisal would establish the maximum reasonable percentage of affordable housing that a scheme can deliver in principle, and base the payment in lieu on this level of affordable housing. This appraisal tool would require the user to input market values, build costs and a blended value for affordable housing, as well as other inputs such as profit, professional fees and finance costs. All this data should be readily available from financial viability assessments submitted on larger schemes by applicants to the Council.

Build to rent schemes

- 6.35 Build to rent operators prefer schemes providing a minimum of 150 units in order to achieve a sustainable ratio of staff to units and to provide a critical mass of residents for services to be fully utilised. We have therefore re-tested the larger schemes as Build to rent schemes but also included smaller housing schemes (development typologies 19 to 30, which provide 50 to 1,000 units). As previously noted, rented housing portfolios tend to be valued at a circa 20% discount to housing built for sale, but profit margins are typically lower, at 15% of GDV.
- 6.36 The other key difference between build for sale and build for rent is that the developer will typically enter into a forward –funding arrangement with the purchaser/operator which results in reduced finance costs in comparison to traditional forms of funding. These reductions in finance costs help to offset some of the discount to market value. The appraisal results are summarised in tables 6.36.1 to 6.36.9 and Appendix 11 (London Living Rent) and 6.36.10 to 6.36.18 and Appendix 12 (London Affordable Rent).

Table 6.36.1: Build to rent appraisal results – value area A (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £4,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£/m)	Residual land values (£/m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.48	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.32
20 Medium housing scheme (50 units)	50	£13.50	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£0.85	£0.89	£0.74	£0.77	£0.79	£0.81	£0.82
22 Medium housing scheme (75 units)	75	£20.25	£1.82	£1.80	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£10.80	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.08
24 Large flatted scheme (125 units)	125	£10.80	£4.87	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£10.80	£5.78	£5.58	£5.38	£5.19	£5.09	£4.96	£4.79
26 Large flatted scheme (200 units)	200	£16.20	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£17.28	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£21.60	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
29 Large flatted scheme (600 units)	600	£28.80	£48.38	£48.59	£47.83	£47.06	£46.68	£46.30	£44.53
30 Large flatted scheme (1000 units)	1,000	£78.55	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£21.60	£0.88	£0.77	£0.88	£0.93	£0.98	£1.02	£1.10
0.62	£21.60	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£21.60	£1.83	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£21.60	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£21.60	£7.10	£8.90	£8.70	£8.51	£8.41	£8.31	£8.11
0.50	£21.60	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£21.60	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£21.60	£8.79	£9.53	£9.28	£9.00	£8.87	£8.74	£8.47
0.80	£21.60	£30.07	£29.87	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£21.60	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
1.33	£21.60	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£21.60	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£/m)	Residual land values (£/m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.32
20 Medium housing scheme (50 units)	50	£18.28	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£0.85	£0.89	£0.74	£0.77	£0.79	£0.81	£0.82
22 Medium housing scheme (75 units)	75	£27.42	£1.82	£1.80	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£14.63	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.08
24 Large flatted scheme (125 units)	125	£14.63	£4.87	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£14.63	£5.78	£5.58	£5.38	£5.19	£5.09	£4.96	£4.79
26 Large flatted scheme (200 units)	200	£21.94	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£23.40	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£29.25	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
29 Large flatted scheme (600 units)	600	£39.00	£48.38	£48.59	£47.83	£47.06	£46.68	£46.30	£44.53
30 Large flatted scheme (1000 units)	1,000	£106.37	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£0.88	£0.77	£0.88	£0.93	£0.98	£1.02	£1.10
0.62	£29.25	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£29.25	£1.83	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£29.25	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£29.25	£7.10	£8.90	£8.70	£8.51	£8.41	£8.31	£8.11
0.50	£29.25	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£29.25	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£29.25	£8.79	£9.53	£9.28	£9.00	£8.87	£8.74	£8.47
0.80	£29.25	£30.07	£29.87	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£29.25	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
1.33	£29.25	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£29.25	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLV: SECONDARY INDUSTRIAL		BLV (£/m)	Residual land values (£/m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.53	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.32
20 Medium housing scheme (50 units)	50	£5.89	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£0.85	£0.89	£0.74	£0.77	£0.79	£0.81	£0.82
22 Medium housing scheme (75 units)	75	£8.84	£1.82	£1.80	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£4.72	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.08
24 Large flatted scheme (125 units)	125	£4.72	£4.87	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£4.72	£5.78	£5.58	£5.38	£5.19	£5.09	£4.96	£4.79
26 Large flatted scheme (200 units)	200	£7.07	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£7.54	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£9.43	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
29 Large flatted scheme (600 units)	600	£12.57	£48.38	£48.59	£47.83	£47.06	£46.68	£46.30	£44.53
30 Large flatted scheme (1000 units)	1,000	£34.30	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£0.88	£0.77	£0.88	£0.93	£0.98	£1.02	£1.10
0.62	£9.43	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£9.43	£1.83	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£9.43	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£9.43	£7.10	£8.90	£8.70	£8.51	£8.41	£8.31	£8.11
0.50	£9.43	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£9.43	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£9.43	£8.79	£9.53	£9.28	£9.00	£8.87	£8.74	£8.47
0.80	£9.43	£30.07	£29.87	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£9.43	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
1.33	£9.43	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£9.43	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLV: COMMUNITY LAND		BLV (£/m)	Residual land values (£/m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.32
20 Medium housing scheme (50 units)	50	£2.16	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£0.85	£0.89	£0.74	£0.77	£0.79	£0.81	£0.82
22 Medium housing scheme (75 units)	75	£3.24	£1.82	£1.80	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£1.73	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.08
24 Large flatted scheme (125 units)	125	£1.73	£4.87	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£1.73	£5.78	£5.58	£5.38	£5.19	£5.09	£4.96	£4.79
26 Large flatted scheme (200 units)	200	£2.59	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£2.76	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£3.45	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
29 Large flatted scheme (600 units)	600	£4.60	£48.38	£48.59	£47.83	£47.06	£46.68	£46.30	£44.53
30 Large flatted scheme (1000 units)	1,000	£12.56	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£0.88	£0.77	£0.88	£0.93	£0.98	£1.02	£1.10
0.62	£3.45	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£3.45	£1.83	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£3.45	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£3.45	£7.10	£8.90	£8.70	£8.51	£8.41	£8.31	£8.11
0.50	£3.45	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£3.45	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£3.45	£8.79	£9.53	£9.28	£9.00	£8.87	£8.74	£8.47
0.80	£3.45	£30.07	£29.87	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£3.45	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.78
1.33	£3.45	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£3.45	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLV: GARDEN AND OTHER OPEN LAND		BLV (£/m)	Residual land values (£/m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.33
20 Medium housing scheme (50 units)	50	£0.31	£1.24	£1.21	£1.18				

Table 6.36.2: Build to rent appraisal results – value area B (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £5,200 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£1.66	£1.53	£1.38	£1.23	£1.15	£1.08	£0.95	
20 Medium housing scheme (50 units)	50	£15.60	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78	
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77	
22 Medium housing scheme (75 units)	75	£23.40	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54	
23 Large flatted scheme (100 units)	100	£12.48	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.81	
24 Large flatted scheme (125 units)	125	£12.48	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.42	
25 Large flatted scheme (150 units)	150	£12.48	£1.89	£1.98	£2.28	£2.54	£2.66	£2.83	£3.11	
26 Large flatted scheme (200 units)	200	£18.72	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.06	
27 Large flatted scheme (300 units)	300	£19.97	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.12	
28 Large flatted scheme (400 units)	400	£24.96	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46	
29 Large flatted scheme (600 units)	600	£33.28	£33.87	£34.75	£35.63	£36.51	£37.45	£37.99	£39.07	
30 Large flatted scheme (1000 units)	1,000	£90.75	£11.75	£13.58	£15.38	£17.18	£18.90	£19.03	£20.88	

Site area	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£24.96	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.35		
0.62	£24.96	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85		
0.40	£24.96	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42		
0.94	£24.96	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71		
0.50	£24.96	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.52		
0.50	£24.96	£2.89	£3.13	£3.56	£3.99	£4.21	£4.42	£4.65		
0.50	£24.96	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22		
0.75	£24.96	£2.47	£3.07	£3.66	£4.25	£4.56	£4.86	£5.46		
0.80	£24.96	£19.99	£20.77	£21.56	£22.34	£22.75	£23.12	£23.91		
1.00	£24.96	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46		
1.33	£24.96	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.36		
3.64	£24.96	£3.23	£3.73	£4.23	£4.73	£4.98	£5.23	£5.74		

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£24,960,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.66	£1.53	£1.38	£1.23	£1.15	£1.08	£0.95	
20 Medium housing scheme (50 units)	50	£18.28	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77	
22 Medium housing scheme (75 units)	75	£27.42	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54	
23 Large flatted scheme (100 units)	100	£14.63	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.81	
24 Large flatted scheme (125 units)	125	£14.63	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.42	
25 Large flatted scheme (150 units)	150	£14.63	£1.89	£1.98	£2.28	£2.54	£2.66	£2.83	£3.11	
26 Large flatted scheme (200 units)	200	£21.94	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.06	
27 Large flatted scheme (300 units)	300	£23.40	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.12	
28 Large flatted scheme (400 units)	400	£29.25	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46	
29 Large flatted scheme (600 units)	600	£39.00	£33.87	£34.75	£35.63	£36.51	£37.45	£37.99	£39.07	
30 Large flatted scheme (1000 units)	1,000	£106.37	£11.75	£13.58	£15.38	£17.18	£18.90	£19.03	£20.88	

Site area	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£29.25	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.35		
0.62	£29.25	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85		
0.40	£29.25	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42		
0.94	£29.25	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71		
0.50	£29.25	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.52		
0.50	£29.25	£2.89	£3.13	£3.56	£3.99	£4.21	£4.42	£4.65		
0.50	£29.25	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22		
0.75	£29.25	£2.47	£3.07	£3.66	£4.25	£4.56	£4.86	£5.46		
0.80	£29.25	£19.99	£20.77	£21.56	£22.34	£22.75	£23.12	£23.91		
1.00	£29.25	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46		
1.33	£29.25	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.36		
3.64	£29.25	£3.23	£3.73	£4.23	£4.73	£4.98	£5.23	£5.74		

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.66	£1.53	£1.38	£1.23	£1.15	£1.08	£0.95	
20 Medium housing scheme (50 units)	50	£5.89	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77	
22 Medium housing scheme (75 units)	75	£8.84	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54	
23 Large flatted scheme (100 units)	100	£4.72	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.81	
24 Large flatted scheme (125 units)	125	£4.72	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.42	
25 Large flatted scheme (150 units)	150	£4.72	£1.89	£1.98	£2.28	£2.54	£2.66	£2.83	£3.11	
26 Large flatted scheme (200 units)	200	£7.07	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.06	
27 Large flatted scheme (300 units)	300	£7.54	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.12	
28 Large flatted scheme (400 units)	400	£9.43	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46	
29 Large flatted scheme (600 units)	600	£12.57	£33.87	£34.75	£35.63	£36.51	£37.45	£37.99	£39.07	
30 Large flatted scheme (1000 units)	1,000	£34.30	£11.75	£13.58	£15.38	£17.18	£18.90	£19.03	£20.88	

Site area	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£9.43	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.35		
0.62	£9.43	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85		
0.40	£9.43	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42		
0.94	£9.43	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71		
0.50	£9.43	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.52		
0.50	£9.43	£2.89	£3.13	£3.56	£3.99	£4.21	£4.42	£4.65		
0.50	£9.43	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22		
0.75	£9.43	£2.47	£3.07	£3.66	£4.25	£4.56	£4.86	£5.46		
0.80	£9.43	£19.99	£20.77	£21.56	£22.34	£22.75	£23.12	£23.91		
1.00	£9.43	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46		
1.33	£9.43	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.36		
3.64	£9.43	£3.23	£3.73	£4.23	£4.73	£4.98	£5.23	£5.74		

BLV: COMMUNITY LAND		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£1.66	£1.53	£1.38	£1.23	£1.15	£1.08	£0.95	
20 Medium housing scheme (50 units)	50	£2.16	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77	
22 Medium housing scheme (75 units)	75	£3.24	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54	
23 Large flatted scheme (100 units)	100	£1.73	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.81	
24 Large flatted scheme (125 units)	125	£1.73	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.42	
25 Large flatted scheme (150 units)	150	£1.73	£1.89	£1.98	£2.28	£2.54	£2.66	£2.83	£3.11	
26 Large flatted scheme (200 units)	200	£2.59	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.06	
27 Large flatted scheme (300 units)	300	£2.76	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.12	
28 Large flatted scheme (400 units)	400	£3.45	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46	
29 Large flatted scheme (600 units)	600	£4.60	£33.87	£34.75	£35.63	£36.51	£37.45	£37.99	£39.07	
30 Large flatted scheme (1000 units)	1,000	£12.56	£11.75	£13.58	£15.38	£17.18	£18.90	£19.03	£20.88	

BLV per ha (£/m)	Residual land values (£/m)									
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH			
0.30	£3.45	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.35		
0.62	£3.45	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85		
0.40	£3.45	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42		
0.94	£3.45	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71		
0.50	£3.45	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.52		
0.50	£3.45	£2.89	£3.13	£3.56	£3.99	£4.21	£4.42	£4.65		
0.50	£3.45	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22		
0.75	£3.45	£2.47	£3.07	£3.66	£4.25	£4.56	£4.86	£5.46		
0.80	£3.45	£19.99	£20.77	£21.56	£22.34	£22.75	£23.12	£23.91		
1.00	£3.45	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.46		

Table 6.36.3: Build to rent appraisal results – value area C (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,000 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.81
20 Medium housing scheme (50 units)	50	£18.00	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22 Medium housing scheme (75 units)	75	£27.00	£6.87	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23 Large flatted scheme (100 units)	100	£14.40	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.00
24 Large flatted scheme (125 units)	125	£14.40	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.00
25 Large flatted scheme (150 units)	150	£14.40	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26 Large flatted scheme (200 units)	200	£21.60	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.81
27 Large flatted scheme (300 units)	300	£23.04	£6.77	£5.40	£4.02	£2.64	£1.26	£1.62	£1.33
28 Large flatted scheme (400 units)	400	£28.80	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52
29 Large flatted scheme (600 units)	600	£38.40	£15.74	£10.93	£6.11	£2.30	£2.90	£2.49	£31.56
30 Large flatted scheme (1000 units)	1,000	£104.73	£46.83	£31.74	£16.65	£1.97	£0.99	£0.97	£8.78

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£28.80	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38	
0.62	£28.80	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13	
0.40	£28.80	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05	
0.94	£28.80	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95	
0.50	£28.80	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21	
0.50	£28.80	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.19	
0.50	£28.80	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.30	
0.75	£28.80	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.81	
0.80	£28.80	£6.47	£4.60	£2.74	£1.48	£1.56	£1.62	£19.16	
1.00	£28.80	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52	
1.33	£28.80	£11.80	£14.19	£16.59	£18.99	£20.17	£21.37	£22.76	
3.64	£28.80	£4.83	£3.23	£1.63	£0.43	£0.27	£0.96	£2.42	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£28,800,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.81
20 Medium housing scheme (50 units)	50	£18.28	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22 Medium housing scheme (75 units)	75	£27.42	£6.87	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23 Large flatted scheme (100 units)	100	£14.63	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.00
24 Large flatted scheme (125 units)	125	£14.63	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.00
25 Large flatted scheme (150 units)	150	£14.63	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26 Large flatted scheme (200 units)	200	£21.94	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.81
27 Large flatted scheme (300 units)	300	£23.40	£6.77	£5.40	£4.02	£2.64	£1.26	£1.62	£1.33
28 Large flatted scheme (400 units)	400	£29.25	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52
29 Large flatted scheme (600 units)	600	£39.00	£15.74	£10.93	£6.11	£2.30	£2.90	£2.49	£31.56
30 Large flatted scheme (1000 units)	1,000	£106.37	£46.83	£31.74	£16.65	£1.97	£0.99	£0.97	£8.78

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38	
0.62	£29.25	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13	
0.40	£29.25	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05	
0.94	£29.25	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95	
0.50	£29.25	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21	
0.50	£29.25	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.19	
0.50	£29.25	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.30	
0.75	£29.25	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.81	
0.80	£29.25	£6.47	£4.60	£2.74	£1.48	£1.56	£1.62	£19.16	
1.00	£29.25	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52	
1.33	£29.25	£11.80	£14.19	£16.59	£18.99	£20.17	£21.37	£22.76	
3.64	£29.25	£4.83	£3.23	£1.63	£0.43	£0.27	£0.96	£2.42	

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.81
20 Medium housing scheme (50 units)	50	£5.89	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22 Medium housing scheme (75 units)	75	£8.84	£6.87	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23 Large flatted scheme (100 units)	100	£4.72	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.00
24 Large flatted scheme (125 units)	125	£4.72	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.00
25 Large flatted scheme (150 units)	150	£4.72	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26 Large flatted scheme (200 units)	200	£7.07	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.81
27 Large flatted scheme (300 units)	300	£7.54	£6.77	£5.40	£4.02	£2.64	£1.26	£1.62	£1.33
28 Large flatted scheme (400 units)	400	£9.43	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52
29 Large flatted scheme (600 units)	600	£12.57	£15.74	£10.93	£6.11	£2.30	£2.90	£2.49	£31.56
30 Large flatted scheme (1000 units)	1,000	£34.30	£46.83	£31.74	£16.65	£1.97	£0.99	£0.97	£8.78

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38	
0.62	£9.43	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13	
0.40	£9.43	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05	
0.94	£9.43	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95	
0.50	£9.43	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21	
0.50	£9.43	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.19	
0.50	£9.43	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.30	
0.75	£9.43	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.81	
0.80	£9.43	£6.47	£4.60	£2.74	£1.48	£1.56	£1.62	£19.16	
1.00	£9.43	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52	
1.33	£9.43	£11.80	£14.19	£16.59	£18.99	£20.17	£21.37	£22.76	
3.64	£9.43	£4.83	£3.23	£1.63	£0.43	£0.27	£0.96	£2.42	

BLV: COMMUNITY LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.81
20 Medium housing scheme (50 units)	50	£2.16	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22 Medium housing scheme (75 units)	75	£3.24	£6.87	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23 Large flatted scheme (100 units)	100	£1.73	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.00
24 Large flatted scheme (125 units)	125	£1.73	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.00
25 Large flatted scheme (150 units)	150	£1.73	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26 Large flatted scheme (200 units)	200	£2.59	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.81
27 Large flatted scheme (300 units)	300	£2.76	£6.77	£5.40	£4.02	£2.64	£1.26	£1.62	£1.33
28 Large flatted scheme (400 units)	400	£3.45	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52
29 Large flatted scheme (600 units)	600	£4.60	£15.74	£10.93	£6.11	£2.30	£2.90	£2.49	£31.56
30 Large flatted scheme (1000 units)	1,000	£12.56	£46.83	£31.74	£16.65	£1.97	£0.99	£0.97	£8.78

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38	
0.62	£3.45	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13	
0.40	£3.45	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05	
0.94	£3.45	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95	
0.50	£3.45	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21	
0.50	£3.45	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.19	
0.50	£3.45	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.30	
0.75	£3.45	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.81	
0.80	£3.45	£6.47	£4.60	£2.74	£1.48	£1.56	£1.62	£19.16	
1.00	£3.45	£10.09	£7.18	£4.27	£1.36	£1.40	£1.44	£20.52	
1.33	£3.45	£11.80	£14.19	£16.59	£18.99	£20.17	£21.37	£22.76	
3.64	£3.45	£4.83	£3.23	£1.63	£0.43	£0.27	£0.96	£2.42	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.81
20 Medium housing scheme (50 units)	50	£0.31	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82

Table 6.36.4: Build to rent appraisal results – value area D (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,700 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£4.78	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21	
20 Medium housing scheme (50 units)	50	£20.10	£6.80	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28	
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£7.89	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73	
22 Medium housing scheme (75 units)	75	£30.15	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73	
23 Large flatted scheme (100 units)	100	£16.08	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.55	
24 Large flatted scheme (125 units)	125	£16.08	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50	
25 Large flatted scheme (150 units)	150	£16.08	£6.96	£5.82	£4.54	£3.55	£2.41	£1.77	£0.48	
26 Large flatted scheme (200 units)	200	£24.12	£9.02	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71	
27 Large flatted scheme (300 units)	300	£25.73	£1.23	£1.37	£4.03	£6.89	£9.02	£9.35	£12.01	
28 Large flatted scheme (400 units)	400	£32.16	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23	
29 Large flatted scheme (600 units)	600	£42.58	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22	
30 Large flatted scheme (1000 units)	1,000	£116.95	£41.31	£33.38	£25.44	£17.51	£13.54	£9.56	£1.56	

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£32.16	£15.96	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37		
0.62	£32.16	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25		
0.40	£32.16	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33		
0.94	£32.16	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04		
0.50	£32.16	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06		
0.50	£32.16	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00		
0.50	£32.16	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97		
0.75	£32.16	£12.82	£10.45	£8.06	£5.70	£4.51	£3.33	£0.95		
0.80	£32.16	£1.54	£1.72	£5.03	£8.36	£10.02	£11.69	£15.91		
1.00	£32.16	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23		
1.33	£32.16	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22		
3.64	£32.16	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.48		

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£32,160,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21	
20 Medium housing scheme (50 units)	50	£18.28	£6.80	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£7.89	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73	
22 Medium housing scheme (75 units)	75	£27.42	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73	
23 Large flatted scheme (100 units)	100	£14.63	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.55	
24 Large flatted scheme (125 units)	125	£14.63	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50	
25 Large flatted scheme (150 units)	150	£14.63	£6.96	£5.82	£4.54	£3.55	£2.41	£1.77	£0.48	
26 Large flatted scheme (200 units)	200	£21.94	£9.02	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71	
27 Large flatted scheme (300 units)	300	£23.40	£1.23	£1.37	£4.03	£6.89	£9.02	£9.35	£12.01	
28 Large flatted scheme (400 units)	400	£29.25	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23	
29 Large flatted scheme (600 units)	600	£39.00	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22	
30 Large flatted scheme (1000 units)	1,000	£106.37	£41.31	£33.38	£25.44	£17.51	£13.54	£9.56	£1.56	

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£29.25	£15.96	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37		
0.62	£29.25	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25		
0.40	£29.25	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33		
0.94	£29.25	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04		
0.50	£29.25	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06		
0.50	£29.25	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00		
0.50	£29.25	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97		
0.75	£29.25	£12.82	£10.45	£8.06	£5.70	£4.51	£3.33	£0.95		
0.80	£29.25	£1.54	£1.72	£5.03	£8.36	£10.02	£11.69	£15.91		
1.00	£29.25	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23		
1.33	£29.25	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22		
3.64	£29.25	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.48		

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21	
20 Medium housing scheme (50 units)	50	£5.89	£6.80	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£7.89	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73	
22 Medium housing scheme (75 units)	75	£8.84	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73	
23 Large flatted scheme (100 units)	100	£4.72	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.55	
24 Large flatted scheme (125 units)	125	£4.72	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50	
25 Large flatted scheme (150 units)	150	£4.72	£6.96	£5.82	£4.54	£3.55	£2.41	£1.77	£0.48	
26 Large flatted scheme (200 units)	200	£7.07	£9.02	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71	
27 Large flatted scheme (300 units)	300	£7.54	£1.23	£1.37	£4.03	£6.89	£9.02	£9.35	£12.01	
28 Large flatted scheme (400 units)	400	£9.43	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23	
29 Large flatted scheme (600 units)	600	£12.57	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22	
30 Large flatted scheme (1000 units)	1,000	£34.30	£41.31	£33.38	£25.44	£17.51	£13.54	£9.56	£1.56	

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£9.43	£15.96	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37		
0.62	£9.43	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25		
0.40	£9.43	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33		
0.94	£9.43	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04		
0.50	£9.43	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06		
0.50	£9.43	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00		
0.50	£9.43	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97		
0.75	£9.43	£12.82	£10.45	£8.06	£5.70	£4.51	£3.33	£0.95		
0.80	£9.43	£1.54	£1.72	£5.03	£8.36	£10.02	£11.69	£15.91		
1.00	£9.43	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23		
1.33	£9.43	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22		
3.64	£9.43	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.48		

BLV: COMMUNITY LAND		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21	
20 Medium housing scheme (50 units)	50	£2.16	£6.80	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£7.89	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73	
22 Medium housing scheme (75 units)	75	£3.24	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73	
23 Large flatted scheme (100 units)	100	£1.73	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.55	
24 Large flatted scheme (125 units)	125	£1.73	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50	
25 Large flatted scheme (150 units)	150	£1.73	£6.96	£5.82	£4.54	£3.55	£2.41	£1.77	£0.48	
26 Large flatted scheme (200 units)	200	£2.59	£9.02	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71	
27 Large flatted scheme (300 units)	300	£2.76	£1.23	£1.37	£4.03	£6.89	£9.02	£9.35	£12.01	
28 Large flatted scheme (400 units)	400	£3.45	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23	
29 Large flatted scheme (600 units)	600	£4.60	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22	
30 Large flatted scheme (1000 units)	1,000	£12.56	£41.31	£33.38	£25.44	£17.51	£13.54	£9.56	£1.56	

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£3.45	£15.96	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37		
0.62	£3.45	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25		
0.40	£3.45	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33		
0.94	£3.45	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04		
0.50	£3.45	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06		
0.50	£3.45	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00		
0.50	£3.45	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97		
0.75	£3.45	£12.82	£10.45	£8.06	£5.70	£4.51	£3.33	£0.95		
0.80	£3.45	£1.54	£1.72	£5.03	£8.36	£10.02	£11.69	£15.91		
1.00	£3.45	£0.32	£2.96	£6.27	£9.59	£11.25	£12.81	£16.23		
1.33	£3.45	£0.19	£5.15	£10.12	£15.15	£17.67	£20.19	£25.22		
3.64	£3.45	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.48		

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Table 6.36.5: Build to rent appraisal results – value area E (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £7,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£5.91	£5.25	£4.68	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£22.50	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£8.41	£8.40	£7.39	£6.36	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£33.75	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£18.00	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£18.00	£7.89	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£18.00	£8.78	£6.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£27.00	£13.46	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£28.80	£8.96	£3.65	£6.33	£3.95	£4.75	£3.46	£1.81
28 Large flatted scheme (400 units)	400	£36.00	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52
29 Large flatted scheme (600 units)	600	£48.00	£10.70	£4.42	£1.89	£8.26	£11.49	£14.72	£21.26
30 Large flatted scheme (1000 units)	1,000	£130.91	£58.59	£48.44	£38.29	£28.13	£23.05	£17.96	£7.82

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£36.00	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75	
0.62	£36.00	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07	
0.40	£36.00	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91	
0.94	£36.00	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82	
0.50	£36.00	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49	
0.50	£36.00	£15.96	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69	
0.50	£36.00	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.65	
0.75	£36.00	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83	
0.80	£36.00	£8.71	£4.56	£0.41	£3.81	£5.94	£8.08	£12.34	
1.00	£36.00	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52	
1.33	£36.00	£8.02	£3.31	£1.42	£8.20	£8.82	£11.64	£15.96	
3.64	£36.00	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£36,000,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.91	£5.25	£4.68	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£18.28	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.41	£8.40	£7.39	£6.36	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£27.42	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£14.63	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£14.63	£7.89	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£14.63	£8.78	£6.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£21.94	£13.46	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£23.40	£8.96	£3.65	£6.33	£3.95	£4.75	£3.46	£1.81
28 Large flatted scheme (400 units)	400	£29.25	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52
29 Large flatted scheme (600 units)	600	£39.00	£10.70	£4.42	£1.89	£8.26	£11.49	£14.72	£21.26
30 Large flatted scheme (1000 units)	1,000	£106.37	£58.59	£48.44	£38.29	£28.13	£23.05	£17.96	£7.82

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75	
0.62	£29.25	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07	
0.40	£29.25	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91	
0.94	£29.25	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82	
0.50	£29.25	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49	
0.50	£29.25	£15.96	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69	
0.50	£29.25	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.65	
0.75	£29.25	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83	
0.80	£29.25	£8.71	£4.56	£0.41	£3.81	£5.94	£8.08	£12.34	
1.00	£29.25	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52	
1.33	£29.25	£8.02	£3.31	£1.42	£8.20	£8.82	£11.64	£15.96	
3.64	£29.25	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15	

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.91	£5.25	£4.68	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£5.89	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£8.41	£8.40	£7.39	£6.36	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£8.84	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£4.72	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£4.72	£7.89	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£4.72	£8.78	£6.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£7.07	£13.46	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£7.54	£8.96	£3.65	£6.33	£3.95	£4.75	£3.46	£1.81
28 Large flatted scheme (400 units)	400	£9.43	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52
29 Large flatted scheme (600 units)	600	£12.57	£10.70	£4.42	£1.89	£8.26	£11.49	£14.72	£21.26
30 Large flatted scheme (1000 units)	1,000	£34.30	£58.59	£48.44	£38.29	£28.13	£23.05	£17.96	£7.82

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75	
0.62	£9.43	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07	
0.40	£9.43	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91	
0.94	£9.43	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82	
0.50	£9.43	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49	
0.50	£9.43	£15.96	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69	
0.50	£9.43	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.65	
0.75	£9.43	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83	
0.80	£9.43	£8.71	£4.56	£0.41	£3.81	£5.94	£8.08	£12.34	
1.00	£9.43	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52	
1.33	£9.43	£8.02	£3.31	£1.42	£8.20	£8.82	£11.64	£15.96	
3.64	£9.43	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15	

BLV: COMMUNITY LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£5.91	£5.25	£4.68	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£2.16	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£8.41	£8.40	£7.39	£6.36	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£3.24	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£1.73	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£1.73	£7.89	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£1.73	£8.78	£6.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£2.59	£13.46	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£2.76	£8.96	£3.65	£6.33	£3.95	£4.75	£3.46	£1.81
28 Large flatted scheme (400 units)	400	£3.45	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52
29 Large flatted scheme (600 units)	600	£4.60	£10.70	£4.42	£1.89	£8.26	£11.49	£14.72	£21.26
30 Large flatted scheme (1000 units)	1,000	£12.56	£58.59	£48.44	£38.29	£28.13	£23.05	£17.96	£7.82

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75	
0.62	£3.45	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07	
0.40	£3.45	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91	
0.94	£3.45	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82	
0.50	£3.45	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49	
0.50	£3.45	£15.96	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69	
0.50	£3.45	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.65	
0.75	£3.45	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83	
0.80	£3.45	£8.71	£4.56	£0.41	£3.81	£5.94	£8.08	£12.34	
1.00	£3.45	£7.63	£3.47	£6.71	£4.96	£7.10	£9.24	£13.52	
1.33	£3.45	£8.02	£3.31	£1.42	£8.20	£8.82	£11.64	£15.96	
3.64	£3.45	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£5.91	£5.25	£4.68	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£0.31	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3

Table 6.36.6: Build to rent appraisal results – value area F (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £10,300 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£7.36	£8.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£30.90	£9.87	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£11.82	£10.36	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£46.35	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£24.72	£8.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£24.72	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£24.72	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£37.08	£18.75	£15.86	£12.96	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£39.55	£14.80	£10.56	£6.32	£2.98	£0.94	£0.19	£0.56
28 Large flatted scheme (400 units)	400	£49.44	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22
29 Large flatted scheme (600 units)	600	£65.92	£25.76	£17.77	£9.78	£1.72	£0.38	£0.45	£14.74
30 Large flatted scheme (1000 units)	1,000	£179.78	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£49.44	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74	
0.62	£49.44	£15.47	£13.81	£12.15	£10.50	£9.87	£8.84	£7.19	
0.40	£49.44	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19	
0.94	£49.44	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91	
0.50	£49.44	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72	
0.50	£49.44	£22.45	£19.03	£15.61	£12.19	£10.46	£8.77	£5.35	
0.50	£49.44	£27.51	£23.27	£19.03	£14.80	£12.88	£10.56	£8.32	
0.75	£49.44	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75	
0.80	£49.44	£16.51	£13.20	£7.99	£2.89	£0.09	£0.74	£0.18	
1.00	£49.44	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22	
1.33	£49.44	£19.32	£13.33	£7.34	£1.29	£1.77	£4.84	£11.98	
3.64	£49.44	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.36	£8.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£18.28	£9.87	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.82	£10.36	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£27.42	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£14.63	£8.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£14.63	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£14.63	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£21.94	£18.75	£15.86	£12.96	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£23.40	£14.80	£10.56	£6.32	£2.98	£0.94	£0.19	£0.56
28 Large flatted scheme (400 units)	400	£29.25	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22
29 Large flatted scheme (600 units)	600	£39.00	£25.76	£17.77	£9.78	£1.72	£0.38	£0.45	£14.74
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74	
0.62	£29.25	£15.47	£13.81	£12.15	£10.50	£9.87	£8.84	£7.19	
0.40	£29.25	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19	
0.94	£29.25	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91	
0.50	£29.25	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72	
0.50	£29.25	£22.45	£19.03	£15.61	£12.19	£10.46	£8.77	£5.35	
0.50	£29.25	£27.51	£23.27	£19.03	£14.80	£12.88	£10.56	£8.32	
0.75	£29.25	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75	
0.80	£29.25	£16.51	£13.20	£7.99	£2.89	£0.09	£0.74	£0.18	
1.00	£29.25	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22	
1.33	£29.25	£19.32	£13.33	£7.34	£1.29	£1.77	£4.84	£11.98	
3.64	£29.25	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92	

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.36	£8.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£5.89	£9.87	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.82	£10.36	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£8.84	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£4.72	£8.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£4.72	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£4.72	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£7.07	£18.75	£15.86	£12.96	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£7.54	£14.80	£10.56	£6.32	£2.98	£0.94	£0.19	£0.56
28 Large flatted scheme (400 units)	400	£9.43	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22
29 Large flatted scheme (600 units)	600	£12.57	£25.76	£17.77	£9.78	£1.72	£0.38	£0.45	£14.74
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74	
0.62	£9.43	£15.47	£13.81	£12.15	£10.50	£9.87	£8.84	£7.19	
0.40	£9.43	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19	
0.94	£9.43	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91	
0.50	£9.43	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72	
0.50	£9.43	£22.45	£19.03	£15.61	£12.19	£10.46	£8.77	£5.35	
0.50	£9.43	£27.51	£23.27	£19.03	£14.80	£12.88	£10.56	£8.32	
0.75	£9.43	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75	
0.80	£9.43	£16.51	£13.20	£7.99	£2.89	£0.09	£0.74	£0.18	
1.00	£9.43	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22	
1.33	£9.43	£19.32	£13.33	£7.34	£1.29	£1.77	£4.84	£11.98	
3.64	£9.43	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92	

BLV: COMMUNITY LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£7.36	£8.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£2.16	£9.87	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£11.82	£10.36	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£3.24	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£1.73	£8.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£1.73	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£1.73	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£2.59	£18.75	£15.86	£12.96	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£2.76	£14.80	£10.56	£6.32	£2.98	£0.94	£0.19	£0.56
28 Large flatted scheme (400 units)	400	£3.45	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22
29 Large flatted scheme (600 units)	600	£4.60	£25.76	£17.77	£9.78	£1.72	£0.38	£0.45	£14.74
30 Large flatted scheme (1000 units)	1,000	£12.56	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74	
0.62	£3.45	£15.47	£13.81	£12.15	£10.50	£9.87	£8.84	£7.19	
0.40	£3.45	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19	
0.94	£3.45	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91	
0.50	£3.45	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72	
0.50	£3.45	£22.45	£19.03	£15.61	£12.19	£10.46	£8.77	£5.35	
0.50	£3.45	£27.51	£23.27	£19.03	£14.80	£12.88	£10.56	£8.32	
0.75	£3.45	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75	
0.80	£3.45	£16.51	£13.20	£7.99	£2.89	£0.09	£0.74	£0.18	
1.00	£3.45	£17.79	£12.43	£7.08	£1.72	£0.97	£0.70	£0.22	
1.33	£3.45	£19.32	£13.33	£7.34	£1.29	£1.77	£4.84	£11.98	
3.64	£3.45	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£7.36	£8.53	£5.71	£4.88	£4.46	£	

Table 6.36.7: Build to rent appraisal results – value area G (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £8,900 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20 Medium housing scheme (50 units)	50	£26.70	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22 Medium housing scheme (75 units)	75	£40.05	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23 Large flatted scheme (100 units)	100	£21.36	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24 Large flatted scheme (125 units)	125	£21.36	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25 Large flatted scheme (150 units)	150	£21.36	£17.73	£15.14	£12.56	£9.97	£8.86	£7.78	£4.80
26 Large flatted scheme (200 units)	200	£32.04	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.48
27 Large flatted scheme (300 units)	300	£34.18	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.29
28 Large flatted scheme (400 units)	400	£42.72	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29 Large flatted scheme (600 units)	600	£56.96	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30 Large flatted scheme (1000 units)	1,000	£155.35	£106.73	£91.00	£75.27	£59.53	£51.84	£43.74	£27.93

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£42.72	£28.38	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74	
0.62	£42.72	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31	
0.40	£42.72	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47	
0.94	£42.72	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00	
0.50	£42.72	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£8.95	
0.50	£42.72	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£9.81	
0.50	£42.72	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59	
0.75	£42.72	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65	
0.80	£42.72	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.94	
1.00	£42.72	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91	
1.33	£42.72	£30.61	£23.29	£15.97	£8.65	£4.96	£1.28	£-8.21	
3.64	£42.72	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£42,720,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20 Medium housing scheme (50 units)	50	£18.28	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22 Medium housing scheme (75 units)	75	£27.42	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23 Large flatted scheme (100 units)	100	£14.63	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24 Large flatted scheme (125 units)	125	£14.63	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25 Large flatted scheme (150 units)	150	£14.63	£17.73	£15.14	£12.56	£9.97	£8.86	£7.78	£4.80
26 Large flatted scheme (200 units)	200	£21.94	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.48
27 Large flatted scheme (300 units)	300	£23.40	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.29
28 Large flatted scheme (400 units)	400	£29.25	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29 Large flatted scheme (600 units)	600	£39.00	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30 Large flatted scheme (1000 units)	1,000	£106.37	£106.73	£91.00	£75.27	£59.53	£51.84	£43.74	£27.93

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£29.35	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74	
0.62	£29.25	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31	
0.40	£29.25	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47	
0.94	£29.25	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00	
0.50	£29.25	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£8.95	
0.50	£29.25	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£9.81	
0.50	£29.25	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59	
0.75	£29.25	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65	
0.80	£29.25	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.94	
1.00	£29.25	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91	
1.33	£29.25	£30.61	£23.29	£15.97	£8.65	£4.96	£1.28	£-8.21	
3.64	£29.25	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68	

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20 Medium housing scheme (50 units)	50	£5.89	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22 Medium housing scheme (75 units)	75	£8.84	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23 Large flatted scheme (100 units)	100	£4.72	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24 Large flatted scheme (125 units)	125	£4.72	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25 Large flatted scheme (150 units)	150	£4.72	£17.73	£15.14	£12.56	£9.97	£8.86	£7.78	£4.80
26 Large flatted scheme (200 units)	200	£7.07	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.48
27 Large flatted scheme (300 units)	300	£7.54	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.29
28 Large flatted scheme (400 units)	400	£9.43	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29 Large flatted scheme (600 units)	600	£12.57	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30 Large flatted scheme (1000 units)	1,000	£34.30	£106.73	£91.00	£75.27	£59.53	£51.84	£43.74	£27.93

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£29.35	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74	
0.62	£9.43	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31	
0.40	£9.43	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47	
0.94	£9.43	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00	
0.50	£9.43	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£8.95	
0.50	£9.43	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£9.81	
0.50	£9.43	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59	
0.75	£9.43	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65	
0.80	£9.43	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.94	
1.00	£9.43	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91	
1.33	£9.43	£30.61	£23.29	£15.97	£8.65	£4.96	£1.28	£-8.21	
3.64	£9.43	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68	

BLV: COMMUNITY LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20 Medium housing scheme (50 units)	50	£2.16	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22 Medium housing scheme (75 units)	75	£3.24	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23 Large flatted scheme (100 units)	100	£1.73	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24 Large flatted scheme (125 units)	125	£1.73	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25 Large flatted scheme (150 units)	150	£1.73	£17.73	£15.14	£12.56	£9.97	£8.86	£7.78	£4.80
26 Large flatted scheme (200 units)	200	£2.59	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.48
27 Large flatted scheme (300 units)	300	£2.76	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.29
28 Large flatted scheme (400 units)	400	£3.45	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29 Large flatted scheme (600 units)	600	£4.60	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30 Large flatted scheme (1000 units)	1,000	£12.56	£106.73	£91.00	£75.27	£59.53	£51.84	£43.74	£27.93

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£29.35	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74	
0.62	£3.45	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31	
0.40	£3.45	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47	
0.94	£3.45	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00	
0.50	£3.45	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£8.95	
0.50	£3.45	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£9.81	
0.50	£3.45	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59	
0.75	£3.45	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65	
0.80	£3.45	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.94	
1.00	£3.45	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91	
1.33	£3.45	£30.61	£23.29	£15.97	£8.65	£4.96	£1.28	£-8.21	
3.64	£3.45	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	4	

Table 6.36.8: Build to rent appraisal results – value area H (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £9,600 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£28.80	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£43.20	£18.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£23.04	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£23.04	£17.86	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£23.04	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£34.56	£29.26	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£36.66	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£3.06
28 Large flatted scheme (400 units)	400	£46.08	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84
29 Large flatted scheme (600 units)	600	£61.44	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£1.91
30 Large flatted scheme (1000 units)	1,000	£167.55	£130.59	£112.09	£93.58	£75.02	£65.74	£56.47	£37.89

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£46.08	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73	
0.62	£46.08	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42	
0.40	£46.08	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76	
0.94	£46.08	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09	
0.50	£46.08	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17	
0.50	£46.08	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.66	
0.50	£46.08	£43.38	£37.26	£31.19	£25.08	£22.03	£18.97	£12.87	
0.75	£46.08	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54	
0.80	£46.08	£37.90	£30.36	£22.82	£15.27	£11.46	£7.66	£0.97	
1.00	£46.08	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84	
1.33	£46.08	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£1.43	
3.64	£46.08	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£46,080,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£18.28	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£27.42	£16.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£14.63	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£14.63	£17.86	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£14.63	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£21.94	£29.26	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£23.40	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£3.06
28 Large flatted scheme (400 units)	400	£29.25	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84
29 Large flatted scheme (600 units)	600	£39.00	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£1.91
30 Large flatted scheme (1000 units)	1,000	£106.37	£130.59	£112.09	£93.58	£75.02	£65.74	£56.47	£37.89

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73	
0.62	£29.25	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42	
0.40	£29.25	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76	
0.94	£29.25	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09	
0.50	£29.25	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17	
0.50	£29.25	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.66	
0.50	£29.25	£43.38	£37.26	£31.19	£25.08	£22.03	£18.97	£12.87	
0.75	£29.25	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54	
0.80	£29.25	£37.90	£30.36	£22.82	£15.27	£11.46	£7.66	£0.97	
1.00	£29.25	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84	
1.33	£29.25	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£1.43	
3.64	£29.25	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42	

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£5.89	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£8.84	£16.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£4.72	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£4.72	£17.86	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£4.72	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£7.07	£29.26	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£7.54	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£3.06
28 Large flatted scheme (400 units)	400	£9.43	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84
29 Large flatted scheme (600 units)	600	£12.57	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£1.91
30 Large flatted scheme (1000 units)	1,000	£34.30	£130.59	£112.09	£93.58	£75.02	£65.74	£56.47	£37.89

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73	
0.62	£9.43	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42	
0.40	£9.43	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76	
0.94	£9.43	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09	
0.50	£9.43	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17	
0.50	£9.43	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.66	
0.50	£9.43	£43.38	£37.26	£31.19	£25.08	£22.03	£18.97	£12.87	
0.75	£9.43	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54	
0.80	£9.43	£37.90	£30.36	£22.82	£15.27	£11.46	£7.66	£0.97	
1.00	£9.43	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84	
1.33	£9.43	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£1.43	
3.64	£9.43	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42	

BLV: COMMUNITY LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£2.16	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£3.24	£16.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£1.73	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£1.73	£17.86	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£1.73	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£2.59	£29.26	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£2.76	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£3.06
28 Large flatted scheme (400 units)	400	£3.45	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84
29 Large flatted scheme (600 units)	600	£4.60	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£1.91
30 Large flatted scheme (1000 units)	1,000	£12.56	£130.59	£112.09	£93.58	£75.02	£65.74	£56.47	£37.89

Site area (km)	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73	
0.62	£3.45	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42	
0.40	£3.45	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76	
0.94	£3.45	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09	
0.50	£3.45	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17	
0.50	£3.45	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.66	
0.50	£3.45	£43.38	£37.26	£31.19	£25.08	£22.03	£18.97	£12.87	
0.75	£3.45	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54	
0.80	£3.45	£37.90	£30.36	£22.82	£15.27	£11.46	£7.66	£0.97	
1.00	£3.45	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£0.84	
1.33	£3.45	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£1.43	
3.64	£3.45	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£/m)							
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Table 6.36.9: Build to rent appraisal results – value area I (no grant) – 100% London Living Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £10,300 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02	
20 Medium housing scheme (50 units)	50	£30.90	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59	
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02	
22 Medium housing scheme (75 units)	75	£46.35	£21.34	£18.98	£16.62	£14.26	£13.06	£11.90	£9.54	
23 Large flatted scheme (100 units)	100	£24.72	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70	
24 Large flatted scheme (125 units)	125	£24.72	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67	
25 Large flatted scheme (150 units)	150	£24.72	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07	
26 Large flatted scheme (200 units)	200	£37.08	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83	
27 Large flatted scheme (300 units)	300	£39.55	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.26	
28 Large flatted scheme (400 units)	400	£49.44	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56	
29 Large flatted scheme (600 units)	600	£65.92	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39	
30 Large flatted scheme (1000 units)	1,000	£179.78	£154.32	£133.93	£111.74	£90.45	£79.81	£69.15	£47.77	

Site area	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£49.44	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£18.72		
0.62	£49.44	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54		
0.40	£49.44	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04		
0.94	£49.44	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17		
0.50	£49.44	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40		
0.50	£49.44	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34		
0.50	£49.44	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14		
0.75	£49.44	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44		
0.80	£49.44	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11		
1.00	£49.44	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56		
1.33	£49.44	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29		
3.64	£49.44	£42.44	£36.58	£30.73	£24.87	£21.95	£19.01	£13.14		

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02	
20 Medium housing scheme (50 units)	50	£18.28	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02	
22 Medium housing scheme (75 units)	75	£27.42	£21.34	£18.98	£16.62	£14.26	£13.06	£11.90	£9.54	
23 Large flatted scheme (100 units)	100	£14.63	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70	
24 Large flatted scheme (125 units)	125	£14.63	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67	
25 Large flatted scheme (150 units)	150	£14.63	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07	
26 Large flatted scheme (200 units)	200	£21.94	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83	
27 Large flatted scheme (300 units)	300	£23.40	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.26	
28 Large flatted scheme (400 units)	400	£29.25	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56	
29 Large flatted scheme (600 units)	600	£39.00	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39	
30 Large flatted scheme (1000 units)	1,000	£106.37	£154.32	£133.93	£111.74	£90.45	£79.81	£69.15	£47.77	

Site area	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£29.25	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£18.72		
0.62	£29.25	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54		
0.40	£29.25	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04		
0.94	£29.25	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17		
0.50	£29.25	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40		
0.50	£29.25	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34		
0.50	£29.25	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14		
0.75	£29.25	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44		
0.80	£29.25	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11		
1.00	£29.25	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56		
1.33	£29.25	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29		
3.64	£29.25	£42.44	£36.58	£30.73	£24.87	£21.95	£19.01	£13.14		

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02	
20 Medium housing scheme (50 units)	50	£5.89	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02	
22 Medium housing scheme (75 units)	75	£8.84	£21.34	£18.98	£16.62	£14.26	£13.06	£11.90	£9.54	
23 Large flatted scheme (100 units)	100	£4.72	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70	
24 Large flatted scheme (125 units)	125	£4.72	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67	
25 Large flatted scheme (150 units)	150	£4.72	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07	
26 Large flatted scheme (200 units)	200	£7.07	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83	
27 Large flatted scheme (300 units)	300	£7.54	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.26	
28 Large flatted scheme (400 units)	400	£9.43	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56	
29 Large flatted scheme (600 units)	600	£12.57	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39	
30 Large flatted scheme (1000 units)	1,000	£34.30	£154.32	£133.93	£111.74	£90.45	£79.81	£69.15	£47.77	

Site area	BLV per ha (£/m)	Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£9.43	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£18.72		
0.62	£9.43	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54		
0.40	£9.43	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04		
0.94	£9.43	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17		
0.50	£9.43	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40		
0.50	£9.43	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34		
0.50	£9.43	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14		
0.75	£9.43	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44		
0.80	£9.43	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11		
1.00	£9.43	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56		
1.33	£9.43	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29		
3.64	£9.43	£42.44	£36.58	£30.73	£24.87	£21.95	£19.01	£13.14		

BLV: COMMUNITY LAND		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02	
20 Medium housing scheme (50 units)	50	£2.16	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02	
22 Medium housing scheme (75 units)	75	£3.24	£21.34	£18.98	£16.62	£14.26	£13.06	£11.90	£9.54	
23 Large flatted scheme (100 units)	100	£1.73	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70	
24 Large flatted scheme (125 units)	125	£1.73	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67	
25 Large flatted scheme (150 units)	150	£1.73	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07	
26 Large flatted scheme (200 units)	200	£2.59	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83	
27 Large flatted scheme (300 units)	300	£2.76	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.26	
28 Large flatted scheme (400 units)	400	£3.45	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56	
29 Large flatted scheme (600 units)	600	£4.60	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39	
30 Large flatted scheme (1000 units)	1,000	£12.56	£154.32	£133.93	£111.74	£90.45	£79.81	£69.15	£47.77	

BLV per ha (£/m)		Residual land values (£/m)								
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£3.45	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£18.72		
0.62	£3.45	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54		
0.40	£3.45	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04		
0.94	£3.45	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17		
0.50	£3.45	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40		
0.50	£3.45	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34		
0.50	£3.45	£5								

Table 6.36.10: Build to rent appraisal results – value area A (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £4,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£13.50	£1.24	£1.08	£0.82	£0.77	£0.69	£0.61	£0.48
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£0.85	£0.52	£0.39	£0.26	£0.20	£0.13	£0.08
22 Medium housing scheme (75 units)	75	£20.25	£1.82	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£10.80	£3.55	£3.66	£3.78	£3.97	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£10.80	£4.87	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£10.80	£5.78	£5.89	£5.99	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£16.20	£7.34	£7.55	£7.78	£7.97	£8.07	£8.18	£8.38
27 Large flatted scheme (300 units)	300	£17.28	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£21.60	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£28.80	£48.38	£48.77	£49.18	£49.59	£49.99	£50.00	£50.41
30 Large flatted scheme (1000 units)	1,000	£78.55	£37.46	£38.20	£38.95	£39.69	£40.08	£40.43	£41.11

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£21.60	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.75	
0.62	£21.60	£1.96	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£21.60	£1.83	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£21.60	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.82	
0.50	£21.60	£7.10	£7.31	£7.53	£7.74	£7.88	£7.98	£8.17	
0.50	£21.60	£8.34	£8.49	£8.64	£8.79	£8.87	£8.94	£9.09	
0.50	£21.60	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.60	
0.75	£21.60	£8.78	£10.07	£10.38	£10.62	£10.76	£10.89	£11.18	
0.80	£21.60	£30.07	£30.42	£30.78	£31.10	£31.28	£31.45	£31.79	
1.00	£21.60	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£21.60	£37.02	£37.33	£37.64	£37.94	£38.19	£38.25	£38.56	
3.64	£21.60	£36.36	£36.51	£36.75	£36.91	£37.02	£37.12	£37.33	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£18.28	£1.24	£1.08	£0.82	£0.77	£0.69	£0.61	£0.48
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£0.85	£0.52	£0.39	£0.26	£0.20	£0.13	£0.08
22 Medium housing scheme (75 units)	75	£27.42	£1.82	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£14.63	£3.55	£3.66	£3.78	£3.97	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£14.63	£4.87	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£14.63	£5.78	£5.89	£5.99	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£21.94	£7.34	£7.55	£7.78	£7.97	£8.07	£8.18	£8.38
27 Large flatted scheme (300 units)	300	£23.40	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£29.25	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£39.00	£48.38	£48.77	£49.18	£49.59	£49.99	£50.00	£50.41
30 Large flatted scheme (1000 units)	1,000	£106.37	£37.46	£38.20	£38.95	£39.69	£40.08	£40.43	£41.11

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.75	
0.62	£29.25	£1.96	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£29.25	£1.83	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£29.25	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.82	
0.50	£29.25	£7.10	£7.31	£7.53	£7.74	£7.88	£7.98	£8.17	
0.50	£29.25	£8.34	£8.49	£8.64	£8.79	£8.87	£8.94	£9.09	
0.50	£29.25	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.60	
0.75	£29.25	£8.78	£10.07	£10.38	£10.62	£10.76	£10.89	£11.18	
0.80	£29.25	£30.07	£30.42	£30.78	£31.10	£31.28	£31.45	£31.79	
1.00	£29.25	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£29.25	£37.02	£37.33	£37.64	£37.94	£38.19	£38.25	£38.56	
3.64	£29.25	£36.36	£36.51	£36.75	£36.91	£37.02	£37.12	£37.33	

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£5.89	£1.24	£1.08	£0.82	£0.77	£0.69	£0.61	£0.48
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£0.85	£0.52	£0.39	£0.26	£0.20	£0.13	£0.08
22 Medium housing scheme (75 units)	75	£8.84	£1.82	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£4.72	£3.55	£3.66	£3.78	£3.97	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£4.72	£4.87	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£4.72	£5.78	£5.89	£5.99	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£7.07	£7.34	£7.55	£7.78	£7.97	£8.07	£8.18	£8.38
27 Large flatted scheme (300 units)	300	£7.54	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£9.43	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£12.57	£48.38	£48.77	£49.18	£49.59	£49.99	£50.00	£50.41
30 Large flatted scheme (1000 units)	1,000	£34.30	£37.46	£38.20	£38.95	£39.69	£40.08	£40.43	£41.11

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.75	
0.62	£9.43	£1.96	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£9.43	£1.83	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£9.43	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.82	
0.50	£9.43	£7.10	£7.31	£7.53	£7.74	£7.88	£7.98	£8.17	
0.50	£9.43	£8.34	£8.49	£8.64	£8.79	£8.87	£8.94	£9.09	
0.50	£9.43	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.60	
0.75	£9.43	£8.78	£10.07	£10.38	£10.62	£10.76	£10.89	£11.18	
0.80	£9.43	£30.07	£30.42	£30.78	£31.10	£31.28	£31.45	£31.79	
1.00	£9.43	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£9.43	£37.02	£37.33	£37.64	£37.94	£38.19	£38.25	£38.56	
3.64	£9.43	£36.36	£36.51	£36.75	£36.91	£37.02	£37.12	£37.33	

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£2.16	£1.24	£1.08	£0.82	£0.77	£0.69	£0.61	£0.48
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£0.85	£0.52	£0.39	£0.26	£0.20	£0.13	£0.08
22 Medium housing scheme (75 units)	75	£3.24	£1.82	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£1.73	£3.55	£3.66	£3.78	£3.97	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£1.73	£4.87	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£1.73	£5.78	£5.89	£5.99	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£2.59	£7.34	£7.55	£7.78	£7.97	£8.07	£8.18	£8.38
27 Large flatted scheme (300 units)	300	£2.76	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£3.45	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£4.60	£48.38	£48.77	£49.18	£49.59	£49.99	£50.00	£50.41
30 Large flatted scheme (1000 units)	1,000	£12.55	£37.46	£38.20	£38.95	£39.69	£40.08	£40.43	£41.11

BLV per ha (£m)	Residual land values (£m)								
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH		
0.30	£3.45	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.75	
0.62	£3.45	£1.96	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£3.45	£1.83	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£3.45	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.82	
0.50	£3.45	£7.10	£7.31	£7.53	£7.74	£7.88	£7.98	£8.17	
0.50	£3.45	£8.34	£8.49	£8.64	£8.79	£8.87	£8.94	£9.09	
0.50	£3.45	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.60	
0.75	£3.45	£8.78	£10.07	£10.38	£10.62	£10.76	£10.89	£11.18	
0.80	£3.45	£30.07	£30.42	£30.78	£31.10	£31.28	£31.45	£31.79	
1.00	£3.45	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£3.45	£37.02	£37.33	£37.64	£37.94	£38.19	£38.25	£38.56	
3.64	£3.45	£36.36	£36.51	£36.75	£36.91	£37.02	£37.12	£37.33	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH				

Table 6.36.11: Build to rent appraisal results – value area B (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £10,300 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£m)	Residual land values (£m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£1.88	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39	
20 Medium housing scheme (50 units)	50	£30.90	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15	
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93	
22 Medium housing scheme (75 units)	75	£46.35	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61	
23 Large flatted scheme (100 units)	100	£24.72	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94	
24 Large flatted scheme (125 units)	125	£24.72	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68	
25 Large flatted scheme (150 units)	150	£24.72	£1.89	£2.28	£2.68	£3.07	£3.28	£3.48	£3.85	
26 Large flatted scheme (200 units)	200	£37.00	£1.85	£2.71	£3.56	£4.42	£4.64	£4.77	£5.13	
27 Large flatted scheme (300 units)	300	£39.55	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11	
28 Large flatted scheme (400 units)	400	£49.44	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
29 Large flatted scheme (600 units)	600	£65.92	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.96	
30 Large flatted scheme (1000 units)	1,000	£179.78	£11.75	£15.46	£19.19	£22.92	£24.96	£26.75	£30.54	

Site area (km)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£49.44	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30
0.62	£49.44	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85
0.40	£49.44	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32
0.94	£49.44	£4.39	£3.96	£3.52	£2.79	£2.52	£2.25	£1.72
0.50	£49.44	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89
0.50	£49.44	£2.69	£3.63	£4.58	£5.49	£5.96	£6.42	£7.28
0.50	£49.44	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£8.98
0.75	£49.44	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£7.67
0.80	£49.44	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64
1.00	£49.44	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
1.33	£49.44	£25.28	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71
3.64	£49.44	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£m)	Residual land values (£m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.88	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39	
20 Medium housing scheme (50 units)	50	£18.28	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93	
22 Medium housing scheme (75 units)	75	£27.42	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61	
23 Large flatted scheme (100 units)	100	£14.63	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94	
24 Large flatted scheme (125 units)	125	£14.63	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68	
25 Large flatted scheme (150 units)	150	£14.63	£1.89	£2.28	£2.68	£3.07	£3.28	£3.48	£3.85	
26 Large flatted scheme (200 units)	200	£21.94	£1.85	£2.71	£3.56	£4.42	£4.64	£4.77	£5.13	
27 Large flatted scheme (300 units)	300	£23.40	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11	
28 Large flatted scheme (400 units)	400	£29.25	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
29 Large flatted scheme (600 units)	600	£39.00	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.96	
30 Large flatted scheme (1000 units)	1,000	£106.37	£11.75	£15.46	£19.19	£22.92	£24.96	£26.75	£30.54	

Site area (km)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30
0.62	£29.25	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85
0.40	£29.25	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32
0.94	£29.25	£4.39	£3.96	£3.52	£2.79	£2.52	£2.25	£1.72
0.50	£29.25	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89
0.50	£29.25	£2.69	£3.63	£4.58	£5.49	£5.96	£6.42	£7.28
0.50	£29.25	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£8.98
0.75	£29.25	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£7.67
0.80	£29.25	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64
1.00	£29.25	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
1.33	£29.25	£25.28	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71
3.64	£29.25	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£m)	Residual land values (£m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.88	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39	
20 Medium housing scheme (50 units)	50	£5.89	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93	
22 Medium housing scheme (75 units)	75	£8.84	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61	
23 Large flatted scheme (100 units)	100	£4.72	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94	
24 Large flatted scheme (125 units)	125	£4.72	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68	
25 Large flatted scheme (150 units)	150	£4.72	£1.89	£2.28	£2.68	£3.07	£3.28	£3.48	£3.85	
26 Large flatted scheme (200 units)	200	£7.07	£1.85	£2.71	£3.56	£4.42	£4.64	£4.77	£5.13	
27 Large flatted scheme (300 units)	300	£7.54	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11	
28 Large flatted scheme (400 units)	400	£9.43	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
29 Large flatted scheme (600 units)	600	£12.57	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.96	
30 Large flatted scheme (1000 units)	1,000	£34.30	£11.75	£15.46	£19.19	£22.92	£24.96	£26.75	£30.54	

Site area (km)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30
0.62	£9.43	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85
0.40	£9.43	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32
0.94	£9.43	£4.39	£3.96	£3.52	£2.79	£2.52	£2.25	£1.72
0.50	£9.43	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89
0.50	£9.43	£2.69	£3.63	£4.58	£5.49	£5.96	£6.42	£7.28
0.50	£9.43	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£8.98
0.75	£9.43	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£7.67
0.80	£9.43	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64
1.00	£9.43	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
1.33	£9.43	£25.28	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71
3.64	£9.43	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40

BLV: COMMUNITY LAND		No of units	BLV (£m)	Residual land values (£m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39	
20 Medium housing scheme (50 units)	50	£2.16	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93	
22 Medium housing scheme (75 units)	75	£3.24	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61	
23 Large flatted scheme (100 units)	100	£1.73	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94	
24 Large flatted scheme (125 units)	125	£1.73	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68	
25 Large flatted scheme (150 units)	150	£1.73	£1.89	£2.28	£2.68	£3.07	£3.28	£3.48	£3.85	
26 Large flatted scheme (200 units)	200	£2.59	£1.85	£2.71	£3.56	£4.42	£4.64	£4.77	£5.13	
27 Large flatted scheme (300 units)	300	£2.76	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11	
28 Large flatted scheme (400 units)	400	£3.45	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
29 Large flatted scheme (600 units)	600	£4.60	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.96	
30 Large flatted scheme (1000 units)	1,000	£12.56	£11.75	£15.46	£19.19	£22.92	£24.96	£26.75	£30.54	

Site area (km)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30
0.62	£3.45	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85
0.40	£3.45	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32
0.94	£3.45	£4.39	£3.96	£3.52	£2.79	£2.52	£2.25	£1.72
0.50	£3.45	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89
0.50	£3.45	£2.69	£3.63	£4.58	£5.49	£5.96	£6.42	£7.28
0.50	£3.45	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£8.98
0.75	£3.45	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£7.67
0.80	£3.45	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64
1.00	£3.45	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
1.33	£3.45	£25.28	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71
3.64	£3.45	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40

BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£m)	Residual land values (£m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39	
20 Medium housing scheme (50 units)	50	£0.31	£2.95	£2.59	£2.23	£1				

Table 6.36.12: Build to rent appraisal results – value area C (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: €6,000 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (€ m)	Residual land values (€m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	€8.64	€3.34	€2.89	€2.43	€1.98	€1.76	€1.53	€1.08
20 Medium housing scheme (50 units)	50	€18.00	€4.90	€4.31	€3.72	€3.13	€2.84	€2.54	€1.98
21 Medium mixed housing/flatted scheme (75 units)	75	€11.52	€5.45	€4.76	€4.07	€3.37	€3.02	€2.68	€1.98
22 Medium housing scheme (75 units)	75	€27.00	€6.97	€6.14	€5.30	€4.46	€4.04	€3.62	€2.79
23 Large flatted scheme (100 units)	100	€14.40	€2.36	€1.57	€0.78	-€0.02	-€0.42	-€0.83	-€1.64
24 Large flatted scheme (125 units)	125	€14.40	€2.41	€1.52	€0.62	-€0.29	-€0.75	-€1.20	-€2.11
25 Large flatted scheme (150 units)	150	€14.40	€2.93	€1.81	€0.68	-€0.45	-€1.02	-€1.59	-€2.72
26 Large flatted scheme (200 units)	200	€21.60	€4.29	€2.74	€1.19	-€0.37	-€1.15	-€1.95	-€3.54
27 Large flatted scheme (300 units)	300	€23.04	€6.77	€3.96	€1.39	-€1.70	-€1.88	-€1.81	-€1.82
28 Large flatted scheme (400 units)	400	€28.80	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
29 Large flatted scheme (600 units)	600	€38.40	€15.74	€20.10	€24.47	€28.84	€31.02	€33.20	€37.57
30 Large flatted scheme (1000 units)	1,000	€104.73	€16.83	€9.89	€2.96	-€4.95	-€7.92	-€11.19	-€18.38

Site area (€m)	BLV per ha (€m)	Residual land values (€m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	€28.80	€11.13	€9.82	€8.11	€6.81	€5.85	€5.10	€3.59
0.62	€28.80	€7.84	€6.90	€5.95	€5.01	€4.54	€4.07	€3.13
0.40	€28.80	€13.64	€11.90	€10.16	€8.43	€7.56	€6.69	€4.95
0.94	€28.80	€7.44	€6.54	€5.65	€4.76	€4.31	€3.86	€2.97
0.50	€28.80	€4.73	€3.15	€1.56	-€0.04	-€0.85	-€1.65	-€3.27
0.50	€28.80	€4.82	€3.03	€1.23	-€0.58	-€1.49	-€2.40	-€4.23
0.50	€28.80	€5.85	€3.61	€1.37	-€0.90	-€2.04	-€3.18	-€5.46
0.75	€28.80	€5.72	€3.65	€1.58	-€0.49	-€1.54	-€2.80	-€4.72
0.80	€28.80	€6.47	€1.35	-€14.24	-€17.12	-€18.57	-€20.01	-€22.89
1.00	€28.80	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
1.33	€28.80	€11.86	€15.06	€18.36	€21.63	€23.26	€24.90	€28.18
3.64	€28.80	€4.63	€2.72	€0.81	-€1.11	-€2.09	-€3.07	-€5.95

BLVs	BLV per ha
Community	€3,453,132
Existing residential	€28,800,000
Garden and other open land	€500,000
Industrial 1st quartile rent	€9,431,247
Offices 1st quartile rent	€29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (€ m)	Residual land values (€m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	€8.78	€3.34	€2.89	€2.43	€1.98	€1.76	€1.53	€1.08
20 Medium housing scheme (50 units)	50	€18.28	€4.90	€4.31	€3.72	€3.13	€2.84	€2.54	€1.98
21 Medium mixed housing/flatted scheme (75 units)	75	€11.70	€5.45	€4.76	€4.07	€3.37	€3.02	€2.68	€1.98
22 Medium housing scheme (75 units)	75	€27.42	€6.97	€6.14	€5.30	€4.46	€4.04	€3.62	€2.79
23 Large flatted scheme (100 units)	100	€14.63	€2.36	€1.57	€0.78	-€0.02	-€0.42	-€0.83	-€1.64
24 Large flatted scheme (125 units)	125	€14.63	€2.41	€1.52	€0.62	-€0.29	-€0.75	-€1.20	-€2.11
25 Large flatted scheme (150 units)	150	€14.63	€2.93	€1.81	€0.68	-€0.45	-€1.02	-€1.59	-€2.72
26 Large flatted scheme (200 units)	200	€21.94	€4.29	€2.74	€1.19	-€0.37	-€1.15	-€1.95	-€3.54
27 Large flatted scheme (300 units)	300	€23.40	€6.77	€3.96	€1.39	-€1.70	-€1.88	-€1.81	-€1.82
28 Large flatted scheme (400 units)	400	€29.25	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
29 Large flatted scheme (600 units)	600	€39.00	€15.74	€20.10	€24.47	€28.84	€31.02	€33.20	€37.57
30 Large flatted scheme (1000 units)	1,000	€106.37	€16.83	€9.89	€2.96	-€4.95	-€7.92	-€11.19	-€18.38

Site area (€m)	BLV per ha (€m)	Residual land values (€m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	€29.25	€11.13	€9.82	€8.11	€6.81	€5.85	€5.10	€3.59
0.62	€29.25	€7.84	€6.90	€5.95	€5.01	€4.54	€4.07	€3.13
0.40	€29.25	€13.64	€11.90	€10.16	€8.43	€7.56	€6.69	€4.95
0.94	€29.25	€7.44	€6.54	€5.65	€4.76	€4.31	€3.86	€2.97
0.50	€29.25	€4.73	€3.15	€1.56	-€0.04	-€0.85	-€1.65	-€3.27
0.50	€29.25	€4.82	€3.03	€1.23	-€0.58	-€1.49	-€2.40	-€4.23
0.50	€29.25	€5.85	€3.61	€1.37	-€0.90	-€2.04	-€3.18	-€5.46
0.75	€29.25	€5.72	€3.65	€1.58	-€0.49	-€1.54	-€2.80	-€4.72
0.80	€29.25	€6.47	€1.35	-€14.24	-€17.12	-€18.57	-€20.01	-€22.89
1.00	€29.25	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
1.33	€29.25	€11.86	€15.06	€18.36	€21.63	€23.26	€24.90	€28.18
3.64	€29.25	€4.63	€2.72	€0.81	-€1.11	-€2.09	-€3.07	-€5.95

BLV: SECONDARY INDUSTRIAL		BLV (€ m)	Residual land values (€m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	€2.83	€3.34	€2.89	€2.43	€1.98	€1.76	€1.53	€1.08
20 Medium housing scheme (50 units)	50	€5.89	€4.90	€4.31	€3.72	€3.13	€2.84	€2.54	€1.98
21 Medium mixed housing/flatted scheme (75 units)	75	€3.77	€5.45	€4.76	€4.07	€3.37	€3.02	€2.68	€1.98
22 Medium housing scheme (75 units)	75	€8.84	€6.97	€6.14	€5.30	€4.46	€4.04	€3.62	€2.79
23 Large flatted scheme (100 units)	100	€4.72	€2.36	€1.57	€0.78	-€0.02	-€0.42	-€0.83	-€1.64
24 Large flatted scheme (125 units)	125	€4.72	€2.41	€1.52	€0.62	-€0.29	-€0.75	-€1.20	-€2.11
25 Large flatted scheme (150 units)	150	€4.72	€2.93	€1.81	€0.68	-€0.45	-€1.02	-€1.59	-€2.72
26 Large flatted scheme (200 units)	200	€7.07	€4.29	€2.74	€1.19	-€0.37	-€1.15	-€1.95	-€3.54
27 Large flatted scheme (300 units)	300	€7.54	€6.77	€3.96	€1.39	-€1.70	-€1.88	-€1.81	-€1.82
28 Large flatted scheme (400 units)	400	€9.43	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
29 Large flatted scheme (600 units)	600	€12.57	€15.74	€20.10	€24.47	€28.84	€31.02	€33.20	€37.57
30 Large flatted scheme (1000 units)	1,000	€34.30	€16.83	€9.89	€2.96	-€4.95	-€7.92	-€11.19	-€18.38

Site area (€m)	BLV per ha (€m)	Residual land values (€m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	€9.43	€11.13	€9.82	€8.11	€6.81	€5.85	€5.10	€3.59
0.62	€9.43	€7.84	€6.90	€5.95	€5.01	€4.54	€4.07	€3.13
0.40	€9.43	€13.64	€11.90	€10.16	€8.43	€7.56	€6.69	€4.95
0.94	€9.43	€7.44	€6.54	€5.65	€4.76	€4.31	€3.86	€2.97
0.50	€9.43	€4.73	€3.15	€1.56	-€0.04	-€0.85	-€1.65	-€3.27
0.50	€9.43	€4.82	€3.03	€1.23	-€0.58	-€1.49	-€2.40	-€4.23
0.50	€9.43	€5.85	€3.61	€1.37	-€0.90	-€2.04	-€3.18	-€5.46
0.75	€9.43	€5.72	€3.65	€1.58	-€0.49	-€1.54	-€2.80	-€4.72
0.80	€9.43	€6.47	€1.35	-€14.24	-€17.12	-€18.57	-€20.01	-€22.89
1.00	€9.43	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
1.33	€9.43	€11.86	€15.06	€18.36	€21.63	€23.26	€24.90	€28.18
3.64	€9.43	€4.63	€2.72	€0.81	-€1.11	-€2.09	-€3.07	-€5.95

BLV: COMMUNITY LAND		BLV (€ m)	Residual land values (€m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	€1.04	€3.34	€2.89	€2.43	€1.98	€1.76	€1.53	€1.08
20 Medium housing scheme (50 units)	50	€2.16	€4.90	€4.31	€3.72	€3.13	€2.84	€2.54	€1.98
21 Medium mixed housing/flatted scheme (75 units)	75	€1.38	€5.45	€4.76	€4.07	€3.37	€3.02	€2.68	€1.98
22 Medium housing scheme (75 units)	75	€3.24	€6.97	€6.14	€5.30	€4.46	€4.04	€3.62	€2.79
23 Large flatted scheme (100 units)	100	€1.73	€2.36	€1.57	€0.78	-€0.02	-€0.42	-€0.83	-€1.64
24 Large flatted scheme (125 units)	125	€1.73	€2.41	€1.52	€0.62	-€0.29	-€0.75	-€1.20	-€2.11
25 Large flatted scheme (150 units)	150	€1.73	€2.93	€1.81	€0.68	-€0.45	-€1.02	-€1.59	-€2.72
26 Large flatted scheme (200 units)	200	€2.59	€4.29	€2.74	€1.19	-€0.37	-€1.15	-€1.95	-€3.54
27 Large flatted scheme (300 units)	300	€2.76	€6.77	€3.96	€1.39	-€1.70	-€1.88	-€1.81	-€1.82
28 Large flatted scheme (400 units)	400	€3.45	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
29 Large flatted scheme (600 units)	600	€4.60	€15.74	€20.10	€24.47	€28.84	€31.02	€33.20	€37.57
30 Large flatted scheme (1000 units)	1,000	€12.56	€16.83	€9.89	€2.96	-€4.95	-€7.92	-€11.19	-€18.38

Site area (€m)	BLV per ha (€m)	Residual land values (€m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	€3.45	€11.13	€9.82	€8.11	€6.81	€5.85	€5.10	€3.59
0.62	€3.45	€7.84	€6.90	€5.95	€5.01	€4.54	€4.07	€3.13
0.40	€3.45	€13.64	€11.90	€10.16	€8.43	€7.56	€6.69	€4.95
0.94	€3.45	€7.44	€6.54	€5.65	€4.76	€4.31	€3.86	€2.97
0.50	€3.45	€4.73	€3.15	€1.56	-€0.04	-€0.85	-€1.65	-€3.27
0.50	€3.45	€4.82	€3.03	€1.23	-€0.58	-€1.49	-€2.40	-€4.23
0.50	€3.45	€5.85	€3.61	€1.37	-€0.90	-€2.04	-€3.18	-€5.46
0.75	€3.45	€5.72	€3.65	€1.58	-€0.49	-€1.54	-€2.80	-€4.72
0.80	€3.45	€6.47	€1.35	-€14.24	-€17.12	-€18.57	-€20.01	-€22.89
1.00	€3.45	€10.09	€12.97	€15.84	€18.71	€20.15	€21.59	€24.46
1.33	€3.45	€11.86	€15.06	€18.36	€21.63	€23.26	€24.90	€28.18
3.64	€3.45	€4.63	€2.72	€0.81	-€1.11	-€2.09	-€3.07	-€5.95

BLV: GARDEN AND OTHER OPEN LAND		BLV (€ m)	Residual land values (€m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	€0.15	€3.34	€2.89	€2.43	€1.98	€1.76	€1.53	€1.08
20 Medium housing scheme (50 units)	50	€0.31	€4.90	€4.31	€3.72	€3.13	€2.84	€2.54	€1.98
21 Medium mixed housing/flatted scheme (75 units)	7								

Table 6.36.13: Build to rent appraisal results – value area D (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £6,700 psm 100% 0%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.87	
20 Medium housing scheme (50 units)	50	£20.10	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66	
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£7.69	£6.73	£5.78	£4.82	£4.34	£3.96	£2.90	
22 Medium housing scheme (75 units)	75	£30.15	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81	
23 Large flatted scheme (100 units)	100	£16.08	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	£0.49	
24 Large flatted scheme (125 units)	125	£16.08	£5.85	£4.37	£3.19	£1.93	£1.19	£0.55	£0.75	
25 Large flatted scheme (150 units)	150	£16.08	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	£1.06	
26 Large flatted scheme (200 units)	200	£24.12	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	£1.28	
27 Large flatted scheme (300 units)	300	£25.73	£12.23	£1.96	£5.22	£3.48	£1.11	£1.74	£14.99	
28 Large flatted scheme (400 units)	400	£32.16	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16	
29 Large flatted scheme (600 units)	600	£42.88	£0.18	£8.31	£12.47	£16.63	£21.79	£24.89	£31.11	
30 Large flatted scheme (1000 units)	1,000	£116.95	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	£7.83	

BLV: SECONDARY OFFICES		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.87	
20 Medium housing scheme (50 units)	50	£18.28	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£7.69	£6.73	£5.78	£4.82	£4.34	£3.96	£2.90	
22 Medium housing scheme (75 units)	75	£27.42	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81	
23 Large flatted scheme (100 units)	100	£14.63	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	£0.49	
24 Large flatted scheme (125 units)	125	£14.63	£5.85	£4.37	£3.19	£1.93	£1.19	£0.55	£0.75	
25 Large flatted scheme (150 units)	150	£14.63	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	£1.06	
26 Large flatted scheme (200 units)	200	£21.94	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	£1.28	
27 Large flatted scheme (300 units)	300	£23.40	£12.23	£1.96	£5.22	£3.48	£1.11	£1.74	£14.99	
28 Large flatted scheme (400 units)	400	£29.25	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16	
29 Large flatted scheme (600 units)	600	£39.00	£0.18	£8.31	£12.47	£16.63	£21.79	£24.89	£31.11	
30 Large flatted scheme (1000 units)	1,000	£106.37	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	£7.83	

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.87	
20 Medium housing scheme (50 units)	50	£5.89	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£7.69	£6.73	£5.78	£4.82	£4.34	£3.96	£2.90	
22 Medium housing scheme (75 units)	75	£8.84	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81	
23 Large flatted scheme (100 units)	100	£4.72	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	£0.49	
24 Large flatted scheme (125 units)	125	£4.72	£5.85	£4.37	£3.19	£1.93	£1.19	£0.55	£0.75	
25 Large flatted scheme (150 units)	150	£4.72	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	£1.06	
26 Large flatted scheme (200 units)	200	£7.07	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	£1.28	
27 Large flatted scheme (300 units)	300	£7.54	£12.23	£1.96	£5.22	£3.48	£1.11	£1.74	£14.99	
28 Large flatted scheme (400 units)	400	£9.43	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16	
29 Large flatted scheme (600 units)	600	£12.57	£0.18	£8.31	£12.47	£16.63	£21.79	£24.89	£31.11	
30 Large flatted scheme (1000 units)	1,000	£34.30	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	£7.83	

BLV: COMMUNITY LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.87	
20 Medium housing scheme (50 units)	50	£2.16	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£7.69	£6.73	£5.78	£4.82	£4.34	£3.96	£2.90	
22 Medium housing scheme (75 units)	75	£3.24	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81	
23 Large flatted scheme (100 units)	100	£1.73	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	£0.49	
24 Large flatted scheme (125 units)	125	£1.73	£5.85	£4.37	£3.19	£1.93	£1.19	£0.55	£0.75	
25 Large flatted scheme (150 units)	150	£1.73	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	£1.06	
26 Large flatted scheme (200 units)	200	£2.59	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	£1.28	
27 Large flatted scheme (300 units)	300	£2.76	£12.23	£1.96	£5.22	£3.48	£1.11	£1.74	£14.99	
28 Large flatted scheme (400 units)	400	£3.45	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16	
29 Large flatted scheme (600 units)	600	£4.60	£0.18	£8.31	£12.47	£16.63	£21.79	£24.89	£31.11	
30 Large flatted scheme (1000 units)	1,000	£12.56	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	£7.83	

BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.87	
20 Medium housing scheme (50 units)	50	£0.31	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66	
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£7.69	£6.73	£5.78	£4.82	£4.34	£3.96	£2.90	
22 Medium housing scheme (75 units)	75	£0.47	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81	
23 Large flatted scheme (100 units)	100	£0.25	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	£0.49	
24 Large flatted scheme (125 units)	125	£0.25	£5.85	£4.37	£3.19	£1.93	£1.19	£0.55	£0.75	
25 Large flatted scheme (150 units)	150	£0.25	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	£1.06	
26 Large flatted scheme (200 units)	200	£0.38	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	£1.28	
27 Large flatted scheme (300 units)	300	£0.40	£12.23	£1.96	£5.22	£3.48	£1.11	£1.74	£14.99	
28 Large flatted scheme (400 units)	400	£0.50	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16	
29 Large flatted scheme (600 units)	600	£0.67	£0.18	£8.31	£12.47	£16.63	£21.79	£24.89	£31.11	
30 Large flatted scheme (1000 units)	1,000	£1.82	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	£7.83	

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£32.16	£15.99	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£32.16	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£32.16	£19.23	£16.84	£14.44	£12.05	£10.65	£9.65	£7.25
0.94	£32.16	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£32.16	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	£0.90
0.50	£32.16	£11.29	£8.75	£6.20	£3.66	£2.38	£1.10	£1.49
0.50	£32.16	£13.80	£10.64	£7.48	£4.31	£2.73	£1.13	£2.99
0.75	£32.16	£12.82	£9.93	£7.03	£4.12	£2.87	£1.22	£1.71
0.80	£32.16	£1.54	£2.45	£3.53	£10.80	£12.84	£14.87	£18.74
1.00	£32.16	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16
1.33	£32.16	£0.14	£4.73	£9.35	£14.81	£18.34	£18.87	£23.33
3.64	£32.16	£11.36	£8.88	£5.99	£3.31	£1.95	£0.80	£2.18

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£15.99	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£29.25	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£29.25	£19.23	£16.84	£14.44	£12.05	£10.65	£9.65	£7.25
0.94	£29.25	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£29.25	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	£0.90
0.50	£29.25	£11.29	£8.75	£6.20	£3.66	£2.38	£1.10	£1.49
0.50	£29.25	£13.80	£10.64	£7.48	£4.31	£2.73	£1.13	£2.99
0.75	£29.25	£12.82	£9.93	£7.03	£4.12	£2.87	£1.22	£1.71
0.80	£29.25	£1.54	£2.45	£3.53	£10.80	£12.84	£14.87	£18.74
1.00	£29.25	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16
1.33	£29.25	£0.14	£4.73	£9.35	£14.81	£18.34	£18.87	£23.33
3.64	£29.25	£11.36	£8.88	£5.99	£3.31	£1.95	£0.80	£2.18

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£15.99	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£9.43	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£9.43	£19.23	£16.84	£14.44	£12.05	£10.65	£9.65	£7.25
0.94	£9.43	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£9.43	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	£0.90
0.50	£9.43	£11.29	£8.75	£6.20	£3.66	£2.38	£1.10	£1.49
0.50	£9.43	£13.80	£10.64	£7.48	£4.31	£2.73	£1.13	£2.99
0.75	£9.43	£12.82	£9.93	£7.03	£4.12	£2.87	£1.22	£1.71
0.80	£9.43	£1.54	£2.45	£3.53	£10.80	£12.84	£14.87	£18.74
1.00	£9.43	£0.32	£3.74	£7.84	£11.95	£14.00	£16.05	£20.16
1.33	£9.43	£0.14	£4.73	£9.35	£14.81	£18.34	£18.87	£23.33
3.64	£9.43	£11.36	£8.88	£5.99	£3.31	£1.95	£0.80	£2.18

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£15.99	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£3.45	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£3.45	£19.23	£16.84	£14.44	£12.05	£10.65	£9.65	£7.25

Table 6.36.14: Build to rent appraisal results – value area E (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £7,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09	
20 Medium housing scheme (50 units)	50	£22.50	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17	
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£8.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53	
22 Medium housing scheme (75 units)	75	£33.75	£11.43	£10.05	£8.68	£7.30	£6.81	£5.92	£4.54	
23 Large flatted scheme (100 units)	100	£18.00	£7.04	£5.88	£4.32	£2.96	£2.28	£1.60	£0.24	
24 Large flatted scheme (125 units)	125	£18.00	£7.99	£6.42	£4.84	£3.27	£2.49	£1.79	£0.12	
25 Large flatted scheme (150 units)	150	£18.00	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.82	
26 Large flatted scheme (200 units)	200	£27.00	£13.48	£10.82	£8.16	£5.50	£4.18	£2.83	£0.18	
27 Large flatted scheme (300 units)	300	£28.80	£8.96	£3.07	£0.84	£4.84	£8.84	£8.85	£12.98	
28 Large flatted scheme (400 units)	400	£36.00	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48	
29 Large flatted scheme (600 units)	600	£48.00	£10.70	£3.27	£4.21	£11.78	£15.81	£19.43	£27.08	
30 Large flatted scheme (1000 units)	1,000	£130.91	£58.59	£46.82	£34.84	£22.86	£18.88	£10.88	£1.48	

BLV: SECONDARY OFFICES		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09	
20 Medium housing scheme (50 units)	50	£18.28	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53	
22 Medium housing scheme (75 units)	75	£27.42	£11.43	£10.05	£8.68	£7.30	£6.81	£5.92	£4.54	
23 Large flatted scheme (100 units)	100	£14.63	£7.04	£5.88	£4.32	£2.96	£2.28	£1.60	£0.24	
24 Large flatted scheme (125 units)	125	£14.63	£7.99	£6.42	£4.84	£3.27	£2.49	£1.79	£0.12	
25 Large flatted scheme (150 units)	150	£14.63	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.82	
26 Large flatted scheme (200 units)	200	£21.94	£13.48	£10.82	£8.16	£5.50	£4.18	£2.83	£0.18	
27 Large flatted scheme (300 units)	300	£23.40	£8.96	£3.07	£0.84	£4.84	£8.84	£8.85	£12.98	
28 Large flatted scheme (400 units)	400	£29.25	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48	
29 Large flatted scheme (600 units)	600	£39.00	£10.70	£3.27	£4.21	£11.78	£15.81	£19.43	£27.08	
30 Large flatted scheme (1000 units)	1,000	£106.37	£58.59	£46.82	£34.84	£22.86	£18.88	£10.88	£1.48	

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09	
20 Medium housing scheme (50 units)	50	£5.89	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£8.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53	
22 Medium housing scheme (75 units)	75	£8.84	£11.43	£10.05	£8.68	£7.30	£6.81	£5.92	£4.54	
23 Large flatted scheme (100 units)	100	£4.72	£7.04	£5.88	£4.32	£2.96	£2.28	£1.60	£0.24	
24 Large flatted scheme (125 units)	125	£4.72	£7.99	£6.42	£4.84	£3.27	£2.49	£1.79	£0.12	
25 Large flatted scheme (150 units)	150	£4.72	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.82	
26 Large flatted scheme (200 units)	200	£7.07	£13.48	£10.82	£8.16	£5.50	£4.18	£2.83	£0.18	
27 Large flatted scheme (300 units)	300	£7.54	£8.96	£3.07	£0.84	£4.84	£8.84	£8.85	£12.98	
28 Large flatted scheme (400 units)	400	£9.43	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48	
29 Large flatted scheme (600 units)	600	£12.57	£10.70	£3.27	£4.21	£11.78	£15.81	£19.43	£27.08	
30 Large flatted scheme (1000 units)	1,000	£34.30	£58.59	£46.82	£34.84	£22.86	£18.88	£10.88	£1.48	

BLV: COMMUNITY LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09	
20 Medium housing scheme (50 units)	50	£2.16	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£8.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53	
22 Medium housing scheme (75 units)	75	£3.24	£11.43	£10.05	£8.68	£7.30	£6.81	£5.92	£4.54	
23 Large flatted scheme (100 units)	100	£1.73	£7.04	£5.88	£4.32	£2.96	£2.28	£1.60	£0.24	
24 Large flatted scheme (125 units)	125	£1.73	£7.99	£6.42	£4.84	£3.27	£2.49	£1.79	£0.12	
25 Large flatted scheme (150 units)	150	£1.73	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.82	
26 Large flatted scheme (200 units)	200	£2.59	£13.48	£10.82	£8.16	£5.50	£4.18	£2.83	£0.18	
27 Large flatted scheme (300 units)	300	£2.76	£8.96	£3.07	£0.84	£4.84	£8.84	£8.85	£12.98	
28 Large flatted scheme (400 units)	400	£3.45	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48	
29 Large flatted scheme (600 units)	600	£4.60	£10.70	£3.27	£4.21	£11.78	£15.81	£19.43	£27.08	
30 Large flatted scheme (1000 units)	1,000	£12.56	£58.59	£46.82	£34.84	£22.86	£18.88	£10.88	£1.48	

BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09	
20 Medium housing scheme (50 units)	50	£0.31	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17	
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£8.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53	
22 Medium housing scheme (75 units)	75	£0.47	£11.43	£10.05	£8.68	£7.30	£6.81	£5.92	£4.54	
23 Large flatted scheme (100 units)	100	£0.25	£7.04	£5.88	£4.32	£2.96	£2.28	£1.60	£0.24	
24 Large flatted scheme (125 units)	125	£0.25	£7.99	£6.42	£4.84	£3.27	£2.49	£1.79	£0.12	
25 Large flatted scheme (150 units)	150	£0.25	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.82	
26 Large flatted scheme (200 units)	200	£0.38	£13.48	£10.82	£8.16	£5.50	£4.18	£2.83	£0.18	
27 Large flatted scheme (300 units)	300	£0.40	£8.96	£3.07	£0.84	£4.84	£8.84	£8.85	£12.98	
28 Large flatted scheme (400 units)	400	£0.50	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48	
29 Large flatted scheme (600 units)	600	£0.67	£10.70	£3.27	£4.21	£11.78	£15.81	£19.43	£27.08	
30 Large flatted scheme (1000 units)	1,000	£1.82	£58.59	£46.82	£34.84	£22.86	£18.88	£10.88	£1.48	

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£36.00	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95
0.62	£36.00	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07
0.40	£36.00	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83
0.94	£36.00	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84
0.50	£36.00	£14.09	£11.37	£8.65	£5.93	£4.57	£3.21	£0.48
0.50	£36.00	£15.98	£12.83	£9.69	£6.54	£4.97	£3.49	£0.24
0.50	£36.00	£19.56	£15.86	£11.76	£7.86	£5.91	£3.86	£0.84
0.75	£36.00	£17.97	£14.43	£10.89	£7.33	£5.55	£3.77	£0.26
0.80	£36.00	£8.71	£3.83	£1.08	£8.05	£8.56	£11.06	£16.97
1.00	£36.00	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48
1.33	£36.00	£8.02	£2.46	£3.18	£8.84	£11.70	£14.57	£20.31
3.64	£36.00	£16.11	£12.82	£9.53	£6.23	£4.59	£2.84	£0.38

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95
0.62	£29.25	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07
0.40	£29.25	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83
0.94	£29.25	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84
0.50	£29.25	£14.09	£11.37	£8.65	£5.93	£4.57	£3.21	£0.48
0.50	£29.25	£15.98	£12.83	£9.69	£6.54	£4.97	£3.49	£0.24
0.50	£29.25	£19.56	£15.86	£11.76	£7.86	£5.91	£3.86	£0.84
0.75	£29.25	£17.97	£14.43	£10.89	£7.33	£5.55	£3.77	£0.26
0.80	£29.25	£8.71	£3.83	£1.08	£8.05	£8.56	£11.06	£16.97
1.00	£29.25	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48
1.33	£29.25	£8.02	£2.46	£3.18	£8.84	£11.70	£14.57	£20.31
3.64	£29.25	£16.11	£12.82	£9.53	£6.23	£4.59	£2.84	£0.38

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95
0.62	£9.43	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07
0.40	£9.43	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83
0.94	£9.43	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84
0.50	£9.43	£14.09	£11.37	£8.65	£5.93	£4.57	£3.21	£0.48
0.50	£9.43	£15.98	£12.83	£9.69	£6.54	£4.97	£3.49	£0.24
0.50	£9.43	£19.56	£15.86	£11.76	£7.86	£5.91	£3.86	£0.84
0.75	£9.43	£17.97	£14.43	£10.89	£7.33	£5.55	£3.77	£0.26
0.80	£9.43	£8.71	£3.83	£1.08	£8.05	£8.56	£11.06	£16.97
1.00	£9.43	£7.83	£2.70	£2.25	£7.32	£9.85	£12.38	£17.48
1.33	£9.43	£8.02	£2.46	£3.18	£8.84	£11.70	£14.57	£20.31
3.64	£9.43	£16.11	£12.82	£9.53	£6.23	£4.59	£2.84	£0.38

BLV per ha (£/m)	Site area	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95
0.62	£3.45	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07
0.40	£3.45	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	

Table 6.36.15: Build to rent appraisal results – value area F (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £8,200 psm 100% 0%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£7.36	£8.43	£5.49	£4.56	£4.09	£3.62	£2.88	
20 Medium housing scheme (50 units)	50	£24.60	£9.87	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87	
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45	
22 Medium housing scheme (75 units)	75	£36.90	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56	
23 Large flatted scheme (100 units)	100	£19.68	£8.75	£8.07	£6.39	£4.71	£3.86	£3.04	£1.36	
24 Large flatted scheme (125 units)	125	£19.68	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46	
25 Large flatted scheme (150 units)	150	£19.68	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.87	
26 Large flatted scheme (200 units)	200	£29.52	£16.75	£15.46	£12.20	£8.92	£7.28	£5.64	£2.36	
27 Large flatted scheme (300 units)	300	£31.49	£14.80	£9.96	£5.16	£0.34	£-2.10	£-4.58	£-9.54	
28 Large flatted scheme (400 units)	400	£39.36	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14	
29 Large flatted scheme (600 units)	600	£52.48	£25.76	£16.85	£7.50	£-1.74	£-8.41	£-11.12	£-20.62	
30 Large flatted scheme (1000 units)	1,000	£143.13	£82.77	£68.02	£53.27	£38.47	£31.04	£23.82	£8.77	

BLV: SECONDARY OFFICES		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.36	£8.43	£5.49	£4.56	£4.09	£3.62	£2.88	
20 Medium housing scheme (50 units)	50	£18.28	£9.87	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45	
22 Medium housing scheme (75 units)	75	£27.42	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56	
23 Large flatted scheme (100 units)	100	£14.63	£8.75	£8.07	£6.39	£4.71	£3.86	£3.04	£1.36	
24 Large flatted scheme (125 units)	125	£14.63	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46	
25 Large flatted scheme (150 units)	150	£14.63	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.87	
26 Large flatted scheme (200 units)	200	£21.94	£16.75	£15.46	£12.20	£8.92	£7.28	£5.64	£2.36	
27 Large flatted scheme (300 units)	300	£23.40	£14.80	£9.96	£5.16	£0.34	£-2.10	£-4.58	£-9.54	
28 Large flatted scheme (400 units)	400	£29.25	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14	
29 Large flatted scheme (600 units)	600	£39.00	£25.76	£16.85	£7.50	£-1.74	£-8.41	£-11.12	£-20.62	
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.77	£68.02	£53.27	£38.47	£31.04	£23.82	£8.77	

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.36	£8.43	£5.49	£4.56	£4.09	£3.62	£2.88	
20 Medium housing scheme (50 units)	50	£5.89	£9.87	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45	
22 Medium housing scheme (75 units)	75	£8.84	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56	
23 Large flatted scheme (100 units)	100	£4.72	£8.75	£8.07	£6.39	£4.71	£3.86	£3.04	£1.36	
24 Large flatted scheme (125 units)	125	£4.72	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46	
25 Large flatted scheme (150 units)	150	£4.72	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.87	
26 Large flatted scheme (200 units)	200	£7.07	£16.75	£15.46	£12.20	£8.92	£7.28	£5.64	£2.36	
27 Large flatted scheme (300 units)	300	£7.54	£14.80	£9.96	£5.16	£0.34	£-2.10	£-4.58	£-9.54	
28 Large flatted scheme (400 units)	400	£9.43	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14	
29 Large flatted scheme (600 units)	600	£12.57	£25.76	£16.85	£7.50	£-1.74	£-8.41	£-11.12	£-20.62	
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.77	£68.02	£53.27	£38.47	£31.04	£23.82	£8.77	

BLV: COMMUNITY LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£7.36	£8.43	£5.49	£4.56	£4.09	£3.62	£2.88	
20 Medium housing scheme (50 units)	50	£2.16	£9.87	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45	
22 Medium housing scheme (75 units)	75	£3.24	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56	
23 Large flatted scheme (100 units)	100	£1.73	£8.75	£8.07	£6.39	£4.71	£3.86	£3.04	£1.36	
24 Large flatted scheme (125 units)	125	£1.73	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46	
25 Large flatted scheme (150 units)	150	£1.73	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.87	
26 Large flatted scheme (200 units)	200	£2.59	£16.75	£15.46	£12.20	£8.92	£7.28	£5.64	£2.36	
27 Large flatted scheme (300 units)	300	£2.76	£14.80	£9.96	£5.16	£0.34	£-2.10	£-4.58	£-9.54	
28 Large flatted scheme (400 units)	400	£3.45	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14	
29 Large flatted scheme (600 units)	600	£4.60	£25.76	£16.85	£7.50	£-1.74	£-8.41	£-11.12	£-20.62	
30 Large flatted scheme (1000 units)	1,000	£12.56	£82.77	£68.02	£53.27	£38.47	£31.04	£23.82	£8.77	

BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£7.36	£8.43	£5.49	£4.56	£4.09	£3.62	£2.88	
20 Medium housing scheme (50 units)	50	£0.31	£9.87	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87	
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45	
22 Medium housing scheme (75 units)	75	£0.47	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56	
23 Large flatted scheme (100 units)	100	£0.25	£8.75	£8.07	£6.39	£4.71	£3.86	£3.04	£1.36	
24 Large flatted scheme (125 units)	125	£0.25	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46	
25 Large flatted scheme (150 units)	150	£0.25	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.87	
26 Large flatted scheme (200 units)	200	£0.38	£16.75	£15.46	£12.20	£8.92	£7.28	£5.64	£2.36	
27 Large flatted scheme (300 units)	300	£0.40	£14.80	£9.96	£5.16	£0.34	£-2.10	£-4.58	£-9.54	
28 Large flatted scheme (400 units)	400	£0.50	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14	
29 Large flatted scheme (600 units)	600	£0.67	£25.76	£16.85	£7.50	£-1.74	£-8.41	£-11.12	£-20.62	
30 Large flatted scheme (1000 units)	1,000	£1.82	£82.77	£68.02	£53.27	£38.47	£31.04	£23.82	£8.77	

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£39.36	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95
0.62	£39.36	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19
0.40	£39.36	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12
0.94	£39.36	£14.84	£13.05	£11.27	£9.49	£8.60	£7.71	£5.93
0.50	£39.36	£19.50	£16.14	£12.79	£9.43	£7.75	£6.07	£2.71
0.50	£39.36	£22.45	£18.54	£14.84	£10.73	£8.78	£6.82	£2.92
0.50	£39.36	£27.51	£22.67	£17.84	£13.00	£10.59	£8.17	£3.33
0.75	£39.36	£25.00	£20.63	£16.26	£11.90	£9.71	£7.53	£3.13
0.80	£39.36	£18.51	£12.48	£8.45	£0.43	£-2.62	£-5.72	£-11.92
1.00	£39.36	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14
1.33	£39.36	£19.32	£12.49	£5.63	£-1.30	£-4.81	£-8.34	£-15.47
3.64	£39.36	£22.76	£18.71	£14.65	£10.58	£8.54	£6.49	£2.41

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95
0.62	£29.25	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19
0.40	£29.25	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12
0.94	£29.25	£14.84	£13.05	£11.27	£9.49	£8.60	£7.71	£5.93
0.50	£29.25	£19.50	£16.14	£12.79	£9.43	£7.75	£6.07	£2.71
0.50	£29.25	£22.45	£18.54	£14.84	£10.73	£8.78	£6.82	£2.92
0.50	£29.25	£27.51	£22.67	£17.84	£13.00	£10.59	£8.17	£3.33
0.75	£29.25	£25.00	£20.63	£16.26	£11.90	£9.71	£7.53	£3.13
0.80	£29.25	£18.51	£12.48	£8.45	£0.43	£-2.62	£-5.72	£-11.92
1.00	£29.25	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14
1.33	£29.25	£19.32	£12.49	£5.63	£-1.30	£-4.81	£-8.34	£-15.47
3.64	£29.25	£22.76	£18.71	£14.65	£10.58	£8.54	£6.49	£2.41

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95
0.62	£9.43	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19
0.40	£9.43	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12
0.94	£9.43	£14.84	£13.05	£11.27	£9.49	£8.60	£7.71	£5.93
0.50	£9.43	£19.50	£16.14	£12.79	£9.43	£7.75	£6.07	£2.71
0.50	£9.43	£22.45	£18.54	£14.84	£10.73	£8.78	£6.82	£2.92
0.50	£9.43	£27.51	£22.67	£17.84	£13.00	£10.59	£8.17	£3.33
0.75	£9.43	£25.00	£20.63	£16.26	£11.90	£9.71	£7.53	£3.13
0.80	£9.43	£18.51	£12.48	£8.45	£0.43	£-2.62	£-5.72	£-11.92
1.00	£9.43	£17.79	£11.67	£5.55	£0.58	£-3.70	£-8.85	£-13.14
1.33	£9.43	£19.32	£12.49	£5.63	£-1.30	£-4.81	£-8.34	£-15.47
3.64	£9.43	£22.76	£18.71	£14.65	£10.58	£8.54	£6.49	£2.41

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95
0.62	£3.45	£15						

Table 6.36.16: Build to rent appraisal results – value area G (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £8,900 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£26.70	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£40.05	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£21.36	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£21.36	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£21.36	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£32.04	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£34.18	£22.57	£18.88	£11.16	£5.41	£2.54	£0.33	£-0.22
28 Large flatted scheme (400 units)	400	£42.72	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84
29 Large flatted scheme (600 units)	600	£56.96	£40.81	£29.92	£19.03	£8.15	£2.64	£-2.90	£-14.18
30 Large flatted scheme (1000 units)	1,000	£155.35	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: SECONDARY OFFICES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£18.28	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£27.42	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£14.63	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£14.63	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£14.63	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£23.94	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£23.40	£22.57	£18.88	£11.16	£5.41	£2.54	£0.33	£-0.22
28 Large flatted scheme (400 units)	400	£29.25	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84
29 Large flatted scheme (600 units)	600	£39.00	£40.81	£29.92	£19.03	£8.15	£2.64	£-2.90	£-14.18
30 Large flatted scheme (1000 units)	1,000	£106.37	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: SECONDARY INDUSTRIAL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£5.89	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£8.84	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£4.72	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£4.72	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£4.72	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£7.07	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£7.54	£22.57	£18.88	£11.16	£5.41	£2.54	£0.33	£-0.22
28 Large flatted scheme (400 units)	400	£9.43	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84
29 Large flatted scheme (600 units)	600	£12.57	£40.81	£29.92	£19.03	£8.15	£2.64	£-2.90	£-14.18
30 Large flatted scheme (1000 units)	1,000	£34.30	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: COMMUNITY LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£2.16	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£3.24	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£1.73	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£1.73	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£1.73	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£2.59	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£2.76	£22.57	£18.88	£11.16	£5.41	£2.54	£0.33	£-0.22
28 Large flatted scheme (400 units)	400	£3.45	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84
29 Large flatted scheme (600 units)	600	£4.60	£40.81	£29.92	£19.03	£8.15	£2.64	£-2.90	£-14.18
30 Large flatted scheme (1000 units)	1,000	£12.56	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£0.31	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£0.47	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£0.25	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£0.25	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£0.25	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£0.38	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£0.40	£22.57	£18.88	£11.16	£5.41	£2.54	£0.33	£-0.22
28 Large flatted scheme (400 units)	400	£0.50	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84
29 Large flatted scheme (600 units)	600	£0.67	£40.81	£29.92	£19.03	£8.15	£2.64	£-2.90	£-14.18
30 Large flatted scheme (1000 units)	1,000	£1.82	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

Site area	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£42.72	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94	
0.62	£42.72	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31	
0.40	£42.72	£34.61	£30.36	£26.12	£21.88	£19.76	£17.64	£13.40	
0.94	£42.72	£17.48	£15.38	£13.29	£11.20	£10.16	£9.11	£7.02	
0.50	£42.72	£24.91	£20.92	£16.92	£12.93	£10.93	£8.94	£4.94	
0.50	£42.72	£28.92	£24.25	£19.58	£14.92	£12.58	£10.25	£5.58	
0.50	£42.72	£35.46	£29.69	£23.92	£18.15	£15.26	£12.38	£6.61	
0.75	£42.72	£32.04	£26.84	£21.64	£16.45	£13.85	£11.25	£6.05	
0.80	£42.72	£28.22	£21.10	£13.95	£6.77	£3.18	£0.42	£-7.77	
1.00	£42.72	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84	
1.33	£42.72	£30.61	£22.44	£14.28	£6.11	£1.96	£-2.18	£-10.62	
3.64	£42.72	£29.35	£24.54	£19.73	£14.89	£12.47	£10.05	£5.18	

Site area	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94	
0.62	£29.25	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31	
0.40	£29.25	£34.61	£30.36	£26.12	£21.88	£19.76	£17.64	£13.40	
0.94	£29.25	£17.48	£15.38	£13.29	£11.20	£10.16	£9.11	£7.02	
0.50	£29.25	£24.91	£20.92	£16.92	£12.93	£10.93	£8.94	£4.94	
0.50	£29.25	£28.92	£24.25	£19.58	£14.92	£12.58	£10.25	£5.58	
0.50	£29.25	£35.46	£29.69	£23.92	£18.15	£15.26	£12.38	£6.61	
0.75	£29.25	£32.04	£26.84	£21.64	£16.45	£13.85	£11.25	£6.05	
0.80	£29.25	£28.22	£21.10	£13.95	£6.77	£3.18	£0.42	£-7.77	
1.00	£29.25	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84	
1.33	£29.25	£30.61	£22.44	£14.28	£6.11	£1.96	£-2.18	£-10.62	
3.64	£29.25	£29.35	£24.54	£19.73	£14.89	£12.47	£10.05	£5.18	

Site area	BLV per ha (£/m)	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94	
0.62	£9.43	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31	
0.40	£9.43	£34.61	£30.36	£26.12	£21.88	£19.76	£17.64	£13.40	
0.94	£9.43	£17.48	£15.38	£13.29	£11.20	£10.16	£9.11	£7.02	
0.50	£9.43	£24.91	£20.92	£16.92	£12.93	£10.93	£8.94	£4.94	
0.50	£9.43	£28.92	£24.25	£19.58	£14.92	£12.58	£10.25	£5.58	
0.50	£9.43	£35.46	£29.69	£23.92	£18.15	£15.26	£12.38	£6.61	
0.75	£9.43	£32.04	£26.84	£21.64	£16.45	£13.85	£11.25	£6.05	
0.80	£9.43	£28.22	£21.10	£13.95	£6.77	£3.18	£0.42	£-7.77	
1.00	£9.43	£27.88	£20.62	£13.32	£6.00	£2.34	£-1.33	£-8.84	
1.33	£9.43	£30.61	£22.44	£14.28	£6.11	£1.96	£-2.18	£-10.62	
3.64	£9.43	£29.35	£24.54	£19.73	£14.89	£12.47	£10.05	£5.18	

BLV per ha (£/m)	Site area	Residual land values (£/m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94</	

Table 6.36.17: Build to rent appraisal results – value area H (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £9,600 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£28.80	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£43.20	£18.86	£16.61	£14.36	£12.10	£10.96	£9.85	£7.60
23 Large flatted scheme (100 units)	100	£23.04	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£23.04	£17.68	£14.96	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£23.04	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£34.56	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£36.86	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£2.90
28 Large flatted scheme (400 units)	400	£46.08	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53
29 Large flatted scheme (600 units)	600	£61.44	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£7.71
30 Large flatted scheme (1000 units)	1,000	£167.56	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£18.28	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£27.42	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
23 Large flatted scheme (100 units)	100	£14.63	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£14.63	£17.68	£14.96	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£14.63	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£21.94	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£23.40	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£2.90
28 Large flatted scheme (400 units)	400	£29.25	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53
29 Large flatted scheme (600 units)	600	£39.00	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£7.71
30 Large flatted scheme (1000 units)	1,000	£106.37	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£5.89	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£8.84	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
23 Large flatted scheme (100 units)	100	£4.72	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£4.72	£17.68	£14.96	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£4.72	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£7.07	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£7.54	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£2.90
28 Large flatted scheme (400 units)	400	£9.43	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53
29 Large flatted scheme (600 units)	600	£12.57	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£7.71
30 Large flatted scheme (1000 units)	1,000	£34.30	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£2.16	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£3.24	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
23 Large flatted scheme (100 units)	100	£1.73	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£1.73	£17.68	£14.96	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£1.73	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£2.59	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£2.76	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£2.90
28 Large flatted scheme (400 units)	400	£3.45	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53
29 Large flatted scheme (600 units)	600	£4.60	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£7.71
30 Large flatted scheme (1000 units)	1,000	£12.56	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£0.31	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£0.47	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
23 Large flatted scheme (100 units)	100	£0.25	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£0.25	£17.68	£14.96	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£0.25	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£0.38	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£0.40	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£2.90
28 Large flatted scheme (400 units)	400	£0.50	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53
29 Large flatted scheme (600 units)	600	£0.67	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£7.71
30 Large flatted scheme (1000 units)	1,000	£1.82	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£46.08	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£46.08	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£6.43	
0.40	£46.08	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£46.08	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£6.11	
0.50	£46.08	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£46.08	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£46.08	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.86	
0.75	£46.08	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£46.08	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£3.62	
1.00	£46.08	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53	
1.33	£46.08	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£5.78	
3.64	£46.08	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£29.25	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£6.43	
0.40	£29.25	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£29.25	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£6.11	
0.50	£29.25	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£29.25	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£29.25	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.86	
0.75	£29.25	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£29.25	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£3.62	
1.00	£29.25	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53	
1.33	£29.25	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£5.78	
3.64	£29.25	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£9.43	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£6.43	
0.40	£9.43	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£9.43	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£6.11	
0.50	£9.43	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£9.43	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£9.43	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.86	
0.75	£9.43	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£9.43	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£3.62	
1.00	£9.43	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£4.53	
1.33	£9.43	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£5.78	
3.64	£9.43	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

BLV per ha (£m)	Site area	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20		

Table 6.36.18: Build to rent appraisal results – value area I (no grant) – 100% London Affordable Rent

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £10,300 psm 100% 0%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48	
20 Medium housing scheme (50 units)	50	£30.90	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97	
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19	
22 Medium housing scheme (75 units)	75	£46.35	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62	
23 Large flatted scheme (100 units)	100	£24.72	£17.85	£15.20	£12.58	£9.96	£8.65	£7.33	£4.79	
24 Large flatted scheme (125 units)	125	£24.72	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45	
25 Large flatted scheme (150 units)	150	£24.72	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£8.58	
26 Large flatted scheme (200 units)	200	£37.08	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89	
27 Large flatted scheme (300 units)	300	£39.55	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£3.38	
28 Large flatted scheme (400 units)	400	£49.44	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27	
29 Large flatted scheme (600 units)	600	£65.92	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£1.34	
30 Large flatted scheme (1000 units)	1,000	£179.78	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.88	

BLV: SECONDARY OFFICES		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48	
20 Medium housing scheme (50 units)	50	£18.28	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19	
22 Medium housing scheme (75 units)	75	£27.42	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62	
23 Large flatted scheme (100 units)	100	£14.63	£17.85	£15.20	£12.58	£9.96	£8.65	£7.33	£4.79	
24 Large flatted scheme (125 units)	125	£14.63	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45	
25 Large flatted scheme (150 units)	150	£14.63	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£8.58	
26 Large flatted scheme (200 units)	200	£21.94	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89	
27 Large flatted scheme (300 units)	300	£23.40	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£3.38	
28 Large flatted scheme (400 units)	400	£29.25	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27	
29 Large flatted scheme (600 units)	600	£39.00	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£1.34	
30 Large flatted scheme (1000 units)	1,000	£106.37	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.88	

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48	
20 Medium housing scheme (50 units)	50	£5.89	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19	
22 Medium housing scheme (75 units)	75	£8.84	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62	
23 Large flatted scheme (100 units)	100	£4.72	£17.85	£15.20	£12.58	£9.96	£8.65	£7.33	£4.79	
24 Large flatted scheme (125 units)	125	£4.72	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45	
25 Large flatted scheme (150 units)	150	£4.72	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£8.58	
26 Large flatted scheme (200 units)	200	£7.07	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89	
27 Large flatted scheme (300 units)	300	£7.54	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£3.38	
28 Large flatted scheme (400 units)	400	£9.43	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27	
29 Large flatted scheme (600 units)	600	£12.57	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£1.34	
30 Large flatted scheme (1000 units)	1,000	£34.30	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.88	

BLV: COMMUNITY LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48	
20 Medium housing scheme (50 units)	50	£2.16	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97	
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19	
22 Medium housing scheme (75 units)	75	£3.24	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62	
23 Large flatted scheme (100 units)	100	£1.73	£17.85	£15.20	£12.58	£9.96	£8.65	£7.33	£4.79	
24 Large flatted scheme (125 units)	125	£1.73	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45	
25 Large flatted scheme (150 units)	150	£1.73	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£8.58	
26 Large flatted scheme (200 units)	200	£2.59	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89	
27 Large flatted scheme (300 units)	300	£2.76	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£3.38	
28 Large flatted scheme (400 units)	400	£3.45	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27	
29 Large flatted scheme (600 units)	600	£4.60	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£1.34	
30 Large flatted scheme (1000 units)	1,000	£12.56	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.88	

BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£/m)	Residual land values (£/m)						
Description				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48	
20 Medium housing scheme (50 units)	50	£0.31	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97	
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19	
22 Medium housing scheme (75 units)	75	£0.47	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62	
23 Large flatted scheme (100 units)	100	£0.25	£17.85	£15.20	£12.58	£9.96	£8.65	£7.33	£4.79	
24 Large flatted scheme (125 units)	125	£0.25	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45	
25 Large flatted scheme (150 units)	150	£0.25	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£8.58	
26 Large flatted scheme (200 units)	200	£0.38	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89	
27 Large flatted scheme (300 units)	300	£0.40	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£3.38	
28 Large flatted scheme (400 units)	400	£0.50	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27	
29 Large flatted scheme (600 units)	600	£0.67	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£1.34	
30 Large flatted scheme (1000 units)	1,000	£1.82	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.88	

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£49.44	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93
0.62	£49.44	£23.64	£20.82	£18.00	£15.19	£13.78	£12.37	£9.55
0.40	£49.44	£45.70	£40.15	£34.61	£29.06	£26.29	£23.51	£17.97
0.94	£49.44	£22.76	£20.05	£17.33	£14.62	£13.26	£11.91	£9.19
0.50	£49.44	£35.65	£30.41	£25.16	£19.92	£17.30	£14.66	£9.40
0.50	£49.44	£41.78	£35.61	£29.45	£23.28	£20.19	£17.10	£10.91
0.50	£49.44	£51.26	£43.65	£36.04	£28.43	£24.61	£20.79	£13.15
0.75	£49.44	£46.01	£39.19	£32.36	£25.54	£22.12	£18.70	£11.85
0.80	£49.44	£47.59	£38.19	£28.79	£19.40	£14.70	£9.97	£3.48
1.00	£49.44	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27
1.33	£49.44	£52.95	£42.22	£31.48	£20.71	£15.30	£9.89	£1.81
3.64	£49.44	£42.44	£36.10	£29.77	£23.43	£20.25	£17.06	£10.69

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93
0.62	£29.25	£23.64	£20.82	£18.00	£15.19	£13.78	£12.37	£9.55
0.40	£29.25	£45.70	£40.15	£34.61	£29.06	£26.29	£23.51	£17.97
0.94	£29.25	£22.76	£20.05	£17.33	£14.62	£13.26	£11.91	£9.19
0.50	£29.25	£35.65	£30.41	£25.16	£19.92	£17.30	£14.66	£9.40
0.50	£29.25	£41.78	£35.61	£29.45	£23.28	£20.19	£17.10	£10.91
0.50	£29.25	£51.26	£43.65	£36.04	£28.43	£24.61	£20.79	£13.15
0.75	£29.25	£46.01	£39.19	£32.36	£25.54	£22.12	£18.70	£11.85
0.80	£29.25	£47.59	£38.19	£28.79	£19.40	£14.70	£9.97	£3.48
1.00	£29.25	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27
1.33	£29.25	£52.95	£42.22	£31.48	£20.71	£15.30	£9.89	£1.81
3.64	£29.25	£42.44	£36.10	£29.77	£23.43	£20.25	£17.06	£10.69

Site area	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93
0.62	£9.43	£23.64	£20.82	£18.00	£15.19	£13.78	£12.37	£9.55
0.40	£9.43	£45.70	£40.15	£34.61	£29.06	£26.29	£23.51	£17.97
0.94	£9.43	£22.76	£20.05	£17.33	£14.62	£13.26	£11.91	£9.19
0.50	£9.43	£35.65	£30.41	£25.16	£19.92	£17.30	£14.66	£9.40
0.50	£9.43	£41.78	£35.61	£29.45	£23.28	£20.19	£17.10	£10.91
0.50	£9.43	£51.26	£43.65	£36.04	£28.43	£24.61	£20.79	£13.15
0.75	£9.43	£46.01	£39.19	£32.36	£25.54	£22.12	£18.70	£11.85
0.80	£9.43	£47.59	£38.19	£28.79	£19.40	£14.70	£9.97	£3.48
1.00	£9.43	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£0.27
1.33	£9.43	£52.95	£42.22	£31.48	£20.71	£15.30	£9.89	£1.81
3.64	£9.43	£42.44	£36.10	£29.77	£23.43	£20.25	£17.06	£10.69

Site area	BLV per ha (£/m)	Residual land values (£/m)						
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- 6.37 The results of the appraisals based on Build to rent schemes confirms that the Council's targets in emerging Policy H4.1 are viable in many circumstances, but there will be more occasions where individual schemes may need to come forward with a reduced affordable housing percentage. This reflects live experience with Build to rent schemes. As with Build for sale schemes, the level of affordable housing varies between sites, depending on the relationship between existing use value and the quantum and mix of new development proposed. As Policy H4.1 already provides sufficient flexibility to address the varying scenarios identified by our appraisals, there is no need for the Council to set different targets or adopt a different approach to Build to rent schemes.
- 6.38 As can be noted from the results in tables 6.36.1 to 6.36.18, there is no uniform level of affordable housing where Build to rent schemes are viable. Where the affordable element is provided as London Affordable Rent, residual land values are lower and as a consequence, a lower percentage of affordable housing could be provided. Some schemes can meet the 35% affordable housing requirement (or more), so adopting a specific Build to rent target at any lower percentage would mean that some schemes that *could* have delivered 35% would no longer be required to do so if the Council adopted a lower percentage target.
- 6.39 Build to rent schemes are showing the lowest levels of viability in the lowest value areas, but elsewhere, the schemes perform well against many of the benchmark land values. In common with Build for sale schemes, the schemes generate lower residual land values than the highest existing use values in many cases.
- 6.40 Given that there is no clear outcome from the appraisals in terms of a universally viable percentage of affordable housing, or even a universal set of circumstances across the Borough, we recommend that the Council apply the targets in emerging Policy H4.1 to Build to rent schemes. This would aid simplicity and implementation, as all stakeholders would have a clear understanding. Furthermore, applying the same approach to affordable housing to all types of scheme would not result in incentives to deliver a certain type of scheme in place of another; a single policy would provide a level playing field for all schemes. Build to rent schemes would not be disadvantaged by their different economics (as recognised by the Mayor London's Viability SPG) because Policy H4.1 is applied flexibly, having regards to scheme-specific viability and other scheme and site-specific factors.
- 6.41 Clearly, however, it is likely to be necessary to adopt a different approach to tenure mix of Build to rent schemes, given the significantly different target market. We have modelled the schemes with the affordable housing element provided at rent levels which are equivalent to those for London Living Rent, in line with the GLA Affordable Homes Programme guidance. Given that our appraisals indicate that viability of Build to rent schemes is challenging, adopting alternative tenures to London Living Rent would result in a worse outcome, as evidenced by our appraisals which apply rent levels equivalent to London Affordable Rent. We therefore recommend that Policy H4.1 seeks provision on Build to rent schemes of 35% to 50% affordable housing with a tenure mix of 100% London Living Rent where necessary to assist viability. In higher values areas, the appraisal results indicate that the Council could seek rent levels which are equivalent to London Affordable Rent.
- 6.42 As noted previously, it is inconceivable that operators would wish to purchase Build to rent schemes with less than 100 units, but it is possible that a range of new operators could enter the market over the Plan period, some of whom could be interested in significantly smaller schemes. Given that Build to rent schemes are operated by a single entity, with the affordable element retained by the same operator as the private housing, many of the practical issues identified in relation to affordable housing on smaller sites would not arise on rented schemes. The Council could therefore consider adopting a lower threshold for on-site provision than Build for sale schemes, subject to resolving how fractions of units will be addressed.

Self-build, custom build and Community-led housing

- 6.43 The Council's emerging policy H4.2 (e) indicates that it will support custom, self-build and community-led housing which optimise use of land and meet all relevant policy requirements, such as those for affordable housing. The adopted London Plan (Policy H2) encourages local planning authorities to pro-actively support people wishing to bring forward custom, self-build and community-led housing. This policy has been brought forward into the 'Intend to Publish' London Plan (December 2019).

- 6.44 The immediate difficulty with self-build and custom build housing is that those wishing to embark on such a venture are a disparate group, ranging from people with little access to capital and cannot afford to access home ownership through traditional routes to others who have significant access to capital and high incomes. If the Council intends to adopt a policy which secures access to 'affordable' plots of land from development sites, it would need to carefully define qualifying criteria for access to such plots.
- 6.45 There will be practical difficulties on larger schemes with the provision of self-build plots. These developments tend to be flatted schemes and the provision of separate plots of land will not be possible. In flatted schemes, limited forms of custom build may be possible, but this would be limited to internal fit-out and many developers already provide purchasers with significant choice. It is therefore likely that provision of self-build plots will be limited to schemes of houses, or mixed schemes of houses and flats, on which it will be possible for a plot or a number of plots to be serviced and sold to self-builders.
- 6.46 The economics of providing a self-build plot for a developer are very similar to those of a standard development where they build all the units themselves and sell to purchasers. Rather than incurring all the build costs and then selling the unit at 'completed' value, the developer will simply sell a plot at an equivalent residual plot value (i.e. a notional completed value less notional costs, including profit). The receipt would cover their profit and their original cost of purchasing the part of the Site that the plot occupies. This is illustrated in Table 6.46.1 which shows the appraisal inputs and outputs for Development Typology 9, a scheme of 9 houses²³. We have extrapolated from the base figures to show the impact on the appraisal of removing one of the units and assuming that this is sold as a self-build plot, with the Developer receiving a serviced plot value in place of incurring the build costs and receiving the full completed market value for the unit. The residual values generated by the scheme with 8 developer-built units and 1 self-build unit are broadly the same.

Table 6.46.1: Residual land values generated by 9-unit scheme (developer build and 1 self-build – value area E - £7,500 per square metre)

	Whole scheme	Per plot	Whole scheme, incl 1 Self-Build plot
Completed unit values	£6,337,500	£704,167	£5,633,333
Serviced plot receipt	n/a		£266,050
Base build costs	£1,645,851	£182,872	£1,462,979
Contingency	£82,293	£9,144	£73,149
Professional fees	£172,814	£19,202	£153,612
CIL	£310,494	£34,499	£275,995
Marketing and agency fees	£205,969	£22,885	£183,084
Section 106	£13,500	£1,500	£12,000
Accessibility standards	£4,689	£521	£4,168
Carbon offset	£16,020	£1,780	£14,240
Developer's profit	£1,140,750	£126,750	£1,061,889
Finance costs	£350,674	£38,964	£311,710
Gross residual land value	£2,394,446	£266,050	£2,346,557
Site acquisition costs (SDLT, agents)	£162,822	£18,091	£159,566
Net residual land value	£2,231,624	£247,958	£2,186,991

²³ The results would be the same for a scheme of houses of any size as the impact of providing a plot as a serviced plot to be built by another party is the same, regardless of how many units there in a scheme. This is because the price paid by the self-builder would reflect the costs that are incurred by the Developer (e.g. costs of site servicing).

- 6.47 Providing that self-build plots are sold at an equivalent plot value, there would be no demonstrable impact on the viability of development – as noted above, the difference in residual land values generated by the two scenarios above is modest at just 2% of residual land value.
- 6.48 However, if the Council wishes to secure access to self-build plots at less than the equivalent plot values as outlined above, there would be a more significant impact on the residual land value. It is difficult to define an ‘affordable plot value’, but it might be possible to argue that halving the plot value above would fulfil the objective of improving access for a self-builder. The amount of plot subsidy will vary according to market values; a 50% subsidy to plot value equates to between £39,400 at value area A to £220,630 in value area I. The appraisal results in Table 6.4.5 show that a 9-unit scheme would be able to absorb the plot subsidy required to halve the cost of a plot to a self-builder, as summarised in Table 6.48.1. This shows that the residual land value after deducting the subsidy to the self-build plot would remain above the secondary industrial, community use and garden/open land benchmarks in all but Area A, where the residual land value is already lower than the industrial BLV before the plot subsidy is applied.

Table 6.48.1: Impact of provision of ‘affordable’ plot on 9-unit development (typology 9) – all values expressed in £ millions

Value area	Benchmark land values					Residual values before self-build discount		Served plot receipt		Residual after self-build discount
	Resi	Office	Industrial	Community	Open land	Residual 100% private	Residual 20% AH	Plot receipt	Plot receipt (50% discount)	Residual 20% AH
A	£1.83	£2.47	£0.80	£0.29	£0.04	£0.66	£0.53	£0.0788	£0.0394	£0.49
B	£2.11	£2.47	£0.80	£0.29	£0.04	£1.06	£0.87	£0.1259	£0.0629	£0.81
C	£2.43	£2.47	£0.80	£0.29	£0.04	£1.50	£1.25	£0.1793	£0.0896	£1.16
D	£2.72	£2.47	£0.80	£0.29	£0.04	£1.89	£1.58	£0.2259	£0.1129	£1.47
E	£3.04	£2.47	£0.80	£0.29	£0.04	£2.23	£1.86	£0.2669	£0.1334	£1.73
F	£3.33	£2.47	£0.80	£0.29	£0.04	£2.62	£2.18	£0.3127	£0.1563	£2.02
G	£3.61	£2.47	£0.80	£0.29	£0.04	£3.01	£2.49	£0.3593	£0.1797	£2.31
H	£3.90	£2.47	£0.80	£0.29	£0.04	£3.41	£2.80	£0.4056	£0.2030	£2.60
I	£4.18	£2.47	£0.80	£0.29	£0.04	£3.80	£3.12	£0.4526	£0.2263	£2.89

- 6.49 These results indicate that the Council could apply a requirement for self-build plots to be provided at a discount to full plot value without adversely impacting on the ability of developers to bring sites forward. However, this requirement is unlikely to be possible where the existing use value is either offices or existing residential and the requirement will need to be applied on a ‘subject to viability’ basis on these types of site.

Self-build groups and affordable housing

- 6.50 There is a separate question of whether groups of self-builders who have purchased a site to divide between members of the group for self-build should be required to contribute towards affordable housing through a payment in lieu. In principle, if a self-build group reflects an affordable housing contribution in the price they pay to acquire the land, (subject to this being no lower than existing use value) then they would, in principle, be able to afford a financial contribution. However, unlike developers, self-builders will not be realising a capital receipt upon completion of construction of their unit from which to fund a financial contribution and would need to borrow to fund this. As an alternative, the financial contribution could be paid upon eventual sale, which is an approach adopted by Islington Council for their small sites affordable housing contribution.

Community land trusts

- 6.51 Community Land Trusts ('CLTs') are established to develop and manage homes and other assets that are valued by communities, and retain long term ownership to ensure that housing remains affordable in perpetuity.
- 6.52 CLTs have not provided significant numbers of units in the UK; there are currently 263 legally incorporated CLTs in England and Wales but only 935 housing units have been delivered to date (an average of 3.55 units per CLT).
- 6.53 In order to work successfully, CLTs would need to acquire land at a significant discount to ensure that costs of rent or mortgage to the occupiers are reduced to affordable levels. In the absence of public land being made available, in a Borough like Merton with strong competition for land, it is inconceivable that CLTs will be able to access land at prices they can afford. If the Council wishes to promote a programme of development by CLTs, it is likely that it would need to exercise its Compulsory Purchase powers to acquire sites. This is likely to be a less efficient approach to provision of new affordable housing in comparison to delivery through registered providers, which serve the same function of retaining affordable housing in perpetuity.
- 6.54 CLTs will also wish to give priority to any affordable housing they provide to their members. In contrast to registered providers – which will enter into nomination agreements with the Council to give priority access to households on their waiting list – CLTs will be less likely to provide access to households from the waiting list. This makes provision through CLTs an inferior option to standard provision through registered providers.

Emerging climate change policies

- 6.55 As noted in Section 4.21, the Council is considering its approach to climate change policies and we have tested a baseline requirement which reflects the new London Plan carbon offset requirement and five alternative scenarios which use a mix of technology and carbon offset payments. The baseline scenario and five alternative scenarios are summarised in Table 4.21.1.
- 6.56 We have run the appraisals incorporating the baseline scenario and then re-tested with the five alternative scenarios. For each typology, we have assumed that affordable housing is provided at 35% in line with the requirements of emerging Policy H4.1. In order to test the potential impact of the emerging scenarios on affordable housing delivery, we have adjusted the affordable housing percentage in each typology to restore the residual land value to the level generated by the baseline scenario.
- 6.57 It should be noted that in many cases, the residual land values (reflecting 35% affordable housing) will exceed the benchmark land values and the additional costs of the climate change scenarios could be funded from this surplus without the need to reduce affordable housing provision. However, where residual land values are only marginally higher than benchmark land values, additional costs will reverse the relationship between residual and benchmark and this would necessitate a reduction in affordable housing levels.
- 6.58 The results of this exercise are summarised in tables 6.58.1 to 6.58.9, with each set of tables reflected the nine different value areas used for the other testing. A comparison of residual values to benchmark land values is provided at Appendix 14.
- 6.59 The potential impact of the climate change scenarios varies between value areas and is more acute in the lower values areas. This is because the residual values generated in the lower value areas are low and any additional costs have a greater proportional impact than in higher value areas. For example, Typology 20 (a scheme of 50 houses) generates a residual land value of £2,903,477 with baseline climate change costs in Area A. The equivalent residual value in Area I is £13,179,684. However, the cost of additional climate change measures is the same in both areas (£334,261). This additional cost equates to 11.5% of the residual land value in Area A, but only 2.5% in Area I. Consequently, the adjustment to the level of affordable housing required to 'make good' the reduction in residual land value is significantly higher in Area A than in Area I. For typology 20, the affordable housing in Area A would need to reduce from 35% to 24.87%, but in Area I, a much more limited reduction would be required (from 35% to 33.19%).

Table 6.58.1: Climate change scenarios – Value Area A

Site ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	17,524	17,777	35.15%	13,790	32.73%	2,386	25.79%	10,359	30.64%	-1,061	23.70%
2	Small site 2 - 3 units (houses)	3	20,168	20,487	35.15%	15,456	32.74%	1,065	25.83%	11,126	30.66%	-3,311	23.75%
3	Small site 2 - 4 units (houses)	4	194,658	195,020	35.12%	189,289	33.15%	172,896	27.51%	184,357	31.45%	167,964	25.81%
4	Small site 3 - 5 units (houses)	5	250,450	250,915	35.12%	243,559	33.15%	222,514	27.50%	237,227	31.45%	216,182	25.80%
5	Small site 4 - 5 units (flats)	5	-102,782	-104,530	34.34%	-127,361	25.72%	-136,720	22.19%	-142,993	19.82%	-154,614	15.43%
6	Small site 5 - 6 units (flats)	6	-118,226	-120,216	34.34%	-146,200	25.73%	-156,851	22.20%	-163,991	19.83%	-177,217	15.44%
7	Small site 6 - 8 units (houses)	8	375,057	375,758	35.12%	364,685	33.15%	333,006	27.52%	355,154	31.46%	323,475	25.82%
8	Small site 8 - 8 units (flats)	8	-161,895	-164,638	34.34%	-200,461	25.72%	-215,145	22.19%	-224,989	19.82%	-243,222	15.43%
9	Small site 9 - 9 units (houses)	9	436,334	437,162	35.13%	424,086	33.11%	386,680	27.33%	412,831	31.37%	375,424	25.59%
10	Small site 10 - 9 units (flats)	9	-183,616	-186,599	34.32%	-225,542	25.48%	-241,505	21.86%	-252,206	19.43%	-272,028	14.93%
11	Medium mixed housing/flatted scheme (10 units)	10	256,339	256,238	34.98%	237,243	31.57%	205,746	25.90%	222,534	28.92%	190,114	23.09%
12	Medium housing scheme (10 units)	10	477,040	477,946	35.13%	463,633	33.11%	422,684	27.33%	451,313	31.37%	410,364	25.59%
13	Medium mixed housing/flatted scheme (15 units)	15	283,636	282,715	34.89%	247,852	30.71%	202,944	25.33%	221,783	27.59%	174,658	21.95%
14	Medium housing scheme (15 units)	15	736,556	737,951	35.13%	715,900	33.11%	652,818	27.33%	696,920	31.37%	633,837	25.59%
15	Medium mixed housing/flatted scheme (30 units)	30	698,671	696,071	34.84%	619,436	30.19%	530,753	24.81%	562,851	26.76%	468,890	21.06%
16	Medium housing scheme (30 units)	30	-632,811	-642,744	34.30%	-772,447	25.22%	-825,614	21.50%	-861,253	19.01%	-927,273	14.39%
17	Medium mixed housing/flatted scheme (40 units)	40	653,825	648,974	34.78%	536,277	29.59%	423,861	24.41%	454,358	25.81%	333,451	20.24%
18	Medium housing scheme (40 units)	40	1,662,036	1,665,432	35.14%	1,611,771	32.96%	1,458,257	26.75%	1,565,581	31.09%	1,412,069	24.88%
19	Medium mixed housing/flatted scheme (50 units)	50	995,139	989,978	34.79%	860,504	29.63%	724,137	24.20%	765,872	25.86%	620,042	20.05%
20	Medium housing scheme (50 units)	50	2,093,477	2,097,752	35.14%	2,030,206	32.96%	1,836,973	26.74%	1,972,065	31.09%	1,778,833	24.87%
21	Medium mixed housing/flatted scheme (75 units)	75	1,909,704	1,905,352	34.88%	1,734,554	30.24%	1,511,631	24.19%	1,606,625	26.77%	1,372,960	20.43%
22	Medium housing scheme (75 units)	75	2,938,765	2,945,122	35.15%	2,844,670	32.83%	2,557,301	26.19%	2,758,206	30.83%	2,470,836	24.20%
23	Large flatted scheme (100 units)	100	-1,986,244	-2,018,906	34.28%	-2,445,430	24.89%	-2,620,267	21.05%	-2,737,465	18.47%	-2,954,569	13.69%
24	Large flatted scheme (125 units)	125	-2,700,520	-2,740,128	34.23%	-3,257,351	24.17%	-3,469,366	20.05%	-3,611,486	17.29%	-3,874,757	12.17%
25	Large flatted scheme (150 units)	150	-3,355,304	-3,403,972	34.23%	-4,039,506	24.17%	-4,300,018	20.04%	-4,474,646	17.28%	-4,798,139	12.16%
26	Large flatted scheme (200 units)	200	-4,284,715	-4,349,035	34.29%	-5,188,981	25.02%	-5,533,283	21.22%	-5,764,079	18.68%	-6,191,619	13.96%
27	Large flatted scheme (300 units)	300	-19,568,130	-19,684,808	34.12%	-21,208,487	22.68%	-21,833,057	18.00%	-22,251,726	14.85%	-23,027,291	9.03%
28	Large flatted scheme (400 units)	400	-26,318,585	-26,472,005	34.06%	-28,475,483	21.72%	-29,296,728	16.66%	-29,847,233	13.27%	-30,867,021	6.99%
29	Large flatted scheme (600 units)	600	-40,113,906	-40,343,480	34.06%	-43,341,447	21.80%	-44,570,344	16.77%	-45,394,109	13.40%	-46,920,102	7.16%
30	Large flatted scheme (1000 units)	1,000	-22,301,661	-22,606,443	34.25%	-26,586,535	24.40%	-28,218,013	20.37%	-29,311,642	17.66%	-31,337,545	12.65%

Table 6.58.2: Climate change scenarios – Value Area B

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	90,647	90,900	35.11%	86,914	33.43%	75,509	28.62%	83,482	31.98%	72,077	27.17%
2	Small site 2 - 3 units (houses)	3	112,443	112,762	35.11%	107,731	33.43%	93,340	28.64%	103,401	31.99%	89,010	27.20%
3	Small site 2 - 4 units (houses)	4	323,493	323,855	35.09%	318,125	33.72%	301,732	29.81%	313,193	32.54%	296,800	28.63%
4	Small site 3 - 5 units (houses)	5	415,847	416,312	35.09%	408,956	33.72%	387,911	29.80%	402,624	32.54%	381,578	28.63%
5	Small site 4 - 5 units (flats)	5	28,894	27,171	34.56%	4,658	28.79%	-4,635	26.42%	-10,908	24.84%	-22,529	21.90%
6	Small site 5 - 6 units (flats)	6	31,654	29,693	34.56%	4,071	28.79%	-6,522	26.43%	-13,662	24.84%	-26,888	21.91%
7	Small site 6 - 8 units (houses)	8	624,024	624,725	35.09%	613,651	33.72%	581,973	29.81%	604,120	32.54%	572,442	28.63%
8	Small site 8 - 8 units (flats)	8	44,721	42,016	34.56%	6,694	28.79%	-7,896	26.43%	-17,739	24.84%	-35,973	21.91%
9	Small site 9 - 9 units (houses)	9	728,414	729,229	35.09%	716,336	33.72%	679,310	29.77%	705,238	32.54%	668,055	28.57%
10	Small site 10 - 9 units (flats)	9	40,083	37,143	34.55%	-1,275	28.67%	-17,238	26.26%	-27,939	24.64%	-47,762	21.65%
11	Medium mixed housing/flatted scheme (10 units)	10	523,868	523,766	34.99%	504,771	32.67%	473,274	28.83%	490,062	30.88%	457,642	26.93%
12	Medium housing scheme (10 units)	10	796,781	797,674	35.09%	783,559	33.72%	743,019	29.77%	771,411	32.54%	730,699	28.57%
13	Medium mixed housing/flatted scheme (15 units)	15	688,613	687,690	34.93%	652,829	32.10%	607,919	28.47%	626,759	29.99%	579,634	26.18%
14	Medium housing scheme (15 units)	15	1,229,104	1,230,480	35.09%	1,208,737	33.72%	1,146,307	29.77%	1,190,021	32.54%	1,127,326	28.57%
15	Medium mixed housing/flatted scheme (30 units)	30	1,508,679	1,506,115	34.90%	1,430,549	31.81%	1,343,104	28.23%	1,374,753	29.52%	1,282,104	25.74%
16	Medium housing scheme (30 units)	30	109,139	99,346	34.54%	-28,952	28.54%	-82,119	26.08%	-117,758	24.43%	-183,778	21.37%
17	Medium mixed housing/flatted scheme (40 units)	40	1,730,703	1,725,920	34.85%	1,614,795	31.41%	1,503,946	27.98%	1,534,020	28.91%	1,414,798	25.21%
18	Medium housing scheme (40 units)	40	2,845,245	2,848,642	35.09%	2,794,980	33.62%	2,641,468	29.40%	2,748,790	32.35%	2,595,278	28.13%
19	Medium mixed housing/flatted scheme (50 units)	50	2,268,839	2,263,751	34.86%	2,136,083	31.47%	2,001,619	27.89%	2,042,772	28.98%	1,898,976	25.16%
20	Medium housing scheme (50 units)	50	3,582,832	3,587,107	35.09%	3,519,561	33.62%	3,326,329	29.40%	3,461,420	32.35%	3,268,188	28.13%
21	Medium mixed housing/flatted scheme (75 units)	75	3,872,050	3,867,698	34.92%	3,696,899	31.87%	3,473,977	27.89%	3,568,971	29.59%	3,335,306	25.41%
22	Medium housing scheme (75 units)	75	5,126,997	5,133,266	35.10%	5,033,109	33.55%	4,745,740	29.11%	4,946,644	32.21%	4,659,275	27.78%
23	Large flatted scheme (100 units)	100	440,760	408,554	34.53%	-12,189	28.38%	-187,025	25.86%	-304,223	24.16%	-521,327	21.03%
24	Large flatted scheme (125 units)	125	211,493	172,439	34.50%	-342,344	28.03%	-554,359	25.37%	-696,479	23.59%	-959,750	20.29%
25	Large flatted scheme (150 units)	150	223,328	175,340	34.50%	-457,713	28.02%	-718,224	25.37%	-892,853	23.59%	-1,216,346	20.29%
26	Large flatted scheme (200 units)	200	488,627	426,089	34.53%	-396,107	28.45%	-735,604	25.95%	-963,180	24.28%	-1,385,545	21.18%
27	Large flatted scheme (300 units)	300	-12,507,880	-12,624,558	34.42%	-14,148,235	26.90%	-14,772,806	23.82%	-15,191,474	21.75%	-15,967,040	17.93%
28	Large flatted scheme (400 units)	400	-17,149,675	-17,303,094	34.39%	-19,306,572	26.44%	-20,127,818	23.17%	-20,678,323	20.99%	-21,698,111	16.94%
29	Large flatted scheme (600 units)	600	-26,356,752	-26,586,326	34.39%	-29,584,292	26.48%	-30,813,189	23.24%	-31,636,955	21.06%	-33,162,947	17.03%
30	Large flatted scheme (1000 units)	1,000	28,076	-267,863	34.51%	-4,146,933	28.14%	-5,755,647	25.53%	-6,834,016	23.78%	-8,831,650	20.53%

Table 6.58.3: Climate change scenarios – Value Area C

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	174,217	174,469	35.08%	170,482	33.84%	159,078	30.28%	167,051	32.77%	155,647	29.21%
2	Small site 2 - 3 units (houses)	3	217,900	218,218	35.08%	213,188	33.84%	198,796	30.29%	208,858	32.77%	194,466	29.22%
3	Small site 2 - 4 units (houses)	4	470,734	471,096	35.06%	465,366	34.05%	448,973	31.16%	460,434	33.18%	444,041	30.28%
4	Small site 3 - 5 units (houses)	5	604,873	605,338	35.06%	597,981	34.05%	576,937	31.15%	591,649	33.18%	570,604	30.28%
5	Small site 4 - 5 units (flats)	5	177,742	176,018	34.68%	153,506	30.49%	144,278	28.78%	138,093	27.63%	126,634	25.50%
6	Small site 5 - 6 units (flats)	6	201,061	199,099	34.68%	173,478	30.49%	162,975	28.78%	155,936	27.63%	142,893	25.50%
7	Small site 6 - 8 units (houses)	8	908,556	909,257	35.06%	898,184	34.05%	866,507	31.16%	888,653	33.18%	856,975	30.29%
8	Small site 8 - 8 units (flats)	8	278,273	275,568	34.68%	240,245	30.49%	225,766	28.78%	216,060	27.63%	198,080	25.50%
9	Small site 9 - 9 units (houses)	9	1,059,710	1,060,527	35.06%	1,047,633	34.05%	1,010,748	31.15%	1,036,535	33.18%	999,650	30.28%
10	Small site 10 - 9 units (flats)	9	292,811	289,871	34.67%	251,470	30.42%	235,730	28.68%	225,179	27.51%	205,633	25.34%
11	Medium mixed housing/flatted scheme (10 units)	10	828,212	828,113	34.99%	809,382	33.33%	778,325	30.57%	794,879	32.04%	762,911	29.20%
12	Medium housing scheme (10 units)	10	1,159,442	1,160,336	35.06%	1,146,222	34.05%	1,105,845	31.16%	1,134,073	33.18%	1,093,696	30.28%
13	Medium mixed housing/flatted scheme (15 units)	15	1,150,777	1,149,867	34.95%	1,115,492	32.92%	1,070,750	30.27%	1,089,589	31.38%	1,042,463	28.60%
14	Medium housing scheme (15 units)	15	1,787,801	1,789,176	35.06%	1,767,433	34.05%	1,705,231	31.15%	1,748,717	33.18%	1,686,516	30.28%
15	Medium mixed housing/flatted scheme (30 units)	30	2,434,112	2,431,548	34.92%	2,355,982	32.67%	2,268,537	30.07%	2,300,186	31.01%	2,207,537	28.25%
16	Medium housing scheme (30 units)	30	945,972	936,314	34.67%	809,304	30.38%	756,879	28.60%	721,737	27.41%	656,639	25.21%
17	Medium mixed housing/flatted scheme (40 units)	40	2,956,701	2,951,919	34.89%	2,840,795	32.39%	2,729,945	29.89%	2,760,018	30.57%	2,640,798	27.88%
18	Medium housing scheme (40 units)	40	4,197,485	4,200,881	35.07%	4,147,220	33.99%	3,993,708	30.90%	4,101,030	33.06%	3,947,518	29.97%
19	Medium mixed housing/flatted scheme (50 units)	50	3,722,428	3,717,339	34.90%	3,589,672	32.44%	3,455,207	29.85%	3,496,360	30.64%	3,352,564	27.87%
20	Medium housing scheme (50 units)	50	5,284,952	5,289,227	35.07%	5,221,681	33.99%	5,028,448	30.90%	5,163,540	33.06%	4,970,308	29.97%
21	Medium mixed housing/flatted scheme (75 units)	75	6,103,470	6,099,178	34.95%	5,930,762	32.79%	5,710,950	29.97%	5,804,619	31.17%	5,574,214	28.22%
22	Medium housing scheme (75 units)	75	7,604,510	7,610,778	35.07%	7,511,728	33.96%	7,228,368	30.79%	7,426,470	33.01%	7,143,110	29.84%
23	Large flatted scheme (100 units)	100	3,152,922	3,121,165	34.66%	2,706,462	30.27%	2,536,471	28.47%	2,422,521	27.26%	2,211,432	25.03%
24	Large flatted scheme (125 units)	125	3,465,030	3,426,520	34.65%	2,923,631	30.07%	2,717,491	28.19%	2,579,309	26.93%	2,323,334	24.59%
25	Large flatted scheme (150 units)	150	4,221,597	4,174,278	34.65%	3,556,356	30.06%	3,303,064	28.18%	3,133,274	26.92%	2,818,746	24.59%
26	Large flatted scheme (200 units)	200	5,822,471	5,760,807	34.67%	4,947,813	30.31%	4,613,052	28.52%	4,388,652	27.32%	3,972,960	25.09%
27	Large flatted scheme (300 units)	300	-4,439,022	-4,555,700	34.59%	-6,079,377	29.18%	-6,703,948	26.97%	-7,122,616	25.48%	-7,898,182	22.73%
28	Large flatted scheme (400 units)	400	-6,670,920	-6,824,341	34.57%	-8,827,818	28.91%	-9,649,063	26.59%	-10,199,568	25.03%	-11,219,356	22.15%
29	Large flatted scheme (600 units)	600	-10,634,290	-10,863,864	34.57%	-13,861,831	28.94%	-15,090,727	26.63%	-15,914,493	25.08%	-17,440,485	22.22%
30	Large flatted scheme (1000 units)	1,000	24,638,986	24,350,862	34.65%	20,588,309	30.14%	19,046,002	28.29%	18,012,147	27.05%	16,096,973	24.76%

Table 6.58.4: Climate change scenarios – Value Area D

LP Ref	Site	No of units	Climate Change Scenarios										
			Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	247,340	247,592	35.06%	243,605	34.05%	232,201	31.15%	240,174	33.18%	228,770	30.28%
2	Small site 2 - 3 units (houses)	3	310,173	310,492	35.06%	305,461	34.05%	291,070	31.16%	301,131	33.18%	286,740	30.29%
3	Small site 2 - 4 units (houses)	4	599,570	599,932	35.05%	594,202	34.23%	577,809	31.87%	589,269	33.52%	572,876	31.16%
4	Small site 3 - 5 units (houses)	5	770,270	770,735	35.05%	763,379	34.23%	742,333	31.87%	757,047	33.52%	736,001	31.16%
5	Small site 4 - 5 units (flats)	5	307,984	306,260	34.74%	283,747	31.37%	274,520	29.98%	268,334	29.05%	256,875	27.34%
6	Small site 5 - 6 units (flats)	6	349,293	347,330	34.74%	321,709	31.37%	311,207	29.98%	304,167	29.06%	291,125	27.34%
7	Small site 6 - 8 units (houses)	8	1,157,524	1,158,224	35.05%	1,147,150	34.23%	1,115,473	31.87%	1,137,620	33.52%	1,105,941	31.16%
8	Small site 8 - 8 units (flats)	8	482,631	479,925	34.74%	444,602	31.37%	430,123	29.98%	420,417	29.05%	402,438	27.34%
9	Small site 9 - 9 units (houses)	9	1,349,595	1,350,411	35.05%	1,337,518	34.23%	1,300,633	31.87%	1,326,420	33.52%	1,289,535	31.16%
10	Small site 10 - 9 units (flats)	9	513,949	511,008	34.74%	472,608	31.31%	456,867	29.91%	446,316	28.97%	426,769	27.22%
11	Medium mixed housing/flatted scheme (10 units)	10	1,093,229	1,093,129	34.99%	1,074,398	33.64%	1,043,341	31.40%	1,059,896	32.60%	1,027,927	30.29%
12	Medium housing scheme (10 units)	10	1,476,772	1,477,666	35.05%	1,463,551	34.23%	1,423,174	31.87%	1,451,403	33.52%	1,411,026	31.16%
13	Medium mixed housing/flatted scheme (15 units)	15	1,551,951	1,551,041	34.96%	1,516,665	33.31%	1,472,383	31.20%	1,490,960	32.09%	1,444,492	29.87%
14	Medium housing scheme (15 units)	15	2,276,659	2,278,035	35.05%	2,256,292	34.23%	2,194,090	31.87%	2,237,576	33.52%	2,175,375	31.16%
15	Medium mixed housing/flatted scheme (30 units)	30	3,243,866	3,241,302	34.94%	3,165,737	33.12%	3,078,292	31.02%	3,109,940	31.78%	3,017,291	29.55%
16	Medium housing scheme (30 units)	30	1,670,377	1,660,721	34.74%	1,534,612	31.29%	1,482,918	29.87%	1,448,267	28.92%	1,384,076	27.17%
17	Medium mixed housing/flatted scheme (40 units)	40	4,029,451	4,024,668	34.91%	3,913,543	32.89%	3,802,694	30.87%	3,832,768	31.42%	3,713,547	29.25%
18	Medium housing scheme (40 units)	40	5,380,695	5,384,091	35.06%	5,330,430	34.18%	5,176,917	31.68%	5,284,240	33.43%	5,130,727	30.93%
19	Medium mixed housing/flatted scheme (50 units)	50	4,994,318	4,989,229	34.92%	4,861,562	32.94%	4,727,097	30.85%	4,768,250	31.49%	4,624,453	29.25%
20	Medium housing scheme (50 units)	50	6,774,306	6,778,581	35.06%	6,711,036	34.18%	6,517,803	31.68%	6,652,895	33.43%	6,459,662	30.93%
21	Medium mixed housing/flatted scheme (75 units)	75	8,047,320	8,043,028	34.96%	7,874,613	33.22%	7,654,801	30.96%	7,748,470	31.92%	7,518,065	29.55%
22	Medium housing scheme (75 units)	75	9,772,332	9,778,602	35.06%	9,679,551	34.16%	9,396,192	31.60%	9,594,292	33.39%	9,310,934	30.83%
23	Large flatted scheme (100 units)	100	5,520,726	5,488,969	34.73%	5,074,266	31.21%	4,904,274	29.76%	4,790,323	28.79%	4,579,236	27.00%
24	Large flatted scheme (125 units)	125	6,301,639	6,263,129	34.72%	5,760,239	31.06%	5,554,099	29.56%	5,415,918	28.55%	5,159,943	26.69%
25	Large flatted scheme (150 units)	150	7,707,058	7,659,740	34.72%	7,041,817	31.06%	6,788,525	29.56%	6,618,736	28.55%	6,304,208	26.69%
26	Large flatted scheme (200 units)	200	10,437,921	10,376,256	34.73%	9,570,982	31.25%	9,240,893	29.82%	9,019,624	28.86%	8,609,732	27.09%
27	Large flatted scheme (300 units)	300	2,516,082	2,402,637	34.67%	921,184	30.33%	313,922	28.56%	-94,462	27.36%	-859,205	25.16%
28	Large flatted scheme (400 units)	400	2,386,629	2,237,462	34.65%	289,505	30.14%	-516,184	28.29%	-1,059,008	27.05%	-2,064,566	24.75%
29	Large flatted scheme (600 units)	600	2,898,051	2,674,839	34.66%	-243,444	30.15%	-1,455,193	28.31%	-2,267,465	27.07%	-3,772,164	24.78%
30	Large flatted scheme (1000 units)	1,000	45,950,597	45,666,494	34.73%	41,956,441	31.15%	40,435,654	29.69%	39,408,023	28.71%	37,492,850	26.89%

Table 6.58.5: Climate change scenarios – Value Area E

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	308,263	308,515	35.05%	304,529	34.19%	293,124	31.73%	301,098	33.45%	289,693	30.98%
2	Small site 2 - 3 units (houses)	3	387,053	387,372	35.05%	382,341	34.19%	367,950	31.73%	378,011	33.45%	363,619	30.99%
3	Small site 2 - 4 units (houses)	4	706,911	707,273	35.04%	701,542	34.34%	685,150	32.33%	696,610	33.74%	680,217	31.73%
4	Small site 3 - 5 units (houses)	5	908,072	908,538	35.04%	901,182	34.34%	880,136	32.33%	894,850	33.74%	873,804	31.73%
5	Small site 4 - 5 units (flats)	5	409,704	407,981	34.78%	385,469	31.89%	376,241	30.70%	370,055	29.90%	358,596	28.43%
6	Small site 5 - 6 units (flats)	6	465,063	463,101	34.78%	437,480	31.89%	426,977	30.70%	419,937	29.91%	406,895	28.43%
7	Small site 6 - 8 units (houses)	8	1,364,952	1,365,653	35.04%	1,354,580	34.34%	1,322,901	32.33%	1,345,048	33.74%	1,313,370	31.73%
8	Small site 8 - 8 units (flats)	8	642,237	639,532	34.78%	604,209	31.89%	589,730	30.70%	580,024	29.91%	562,044	28.43%
9	Small site 9 - 9 units (houses)	9	1,591,116	1,591,932	35.04%	1,579,038	34.34%	1,542,154	32.33%	1,567,941	33.74%	1,531,056	31.73%
10	Small site 10 - 9 units (flats)	9	686,278	683,338	34.78%	644,937	31.84%	629,197	30.64%	618,645	29.83%	599,099	28.34%
11	Medium mixed housing/flatted scheme (10 units)	10	1,309,689	1,309,590	34.99%	1,290,860	33.84%	1,259,802	31.94%	1,276,356	32.95%	1,244,388	30.99%
12	Medium housing scheme (10 units)	10	1,741,159	1,742,052	35.04%	1,727,938	34.34%	1,687,561	32.33%	1,715,790	33.74%	1,675,413	31.73%
13	Medium mixed housing/flatted scheme (15 units)	15	1,877,514	1,876,604	34.96%	1,842,228	33.56%	1,797,946	31.76%	1,816,523	32.52%	1,770,055	30.62%
14	Medium housing scheme (15 units)	15	2,683,958	2,685,333	35.04%	2,663,591	34.34%	2,601,388	32.33%	2,644,874	33.74%	2,582,673	31.73%
15	Medium mixed housing/flatted scheme (30 units)	30	3,897,050	3,894,486	34.95%	3,818,920	33.40%	3,731,475	31.61%	3,763,124	32.26%	3,670,475	30.36%
16	Medium housing scheme (30 units)	30	2,234,234	2,224,577	34.77%	2,098,468	31.82%	2,046,775	30.61%	2,012,123	29.80%	1,947,932	28.29%
17	Medium mixed housing/flatted scheme (40 units)	40	4,890,923	4,886,140	34.93%	4,775,015	33.20%	4,664,166	31.48%	4,694,240	31.95%	4,575,018	30.10%
18	Medium housing scheme (40 units)	40	6,354,582	6,357,931	35.05%	6,304,728	34.31%	6,151,215	32.18%	6,258,538	33.67%	6,105,026	31.55%
19	Medium mixed housing/flatted scheme (50 units)	50	6,012,272	6,007,184	34.93%	5,879,516	33.24%	5,745,052	31.46%	5,786,205	32.01%	5,642,409	30.11%
20	Medium housing scheme (50 units)	50	8,000,158	8,004,374	35.05%	7,937,425	34.31%	7,744,192	32.18%	7,879,285	33.67%	7,686,051	31.55%
21	Medium mixed housing/flatted scheme (75 units)	75	9,604,271	9,599,979	34.96%	9,431,565	33.49%	9,211,753	31.56%	9,305,422	32.38%	9,075,016	30.36%
22	Medium housing scheme (75 units)	75	11,548,295	11,554,564	35.05%	11,455,514	34.29%	11,172,154	32.12%	11,370,255	33.64%	11,086,896	31.46%
23	Large flatted scheme (100 units)	100	7,348,429	7,316,673	34.77%	6,901,968	31.75%	6,731,977	30.52%	6,618,027	29.69%	6,406,939	28.15%
24	Large flatted scheme (125 units)	125	8,478,186	8,439,677	34.76%	7,936,786	31.63%	7,730,646	30.35%	7,592,465	29.49%	7,336,490	27.90%
25	Large flatted scheme (150 units)	150	10,381,474	10,334,156	34.76%	9,716,234	31.63%	9,462,942	30.35%	9,293,152	29.49%	8,978,624	27.90%
26	Large flatted scheme (200 units)	200	14,007,121	13,945,456	34.77%	13,140,182	31.79%	12,810,093	30.56%	12,588,824	29.74%	12,178,932	28.22%
27	Large flatted scheme (300 units)	300	7,816,934	7,703,489	34.72%	6,222,036	31.00%	5,614,773	29.48%	5,207,707	28.46%	4,453,635	26.57%
28	Large flatted scheme (400 units)	400	9,190,717	9,041,549	34.70%	7,093,593	30.84%	6,295,105	29.26%	5,759,856	28.20%	4,768,328	26.23%
29	Large flatted scheme (600 units)	600	12,974,269	12,754,172	34.71%	9,879,959	30.87%	8,701,789	29.29%	7,912,029	28.24%	6,435,618	26.28%
30	Large flatted scheme (1000 units)	1,000	61,898,915	61,618,537	34.77%	57,949,325	31.73%	56,428,537	30.48%	55,409,109	29.64%	53,520,659	28.07%

Table 6.58.6: Climate change scenarios – Value Area F

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	372,399	372,651	35.04%	368,665	34.33%	357,260	32.30%	365,233	33.72%	353,829	31.69%
2	Small site 2 - 3 units (houses)	3	467,986	468,305	35.04%	463,274	34.34%	448,883	32.31%	458,944	33.72%	444,553	31.69%
3	Small site 2 - 4 units (houses)	4	819,912	820,275	35.04%	814,544	34.46%	798,151	32.80%	809,612	33.96%	793,219	32.30%
4	Small site 3 - 5 units (houses)	5	1,053,141	1,053,607	35.04%	1,046,250	34.46%	1,025,206	32.80%	1,039,918	33.96%	1,018,874	32.30%
5	Small site 4 - 5 units (flats)	5	523,726	522,003	34.82%	499,490	32.46%	490,263	31.49%	484,077	30.84%	472,618	29.64%
6	Small site 5 - 6 units (flats)	6	594,834	592,872	34.82%	567,251	32.46%	556,748	31.49%	549,708	30.84%	536,666	29.64%
7	Small site 6 - 8 units (houses)	8	1,583,320	1,584,021	35.04%	1,572,948	34.46%	1,541,269	32.80%	1,563,416	33.96%	1,531,737	32.30%
8	Small site 8 - 8 units (flats)	8	821,143	818,439	34.82%	783,116	32.46%	768,636	31.49%	758,930	30.84%	740,950	29.64%
9	Small site 9 - 9 units (houses)	9	1,845,372	1,846,189	35.04%	1,833,295	34.46%	1,796,410	32.80%	1,822,197	33.96%	1,785,312	32.30%
10	Small site 10 - 9 units (flats)	9	879,065	876,166	34.82%	838,300	32.46%	822,643	31.49%	812,092	30.83%	792,545	29.62%
11	Medium mixed housing/flatted scheme (10 units)	10	1,541,701	1,541,601	34.99%	1,522,871	34.05%	1,491,814	32.49%	1,508,367	33.32%	1,476,399	31.71%
12	Medium housing scheme (10 units)	10	2,019,487	2,020,380	35.04%	2,006,266	34.46%	1,965,890	32.80%	1,994,117	33.96%	1,953,740	32.30%
13	Medium mixed housing/flatted scheme (15 units)	15	2,228,725	2,227,815	34.97%	2,193,441	33.82%	2,149,158	32.34%	2,167,735	32.96%	2,121,266	31.41%
14	Medium housing scheme (15 units)	15	3,112,734	3,114,109	35.04%	3,092,367	34.46%	3,030,164	32.80%	3,073,650	33.96%	3,011,449	32.30%
15	Medium mixed housing/flatted scheme (30 units)	30	4,605,150	4,602,586	34.96%	4,527,019	33.69%	4,439,575	32.23%	4,471,224	32.76%	4,378,575	31.20%
16	Medium housing scheme (30 units)	30	2,867,700	2,858,042	34.82%	2,731,933	32.41%	2,680,240	31.43%	2,645,588	30.76%	2,581,398	29.54%
17	Medium mixed housing/flatted scheme (40 units)	40	5,829,002	5,824,219	34.94%	5,713,095	33.53%	5,602,245	32.13%	5,632,318	32.51%	5,513,098	31.00%
18	Medium housing scheme (40 units)	40	7,383,293	7,386,642	35.04%	7,333,729	34.44%	7,182,358	32.73%	7,288,184	33.93%	7,136,813	32.22%
19	Medium mixed housing/flatted scheme (50 units)	50	7,123,434	7,118,346	34.95%	6,990,678	33.57%	6,856,214	32.12%	6,897,367	32.56%	6,753,571	31.01%
20	Medium housing scheme (50 units)	50	9,295,040	9,299,256	35.04%	9,232,652	34.44%	9,042,116	32.73%	9,175,323	33.93%	8,984,786	32.22%
21	Medium mixed housing/flatted scheme (75 units)	75	11,300,539	11,296,247	34.97%	11,127,832	33.77%	10,908,021	32.20%	11,001,689	32.87%	10,771,284	31.23%
22	Medium housing scheme (75 units)	75	13,441,827	13,448,096	35.04%	13,349,045	34.42%	13,065,687	32.64%	13,263,787	33.88%	12,980,428	32.11%
23	Large flatted scheme (100 units)	100	9,409,196	9,377,883	34.81%	8,968,966	32.40%	8,800,476	31.40%	8,686,526	30.73%	8,475,437	29.48%
24	Large flatted scheme (125 units)	125	10,946,607	10,908,634	34.81%	10,410,146	32.30%	10,204,007	31.26%	10,065,826	30.57%	9,809,850	29.28%
25	Large flatted scheme (150 units)	150	13,415,030	13,368,372	34.81%	12,755,357	32.30%	12,502,064	31.26%	12,332,274	30.57%	12,017,747	29.28%
26	Large flatted scheme (200 units)	200	18,029,778	17,968,973	34.82%	17,174,441	32.42%	16,844,351	31.43%	16,623,083	30.76%	16,213,191	29.53%
27	Large flatted scheme (300 units)	300	13,777,424	13,665,563	34.77%	12,204,781	31.77%	11,605,992	30.55%	11,203,092	29.72%	10,449,018	28.20%
28	Large flatted scheme (400 units)	400	16,929,629	16,782,543	34.76%	14,861,767	31.66%	14,066,111	30.39%	13,530,862	29.54%	12,539,334	27.96%
29	Large flatted scheme (600 units)	600	24,478,906	24,258,809	34.76%	21,384,596	31.66%	20,206,426	30.38%	19,416,665	29.53%	17,953,665	27.95%
30	Large flatted scheme (1000 units)	1,000	80,191,845	79,911,467	34.81%	76,250,061	32.35%	74,749,214	31.34%	73,743,151	30.67%	71,879,463	29.41%

Table 6.58.7: Climate change scenarios – Value Area G

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	436,535	436,787	35.04%	432,800	34.43%	421,396	32.71%	429,369	33.91%	417,965	32.19%
2	Small site 2 - 3 units (houses)	3	548,920	549,238	35.04%	544,208	34.43%	529,816	32.71%	539,878	33.92%	525,486	32.19%
3	Small site 2 - 4 units (houses)	4	932,913	933,276	35.03%	927,545	34.54%	911,152	33.13%	922,613	34.11%	906,220	32.71%
4	Small site 3 - 5 units (houses)	5	1,198,211	1,198,676	35.03%	1,191,320	34.54%	1,170,275	33.13%	1,184,988	34.11%	1,163,943	32.71%
5	Small site 4 - 5 units (flats)	5	637,748	636,024	34.85%	613,512	32.85%	604,284	32.04%	598,098	31.49%	586,639	30.47%
6	Small site 5 - 6 units (flats)	6	724,604	722,642	34.85%	697,020	32.85%	686,518	32.04%	679,478	31.49%	666,436	30.47%
7	Small site 6 - 8 units (houses)	8	1,801,687	1,802,388	35.03%	1,791,314	34.54%	1,759,637	33.13%	1,781,783	34.11%	1,750,105	32.71%
8	Small site 8 - 8 units (flats)	8	1,000,050	997,345	34.85%	962,023	32.85%	947,543	32.04%	937,837	31.49%	919,858	30.47%
9	Small site 9 - 9 units (houses)	9	2,099,629	2,100,446	35.03%	2,087,552	34.54%	2,050,668	33.13%	2,076,454	34.11%	2,039,569	32.71%
10	Small site 10 - 9 units (flats)	9	1,070,844	1,067,944	34.85%	1,030,080	32.85%	1,014,558	32.04%	1,004,154	31.49%	984,882	30.47%
11	Medium mixed housing/flatted scheme (10 units)	10	1,773,713	1,773,612	35.00%	1,754,882	34.20%	1,723,825	32.87%	1,740,379	33.58%	1,708,411	32.21%
12	Medium housing scheme (10 units)	10	2,297,815	2,298,708	35.03%	2,284,595	34.54%	2,244,218	33.13%	2,272,446	34.11%	2,232,069	32.71%
13	Medium mixed housing/flatted scheme (15 units)	15	2,579,936	2,579,028	34.97%	2,544,652	34.00%	2,500,370	32.75%	2,518,946	33.28%	2,472,479	31.96%
14	Medium housing scheme (15 units)	15	3,541,510	3,542,885	35.03%	3,521,143	34.54%	3,458,940	33.13%	3,502,426	34.11%	3,440,224	32.71%
15	Medium mixed housing/flatted scheme (30 units)	30	5,311,117	5,308,588	34.96%	5,234,078	33.91%	5,147,676	32.68%	5,179,060	33.13%	5,086,674	31.82%
16	Medium housing scheme (30 units)	30	3,501,165	3,491,509	34.84%	3,365,399	32.82%	3,313,706	31.99%	3,279,055	31.43%	3,214,864	30.40%
17	Medium mixed housing/flatted scheme (40 units)	40	6,767,080	6,762,297	34.95%	6,651,174	33.76%	6,540,325	32.57%	6,570,398	32.89%	6,451,176	31.62%
18	Medium housing scheme (40 units)	40	8,412,005	8,415,353	35.03%	8,362,441	34.53%	8,211,070	33.07%	8,316,896	34.09%	8,165,525	32.64%
19	Medium mixed housing/flatted scheme (50 units)	50	8,232,689	8,227,670	34.95%	8,101,785	33.81%	7,967,376	32.58%	8,008,529	32.96%	7,864,733	31.65%
20	Medium housing scheme (50 units)	50	10,589,921	10,594,136	35.03%	10,527,534	34.53%	10,336,997	33.07%	10,470,204	34.09%	10,279,667	32.64%
21	Medium mixed housing/flatted scheme (75 units)	75	12,996,806	12,992,514	34.97%	12,824,100	33.96%	12,604,288	32.64%	12,697,957	33.20%	12,467,551	31.82%
22	Medium housing scheme (75 units)	75	15,335,359	15,341,628	35.03%	15,242,578	34.51%	14,959,218	33.01%	15,157,319	34.06%	14,873,959	32.55%
23	Large flatted scheme (100 units)	100	11,459,822	11,428,508	34.84%	11,019,591	32.81%	10,851,971	31.97%	10,739,611	31.41%	10,531,469	30.37%
24	Large flatted scheme (125 units)	125	13,398,593	13,360,622	34.84%	12,864,748	32.74%	12,661,486	31.88%	12,525,232	31.30%	12,272,829	30.24%
25	Large flatted scheme (150 units)	150	16,427,891	16,381,234	34.84%	15,771,933	32.74%	15,522,176	31.88%	15,354,755	31.30%	15,044,616	30.24%
26	Large flatted scheme (200 units)	200	22,029,083	21,968,278	34.85%	21,174,240	32.82%	20,848,757	32.00%	20,630,576	31.44%	20,226,404	30.41%
27	Large flatted scheme (300 units)	300	19,703,858	19,591,995	34.81%	18,131,214	32.28%	17,532,425	31.25%	17,131,039	30.55%	16,387,488	29.27%
28	Large flatted scheme (400 units)	400	24,611,263	24,464,176	34.80%	22,543,401	32.20%	21,756,055	31.13%	21,228,275	30.41%	20,250,583	29.09%
29	Large flatted scheme (600 units)	600	35,912,436	35,695,410	34.80%	32,861,301	32.21%	31,699,572	31.15%	30,920,831	30.44%	29,458,302	29.12%
30	Large flatted scheme (1000 units)	1,000	98,351,323	98,074,380	34.84%	94,457,819	32.79%	92,975,354	31.95%	91,981,615	31.39%	90,140,753	30.35%

Table 6.58.8: Climate change scenarios – Value Area H

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	500,670	500,923	35.03%	496,936	34.51%	485,532	33.00%	493,505	34.06%	482,100	32.55%
2	Small site 2 - 3 units (houses)	3	629,853	630,172	35.03%	625,141	34.51%	610,750	33.01%	620,811	34.06%	606,420	32.55%
3	Small site 2 - 4 units (houses)	4	1,045,915	1,046,277	35.03%	1,040,546	34.60%	1,024,153	33.37%	1,035,614	34.23%	1,019,221	33.00%
4	Small site 3 - 5 units (houses)	5	1,343,279	1,343,745	35.03%	1,336,389	34.60%	1,315,344	33.37%	1,330,057	34.23%	1,309,012	33.00%
5	Small site 4 - 5 units (flats)	5	751,770	750,046	34.87%	727,533	33.14%	718,305	32.43%	712,120	31.96%	700,661	31.08%
6	Small site 5 - 6 units (flats)	6	854,375	852,413	34.87%	826,791	33.14%	816,288	32.44%	809,248	31.96%	796,207	31.08%
7	Small site 6 - 8 units (houses)	8	2,020,054	2,020,755	35.03%	2,009,682	34.60%	1,978,004	33.37%	2,000,150	34.23%	1,968,473	33.00%
8	Small site 8 - 8 units (flats)	8	1,178,957	1,176,252	34.87%	1,140,929	33.14%	1,126,450	32.43%	1,116,744	31.96%	1,098,765	31.08%
9	Small site 9 - 9 units (houses)	9	2,353,886	2,354,702	35.03%	2,341,808	34.60%	2,304,924	33.37%	2,330,710	34.23%	2,293,825	33.00%
10	Small site 10 - 9 units (flats)	9	1,262,622	1,259,723	34.87%	1,221,859	33.14%	1,206,338	32.44%	1,195,934	31.96%	1,176,660	31.08%
11	Medium mixed housing/flatted scheme (10 units)	10	2,005,724	2,005,624	35.00%	1,986,894	34.30%	1,955,836	33.15%	1,972,390	33.77%	1,940,422	32.58%
12	Medium housing scheme (10 units)	10	2,576,143	2,577,037	35.03%	2,562,923	34.60%	2,522,546	33.37%	2,550,774	34.23%	2,510,397	33.00%
13	Medium mixed housing/flatted scheme (15 units)	15	2,931,148	2,930,239	34.98%	2,895,863	34.13%	2,851,581	33.05%	2,870,157	33.50%	2,823,690	32.36%
14	Medium housing scheme (15 units)	15	3,970,286	3,971,661	35.03%	3,949,919	34.60%	3,887,716	33.37%	3,931,203	34.23%	3,869,000	33.00%
15	Medium mixed housing/flatted scheme (30 units)	30	6,015,136	6,012,608	34.97%	5,938,097	34.06%	5,851,872	33.00%	5,883,079	33.38%	5,791,723	32.26%
16	Medium housing scheme (30 units)	30	4,134,632	4,124,974	34.87%	3,998,865	33.11%	3,947,172	32.39%	3,912,520	31.91%	3,848,330	31.02%
17	Medium mixed housing/flatted scheme (40 units)	40	7,700,723	7,696,007	34.96%	7,586,433	33.94%	7,477,130	32.93%	7,506,784	33.20%	7,389,227	32.11%
18	Medium housing scheme (40 units)	40	9,440,715	9,444,065	35.03%	9,391,152	34.59%	9,239,781	33.33%	9,345,607	34.21%	9,194,236	32.95%
19	Medium mixed housing/flatted scheme (50 units)	50	9,337,448	9,332,430	34.96%	9,206,545	33.97%	9,073,956	32.93%	9,114,534	33.25%	8,972,745	32.13%
20	Medium housing scheme (50 units)	50	11,884,802	11,889,018	35.03%	11,822,414	34.59%	11,631,878	33.33%	11,765,085	34.21%	11,574,549	32.95%
21	Medium mixed housing/flatted scheme (75 units)	75	14,693,074	14,688,782	34.98%	14,520,367	34.10%	14,300,556	32.96%	14,394,224	33.45%	14,163,819	32.25%
22	Medium housing scheme (75 units)	75	17,228,891	17,235,160	35.03%	17,136,110	34.57%	16,852,750	33.27%	17,050,851	34.18%	16,767,492	32.88%
23	Large flatted scheme (100 units)	100	13,510,446	13,479,133	34.87%	13,070,216	33.10%	12,902,597	32.38%	12,790,236	31.90%	12,582,093	31.00%
24	Large flatted scheme (125 units)	125	15,850,581	15,812,608	34.86%	15,316,736	33.05%	15,113,473	32.31%	14,977,219	31.81%	14,724,816	30.89%
25	Large flatted scheme (150 units)	150	19,440,753	19,394,095	34.86%	18,784,795	33.05%	18,535,036	32.31%	18,367,616	31.81%	18,057,478	30.89%
26	Large flatted scheme (200 units)	200	26,028,387	25,967,583	34.87%	25,173,546	33.12%	24,848,061	32.40%	24,629,880	31.92%	24,225,708	31.03%
27	Large flatted scheme (300 units)	300	25,630,290	25,518,428	34.83%	24,057,647	32.65%	23,458,858	31.76%	23,057,472	31.16%	22,313,921	30.05%
28	Large flatted scheme (400 units)	400	32,292,897	32,145,811	34.83%	30,225,034	32.58%	29,437,689	31.66%	28,909,908	31.05%	27,932,216	29.90%
29	Large flatted scheme (600 units)	600	47,292,611	47,075,585	34.83%	44,241,476	32.60%	43,079,747	31.68%	42,301,006	31.07%	40,858,419	29.93%
30	Large flatted scheme (1000 units)	1,000	116,499,052	116,222,108	34.86%	112,605,548	33.09%	111,123,083	32.37%	110,129,343	31.88%	108,288,481	30.98%

Table 6.58.9: Climate change scenarios – Value Area I

LP Ref	Site	No of units	Baseline	Scenario 1	Scenario 1 adjusted AH	Scenario 2	Scenario 2 adjusted AH	Scenario 3	Scenario 3 adjusted AH	Scenario 4	Scenario 4 adjusted AH	Scenario 5	Scenario 5 adjusted AH
1	Small site 1 - 2 units (houses)	2	564,806	565,059	35.03%	561,072	34.56%	549,667	33.23%	557,641	34.16%	546,236	32.83%
2	Small site 2 - 3 units (houses)	3	710,786	711,105	35.03%	706,074	34.56%	691,683	33.24%	701,744	34.16%	687,353	32.84%
3	Small site 2 - 4 units (houses)	4	1,158,916	1,159,278	35.02%	1,153,548	34.64%	1,137,155	33.56%	1,148,615	34.32%	1,132,222	33.23%
4	Small site 3 - 5 units (houses)	5	1,488,349	1,488,815	35.02%	1,481,458	34.64%	1,460,413	33.56%	1,475,126	34.32%	1,454,081	33.23%
5	Small site 4 - 5 units (flats)	5	865,791	864,067	34.88%	841,555	33.36%	832,327	32.74%	826,142	32.32%	814,683	31.55%
6	Small site 5 - 6 units (flats)	6	984,145	982,184	34.88%	956,562	33.36%	946,059	32.74%	939,019	32.32%	925,977	31.55%
7	Small site 6 - 8 units (houses)	8	2,238,422	2,239,123	35.02%	2,228,049	34.64%	2,196,371	33.56%	2,218,518	34.32%	2,186,839	33.23%
8	Small site 8 - 8 units (flats)	8	1,357,863	1,355,159	34.88%	1,319,836	33.36%	1,305,356	32.74%	1,295,651	32.32%	1,277,671	31.55%
9	Small site 9 - 9 units (houses)	9	2,608,142	2,608,959	35.02%	2,596,066	34.64%	2,559,181	33.56%	2,584,967	34.32%	2,548,082	33.23%
10	Small site 10 - 9 units (flats)	9	1,454,402	1,451,502	34.88%	1,413,638	33.36%	1,398,116	32.74%	1,387,713	32.32%	1,368,439	31.55%
11	Medium mixed housing/flatted scheme (10 units)	10	2,237,735	2,237,635	35.00%	2,218,905	34.38%	2,187,848	33.37%	2,204,401	33.91%	2,172,433	32.86%
12	Medium housing scheme (10 units)	10	2,854,472	2,855,365	35.02%	2,841,251	34.64%	2,800,874	33.56%	2,829,102	34.32%	2,788,726	33.23%
13	Medium mixed housing/flatted scheme (15 units)	15	3,282,360	3,281,450	34.98%	3,247,074	34.24%	3,202,792	33.28%	3,221,369	33.68%	3,174,901	32.67%
14	Medium housing scheme (15 units)	15	4,399,061	4,400,437	35.02%	4,378,694	34.64%	4,316,492	33.56%	4,359,979	34.32%	4,297,776	33.23%
15	Medium mixed housing/flatted scheme (30 units)	30	6,719,156	6,716,628	34.97%	6,642,117	34.17%	6,555,892	33.23%	6,587,099	33.57%	6,495,743	32.58%
16	Medium housing scheme (30 units)	30	4,768,097	4,758,440	34.88%	4,632,331	33.34%	4,580,637	32.70%	4,545,986	32.28%	4,481,795	31.49%
17	Medium mixed housing/flatted scheme (40 units)	40	8,633,397	8,628,681	34.96%	8,519,107	34.07%	8,409,805	33.17%	8,439,459	33.41%	8,321,901	32.45%
18	Medium housing scheme (40 units)	40	10,469,427	10,472,776	35.02%	10,419,863	34.64%	10,268,493	33.52%	10,374,318	34.30%	10,222,948	33.19%
19	Medium mixed housing/flatted scheme (50 units)	50	10,442,208	10,437,190	34.97%	10,311,304	34.09%	10,178,716	33.17%	10,219,294	33.45%	10,077,505	32.47%
20	Medium housing scheme (50 units)	50	13,179,684	13,183,900	35.02%	13,117,296	34.64%	12,926,760	33.52%	13,059,966	34.30%	12,869,430	33.19%
21	Medium mixed housing/flatted scheme (75 units)	75	16,389,341	16,385,049	34.98%	16,216,635	34.21%	15,996,823	33.20%	16,090,492	33.63%	15,860,086	32.58%
22	Medium housing scheme (75 units)	75	19,119,125	19,125,306	35.02%	19,027,638	34.63%	18,746,282	33.49%	18,943,569	34.29%	18,661,024	33.15%
23	Large flatted scheme (100 units)	100	15,561,072	15,529,759	34.88%	15,120,841	33.33%	14,953,221	32.69%	14,840,861	32.27%	14,632,719	31.48%
24	Large flatted scheme (125 units)	125	18,302,568	18,284,596	34.88%	17,768,724	33.29%	17,565,461	32.64%	17,429,207	32.20%	17,176,804	31.39%
25	Large flatted scheme (150 units)	150	22,453,614	22,406,956	34.88%	21,797,656	33.29%	21,547,898	32.64%	21,380,478	32.20%	21,070,338	31.39%
26	Large flatted scheme (200 units)	200	30,027,692	29,966,888	34.88%	29,172,850	33.34%	28,847,367	32.71%	28,629,185	32.29%	28,225,013	31.51%
27	Large flatted scheme (300 units)	300	31,556,723	31,444,861	34.85%	29,984,079	32.93%	29,385,291	32.15%	28,983,905	31.62%	28,240,354	30.64%
28	Large flatted scheme (400 units)	400	39,974,530	39,827,444	34.85%	37,906,667	32.88%	37,119,322	32.07%	36,591,542	31.53%	35,613,850	30.52%
29	Large flatted scheme (600 units)	600	58,672,786	58,455,760	34.85%	55,621,651	32.89%	54,459,922	32.08%	53,681,180	31.55%	52,238,593	30.55%
30	Large flatted scheme (1000 units)	1,000	134,541,081	134,267,284	34.88%	130,691,820	33.34%	129,226,202	32.71%	128,243,755	32.28%	126,423,811	31.50%

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Merton to support emerging housing policies alongside other plan policies and CIL.
- 7.2 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Merton to support emerging housing policies alongside other plan policies and CIL.
- 7.3 Although the NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward. This is only a realistic expectation in rural district authorities with homogenous developments on greenfields. In common with other London boroughs, Merton has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and a high degree of variability in residential sales values. In such circumstances, setting a policy that all schemes can viably deliver would require the level of affordable housing to be set at such a low level, it would be relatively meaningless in terms of meeting affordable housing need. It would be a policy that is determined by the lowest common denominator and schemes that could have viably delivered a higher percentage would no longer be required to do so.
- 7.4 We therefore recommend that the Council adopt an approach which sets an ambitious target which some schemes can meet over the plan period, but recognise that this will not always be achieved due to site-specific viability issues.
- 7.5 The specific findings from our assessment of the Council’s emerging housing policies and our recommendations are summarised as follows:
- **Schemes of 10 or more units:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the ability of development typologies to meet the requirements of emerging Policy H4.1 which requires 50% affordable on publicly owned sites and 35% to 50% on other sites, mirroring London Plan policy. The tenure mix of the affordable housing also has a bearing on viability and we have tested two scenarios; the first is 70% London Affordable Rent (equivalent to social rent) and 30% shared ownership; and the second is 50% London Affordable Rent and 50% shared ownership. Our appraisals indicate that the requirements can be met across all areas of the Borough but the existing use value of sites is a critical factor in determining the outcome. Where existing use values are high, the ability of residential schemes to meet the policy requirement will be more constrained and the level of achievable residential sales values becomes a more critical factor. In these circumstances, the policy contains sufficient flexibility, both in terms of tenure mix and overall quantum, to enable schemes to come forward with a viable package of affordable housing.
 - We have tested the impact of grant funding and, at the levels currently available, its application results in a modest improvement in the level of affordable housing that can be secured. Grant levels for rented units are less than half the level they were prior to 2010 and over that period the ‘gap’ between the value of private units and the equivalent price paid by registered providers for affordable housing has widened.
 - Changing the tenure mix of the affordable housing element from 70% rent / 30% shared ownership to 50% rent / 50% shared ownership results in a marginal increase in the percentage of affordable housing that can be delivered. Clearly this improvement in the headline rate would be at the expense of meeting priority need for rented housing.

- **Schemes of 2 to 9 units:** the Council's emerging policy seeks a financial contribution equivalent to 20% of units (70% rented and 30% shared ownership) from schemes providing between 2 to 9 units. These small scale schemes are sometimes brought forward on sites where there is an existing dwelling (or dwellings) and often the residual land value generated by the scheme does not exceed the value of the existing dwelling. In these circumstances, the financial contribution will not always be possible. However, small scale schemes are also brought forward on garden land, community buildings and garage sites, which have low existing use values. Our appraisals indicate that in these scenarios, schemes can readily provide a 20% financial contribution towards affordable housing. Providing the policy is applied flexibly, having regard to individual site circumstances, the Council can apply the requirement across all sites in the Borough. Although adopted policy CS8 includes provisions for seeking payments in lieu on small sites, the Council ceased applying this requirement after publication of the Written Ministerial Statement in 2014. Given that small sites make a significant contribution to housing supply in Merton, the new London Plan encourages boroughs to adopt policies which seek financial contributions from small schemes.
- The results of our appraisals do not indicate any particular differences in viability between schemes of different scales that might warrant the introduction of a 'sliding scale' approach to contributions. Existing use of the site is a far more significant driver than size of scheme and this can be addressed through individual site viability appraisals where necessary.
- We have identified three potential approaches to calculating payments in lieu, in addition to the approach which is currently in place. The first is to base the payment on the difference in residual land values generated by a hypothetical appraisal incorporating the required level of affordable housing and another assuming 100% private housing. The second is similar to the first approach, but based on a formula to negate the need for running two appraisals, but generates a similar 'financially neutral' outcome for the applicant. The third approach is a flat fee per unit provided. Approaches one or two are recommended as they result in a financially neutral outcome for the applicant, whereas in contrast the flat fee will be financially advantageous in many circumstances as it will be set below the theoretical maximum.
- **Build to rent schemes:** the economics of Build to rent schemes can be more challenging in comparison to Build for sale schemes, as demonstrated by the outputs of our appraisals. Existing use of the site is again critical to the outcome of the appraisals and where schemes are brought forward on low value sites, 35% affordable housing can be provided. In lower value parts of the Borough, provision of the affordable housing element at rents equivalent to London Affordable Rent will make delivery more challenging than setting rents at London Living Rents.
- Although it is unlikely that Build to rent schemes will be proposed on very small schemes, such models could emerge in the future if there are wider scale shifts away from ownership towards renting. Given that Build to rent schemes are operated by a single management organisation (unlike Build for sale schemes which involve a Registered Provider for the affordable units), and that there is no distinction between units other than the rents charged, the Council could adopt a reduced threshold for on-site affordable housing on Build to rent schemes. Conceivably this could be set as low as two units.
- **Self-Build and Custom Build housing:** requiring developers on small sites of houses to make available a plot for self or custom build will not materially alter the outcome in terms of residual land value in comparison to a scheme which they deliver in its entirety. This assumes that the self-builders purchase their plots at a full serviced land value. If the Council wished to secure affordable or discounted plots for self-builders, a discount of 50% should be possible on a small number of units (at around 1 discounted serviced plot per 8 units provided) where this is physically possible.
- If groups of self-builders form a collective to buy a site on which to develop self-build units, the Council may wish to explore securing a financial contribution towards affordable housing if the self-builders would not have qualified for other forms of affordable housing. Any contributions may need to be secured when the self-builder eventually sells the unit on in the future, as they may not have sufficient capital to make any payment at the point of construction.

- **Climate change policies:** we have tested the potential impact of five scenarios relating to climate change policies. The cost of these scenarios ranges from 1.48% to 6.52% of build costs for flats and from 1.21% to 4.89% of build costs for flats. The impact of these additional costs will vary between schemes and between location within the borough. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. Our appraisals indicate that in lower value areas, there would be a trade-off of circa 10% affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required would be lower at circa 2%. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.

Additional observations

- 7.6 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can often be absorbed in most circumstances by developers taking a commercial view on the impact. It is also possible in some cases for the impact of policies on land value to be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.7 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 housing policies and requirements.
- 7.8 It is critical that developers do not over-pay for sites such that all of the value generated by developments is paid to the landowner, rather than being used in part to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements that cannot be passed back to the landowner). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment. This flexibility is allowed for in the Council's emerging policies which set out the circumstances in which reduced affordable housing may be accepted.

Appendix 1 - Policy review

Policy	Cost implications and approach to testing in study
<p>Strategic Policy H4.1 Housing choice</p> <p>To ensure that Merton's existing and future residents have a choice of different types, sizes and costs of homes.</p> <p>We will:</p> <ul style="list-style-type: none"> a. Require proposals for new homes including new build schemes and redevelopment proposals to be well designed and located to create socially mixed, inclusive and sustainable neighbourhoods; b. Seek the provision of a mix of housing types sizes and tenures at a local level to meet the needs of all sectors of the community and at all stages of people's lives. This includes the provision of family sized and smaller housing units and provision for those unable to compete financially in the housing market sector and those with special needs; c. Incorporate the re-provision of at least one family sized unit where the loss of an existing family sized unit is proposed; d. In accordance with Building Regulation Requirement M4(2), 90% of all new build housing is required to be 'accessible and adaptable dwellings' and 10% to meet Building Regulation Requirement M4(3) for 'wheelchair user dwellings'; <p>Aim for the strategic target of 50% of new homes built in Merton between 2020-2035 to be affordable; To achieve the strategic target aim, we will expect the following net level of affordable housing to be provided on individual sites:</p> <p>2-9 unit schemes:</p> <p>Up to 20% provision (70% social/affordable/LLR and 30% intermediate) through a financial contribution</p> <p>10 or more unit schemes:</p> <p>50% on developments on public sector land (70% / 30%)</p> <p>On other sites, up to 50% provision with a minimum of 35% (70% / 30%)</p>	<p>Tested in study through on-site delivery and payments in lieu</p>
<p>Strategic Policy LP H4.2</p> <p>Housing provision We will aim to deliver 13,770 additional homes for the period 2021 - 2036. This will be achieved by:</p> <ul style="list-style-type: none"> a. Working with housing providers to optimise housing; b. Supporting the provision of well-designed new homes located to create socially mixed and sustainable neighbourhoods, c. Supporting the delivery of well-designed new homes on large and small sites which optimise levels of residential density in accordance with the design-led approach set out in the London Plan Policy D6 and Merton's design code guidance; having regard to site context; connectivity and accessibility by walking and cycling and existing and planned public transport (including PTAL); and the capacity and provision of supporting infrastructure; d. Supporting the redevelopment of poor quality existing housing that does not result in a net loss of residential units, or net loss of affordable housing units or residential land or net loss resulting from the change of use of any type of housing to temporary sleeping accommodation on a permanent basis; e. Support proposals for custom, self-build and community-led housing which optimise the use of land and meet all relevant policy requirements, such as those for affordable housing. 	<p>Sets out housing delivery targets – no cost implications for developments</p>
<p>H 4.3 – Housing Mix</p> <p>Residential development proposals will be considered favourably where they contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes, taking</p>	<p>This housing mix is reflected in the mix applied in our appraisals where possible (i.e. generally smaller schemes are less likely</p>

Policy	Cost implications and approach to testing in study
<p>account of the following borough level housing mix proportions:</p> <p>Affordable – rented tenures:</p> <p>1 bed: 25%-35% 2 bed: 35%-40% 3+ bed: 30-40%</p> <p>Other tenures:</p> <p>1 bed: 33% 2 bed: 33% 3+ bed: 33%</p>	<p>to be able to reflect this mix, particularly on schemes of less than 10 units)</p>
<p>H4.5 – Student housing, other housing with shared facilities and bedsits</p> <p>a) The development of student housing, other housing with shared facilities and bedsits is supported provided that the development:</p> <ol style="list-style-type: none"> i. will not involve the loss of permanent housing; ii. will not compromise capacity to meet the supply of land for additional self-contained homes; iii. meets an identified local need; iv. will not result in detrimental impacts to residential character and amenity; v. complies with all relevant standards for that use; and, vi. is fully integrated into the residential surroundings. <p>Additionally, with regards to student housing;</p> <ol style="list-style-type: none"> vii. caters for recognised educational establishments within a reasonable travelling distance; viii. provides purpose built dedicated floorspace that is managed for cultural or arts studios or activities; during term-time, it is available exclusively to students; x. includes a range of layouts including those with shared facilities; xi. is located in an area well served by public transport concerning the recognised higher educational establishment it serves; xii provides high quality cycle parking facilities xiii. has an ownership or management arrangement secured by legal agreement in place with the recognised higher educational establishment it serves; and, xiii. Ensure that at least 35% of the accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance. xv. Where requirements LP H4.5 from (vii) to (xiii) inclusive cannot be demonstrated the proposal will be considered under Strategic Policy 4.1 Housing Choice in respect of affordable housing provision. <p>b) The council will resist development which results in the net loss of student housing and other housing with shared facilities and bedsits unless either it can be demonstrated that:</p> <ol style="list-style-type: none"> i. there is a surplus of the existing accommodation in the area; or, ii. the existing accommodation is incapable of meeting relevant standards for accommodation of this type. <p>c) Where the council is satisfied that the development results in the net loss of student housing, other housing with shared facilities or bedsits, is justified, we will require that an equivalent amount of residential floorspace or permanent self-contained housing in Use Class C3 to be provided and these proposals will be considered in respect to Strategy Policy Housing Choice.</p>	<p>Applies to student housing only. Reflects existing policy approaches in emerging London Plan.</p>
<p>Policy H4.7 Build to Rent</p> <p>Built to Rent schemes must provide:</p> <ol style="list-style-type: none"> a. A minimum of 50 homes; b. A mix of housing sizes to reflect local need for rented property; c. A minimum of 3 year tenancies with a six month break clause in the tenants favour and have pre-agreed structured and limited in-tenancy rent increases; d. The homes are secured as Build to Rent under a covenant for a minimum period of 30 years; e. Security and professional management of the homes. <p>Development of Build to Rent schemes must meet the draft London Plan policy H13 and the Mayor of London's affordable housing and viability SPG 2017, with the</p>	<p>Requirements tested in study</p>

Policy	Cost implications and approach to testing in study
<p>intention of maximising the viable supply of affordable homes (known as the affordable housing Requirement). In Merton, Build to Rent schemes must meet the following affordable housing requirements</p> <p>f. social rent housing equivalent and 20% affordable rent housing capped at London Living rent equivalent;</p> <p>g. The council's nomination rights to secure nomination of tenants to specified affordable housing units and the management and monitoring arrangements will be secured via the s106 legal agreements. All affordable housing elements of the scheme must be affordable in perpetuity;</p> <p>h. A clawback mechanism must be in place that ensures that where any of the Build to Rent homes are sold within the 30 years this will trigger a penalty charge towards affordable housing provision in accordance with Policy H4.7(f);</p> <p>i. Where the development value of the Build to Rent scheme is higher than a Build for Sale scheme the affordable housing requirements set out in H4.7(f) must be met and increased to the point where there is no financial benefit to provide Build to Rent over Build for Sale homes;</p> <p>j. Be subject to a viability review between the grant of planning permission and the time of the review, aimed where viable, at increasing the number and /or affordability of affordable homes.</p>	
<p>Strategic Policy O8.1</p> <p>Open space, green infrastructure and nature conservation Open Space, Green Infrastructure and Nature Conservation Access to open space and green infrastructure plays an important role in the health (including mental health) and wellbeing of all. We aim to make Merton an attractive and green borough, through the protection and enhancement of open space, green infrastructure and the natural environment. We will do this by:</p> <p>a) Protecting and enhancing open spaces, green infrastructure and areas of nature conservation to provide high quality environments for residents and local communities;</p> <p>b) Improving accessibility to all open spaces and areas of nature conservation throughout the borough by public transport, cycling, mobility vehicles and on foot;</p> <p>c) Enhancing existing open spaces and the natural environment, providing habitats for biodiversity to flourish and expand;</p> <p>d) Protecting and enhancing the borough's biodiversity, particularly on sites of recognised nature conservation interest, and supporting the objectives of the borough's Biodiversity Action Plan and the Mayor's Biodiversity Strategy;</p> <p>e) Encouraging new green links, green corridors and islands to seek to reduce areas of deficiency in nature conservation and to create safe species movement and havens for nature;</p> <p>f) Protecting and retaining trees and other landscape features of value;</p> <p>g) Working with partners to develop and implement proposals for the Wandle Valley Regional Park;</p> <p>h) Enhancing accessibility to our waterways, including the River Wandle and its banks, for leisure and recreational use while protecting its biodiversity value;</p> <p>i) Providing a balance between areas for quiet enjoyment, wildlife and areas to be used for sports, games and recreation.</p> <p>j) Improving opportunities for our residents and visitors to experience nature;</p> <p>k) Promoting healthy lifestyles to encourage physical education and well-being through the use of our leisure centres, schools, open spaces, playing pitches and recreation spaces.</p> <p>l) Working with partners to facilitate and enable them to deliver culture, sport, recreation, play facilities and events for community benefit and to encourage shared use of sites and space through joint funding initiatives and commissioning, external funding including public and private sources.</p>	<p>Land use issue only, no direct cost to developments</p>
<p>Policy O8.2 Open Space and Green Infrastructure</p> <p>The council is fully committed to ensuring that all green and open space throughout the borough remains protected and is well managed to ensure green spaces are available to all. We will:</p>	<p>Land use issue only – MOL will</p>

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<p>a. Protect and enhance the borough's public and private open space network including protecting Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance;</p> <p>b. Ensure that in accordance with the NPPF, existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <p>ii. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p> <p>b. Ensure that, development proposals within designated open spaces (which have met the conditions set in part b) above, will be required to meet all the following criteria:</p> <p>i. the proposals are of a high quality design and do not harm the character, appearance or function of the open space and;</p> <p>ii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,</p> <p>iii. the character and function of leisure walks and green chains are preserved or enhanced.</p> <p>d. Support the creation of new open spaces as part of major development proposals where suitable and viable;</p> <p>e. Ensure that development in proximity to and likely to be conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or designated open space will not be harmed by reason of siting, materials or design;</p> <p>f. Expect development to incorporate and maintain appropriate elements of open space, play areas and landscape features such as trees which makes a positive contribution to the wider network of open spaces. Where this is not feasible planning contributions will be sought to do so;</p> <p>g. Require that any proposals for new dwellings in back gardens are justified against the:</p> <p>i. local context and character of the site</p> <p>ii. impact on existing trees</p> <p>iii. biodiversity value of the site</p> <p>iv. value in terms of green corridors and green islands</p> <p>v. flood risk and climate change impacts</p> <p>h. Expect proposals for paving over front gardens to include and/or retain appropriate areas for existing and/or new landscaping;</p> <p>i. Safeguard our existing allotments and encourage the use of land for growing food;</p>	<p>not be available for development</p> <p>Given that MOL is only granted in exceptional circumstances, land values would low and all these requirements would need to be reflected in the benchmark land value in accordance with PPG requirements</p> <p>Permissive requirement and not mandatory</p> <p>Landscaping costs incorporated in the 'external works' element of the build costs in the appraisals</p> <p>Land use issue only</p>
<p>Policy O8.3 Biodiversity and nature conservation</p> <p>The council is committed to ensuring that the natural environment and areas of environmental importance remain protected. We will:</p> <p>a. Refuse development that has a significant adverse effect on the population or conservation status of protected or priority species and priority habitats;</p> <p>b. Protect all sites of recognised nature conservation interest and the green corridors linking them, against inappropriate development and wherever possible, secure measures that enhance their nature conservation value;</p> <p>c. Require any development proposals likely to affect a Site of Special Scientific Interest Metropolitan, Borough or Local Sites of Importance for Nature Conservation and Local Nature Reserve, as shown on the Proposals Map, to demonstrate that such development will not adversely affect the nature conservation values of the site;</p> <p>d. Expect new development within the area of the Wandle Valley Regional Park, where appropriate, to incorporate physical, visual and landscape connections that will encourage pedestrian and cycle accessibility and enhance the attractiveness of the park;</p> <p>e. Require, where appropriate, development to integrate new or enhanced habitat or design and landscaping which encourages biodiversity and where possible avoid causing ecological damage. Developers must propose full mitigation and compensation measures for any ecological damage that is caused;</p> <p>f. Ensure that development which may destroy or impair the integrity of green corridors will not be permitted. Proposals in and adjacent to green corridors will be</p>	<p>Land use issues only</p> <p>Allowances for landscaping works incorporated within external works element of construction costs</p> <p>Land use issue only</p>

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<p>expected to enhance their nature conservation value.</p>	
<p>Policy O8.4 Protection of Trees</p> <p>The council is committed to protecting trees and enhancing other features of the natural environment. We will:</p> <ul style="list-style-type: none"> a. Protect street trees and secure replacements utilising current technological advancements for the successful growth and establishment of trees; b. Protect trees, hedges and other landscape features of amenity value, both within open spaces but also within the built environment and secure suitable replacements in instances where their loss is justified; c. Use Tree Preservation Orders to safeguard significant trees of amenity value; d. Expect development proposals to retain, and where possible enhance, hedges, trees and other landscape features of amenity value. e. Only permit development if it will not damage or destroy any tree which: <ul style="list-style-type: none"> i. is protected by a tree preservation order; ii. is within a conservation area; or, iii. has significant amenity value. f. However, development may be permitted when: <ul style="list-style-type: none"> i. the removal of the tree is necessary in the interest of good arboricultural practice; or, ii. the benefits of the development outweigh the tree's amenity value; g. In granting permission for a proposal that leads to the loss of a tree, hedge or landscape feature of amenity value, replacement planting or landscape enhancement of a similar or greater value to that which has been lost, will be secured through the use of conditions or planning obligations; h. Expect proposals for new and replacement trees, hedges and landscape features to consist of appropriate native species to the UK; i. Ensure that trees should not be planted in close proximity to the highway drainage system or over sewers due to the impact of tree root damage or where excavation of the sewer would require removal of the tree. 	<p>Land use issue – land with protected trees will be unavailable for development, or the extent of development will be limited to avoid impacting on protected trees. These limitations will be reflected in the land value.</p>
<p>Policy O8.5 Leisure, Sport and Recreation</p> <p>To encourage healthy and active lifestyles and improve mental well-being, we will:</p> <ul style="list-style-type: none"> a. Promote opportunities in sport, culture, recreation and play, based on assessments of need and capacity including: <ul style="list-style-type: none"> i. Safeguarding the existing viable cultural, leisure, recreational and sporting facilities and supporting proposals for new and improved facilities; ii. Supporting the refurbishment and replacement of sport, cultural, recreational and play facilities in our parks and open spaces; iii. Safeguarding existing, and seeking to provide enhanced, play facilities along with formal and informal play spaces where these are needed. 	<p>Land use issue only – no direct costs for developments</p>
<p>Strategic Policy IN6.1 Infrastructure</p> <p>The council supports the provision and improvement of infrastructure across the borough and will work with relevant providers to ensure that the necessary infrastructure is secured to support growth in the borough over the plan period. We will:</p> <ul style="list-style-type: none"> a. Expect new development to identify, plan for and provide for any necessary infrastructure and require that where necessary, infrastructure should be completed prior to occupation. b. Work with service providers and partners to deliver adequate provision of services and facilities to match the projected population growth, especially in areas of significant new homes or areas of deficiency. c. Encourage dialogue between service providers and developers. Where appropriate opportunities arise, the co-location of services and joint delivery of infrastructure by service providers will be supported. d. Support the delivery of high quality digital infrastructure to enable the expansion of electronic communications networks, which include full fibre broadband connections and next generation mobile technology. Digital connectivity infrastructure will be expected to be provided in accordance with London Plan Policy SI6. e. Support the provision of emergency services and facilities as required by emergency service providers. 	<p>Financial contributions incorporated into our appraisals through CIL and Section 106 to reflect the provision of infrastructure</p> <p>These provisions reflect demands of purchasers of residential units and developers would need to provide them to sell units</p>
<p>Strategic Policy IN6.2 Social and community infrastructure</p> <p>Merton Council places a high priority on the provision and improvement of social and community infrastructure. It is essential to support those living, working and visiting Merton and to ensure future changes to the population can be</p>	

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<p>accommodated. Such facilities can be the heart of local communities and they are important for the quality of life of our residents.</p> <p>Social and community infrastructure definition: Facilities such as health provision, early years provision, schools, colleges and universities, community, recreation and sports facilities, places of worship, fire stations, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.</p> <p>We will:</p> <ol style="list-style-type: none"> a. Support and encourage the most effective use of social and community infrastructure to support the changing priorities and needs in the borough. b. Resist the loss of social and community infrastructure where a need has been identified. Proposals involving the loss of such infrastructure will need to demonstrate clearly: <ol style="list-style-type: none"> i. that the loss would not create, or add to, a shortfall in provision for the specific use; and ii. that there is no viable demand for any other social and community infrastructure use on the site. c. Consider other uses through redevelopment, where the council is satisfied that the evidence in (b) has been provided and the change of use away from the social and community infrastructure use has been justified. d. Support the multi-use of social and community infrastructure facilities. e. Support proposals for new, or extensions to existing, social and community infrastructure where: <ol style="list-style-type: none"> i. it provides for an identified need; ii. it is of a high quality and inclusive design providing access for all; iii. it is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses, where practicable; iv. it is accessible by a range of transport modes including walking, cycling and public transport; v. appropriate access and parking facilities are provided, relative to the location and scale of the development; and vi. the use(s), including hours of operation, would not unacceptably harm the amenities of the surrounding area. <p>Health</p> <ol style="list-style-type: none"> f. Support the provision of new or improved healthcare facilities in the borough, in line with Merton's Clinical Commissioning Group (CCG) and NHS England requirements to meet the needs to Merton's projected population growth, especially in areas of regeneration or areas of deficiency. g. Support the aims to improve access to primary care facilities, which could extend GP surgery hours and support the re-use of social infrastructure and the relocation of service wherever possible. h. Support the principles of developing the Wilson Hospital in Mitcham. <p>Education</p> <ol style="list-style-type: none"> i. Support proposals for new primary and secondary schools, or for the extension or expansion of existing schools including Special Educational Needs (SEN), where they help to deliver the council's agreed strategy for provision of additional state-funded school places in the borough and where they meet the requirements set out in the London Plan education policy H4.1B. j. Resist proposals involving the loss of a state-funded school either in use, or previously in use, unless the council's agreed strategy for school places has identified the site as surplus and its development for other uses would contribute to improvements in the delivery of school places in the borough. 	<p>Land use issues only.</p> <p>Where relevant, contributions to social and community infrastructure will be delivered through CIL and Section 106 obligations, which are incorporated into our appraisals.</p>
<p>Strategic policy W6.3 Waste management</p> <ol style="list-style-type: none"> a) We support the objectives of sustainable waste management set out by the government in the National Planning Policy for Waste and the Mayor's London Plan. b) We will continue to work in collaboration with the neighbouring south London boroughs of Croydon, Kingston-upon-Thames and Sutton to maximise self-sufficiency and meet the apportionment tonnages required by the London Plan for south London. The South London Waste Plan sets out the long-term vision, spatial strategy, policies and sites for the sustainable management of waste, and a monitoring framework to assess the success of the policies. c) We will increase recycling rates and address waste as a resource, looking to 	<p>No direct costs to developments.</p>

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<p>disposal as the last option, in line with the waste hierarchy. To support recycling, the council will require integrated, well-designed waste storage facilities that will include recycling facilities for all new developments where appropriate.</p>	
<p>Strategic Policy HW2.1 Health and wellbeing We will continue to improve and promote more active and healthier lifestyle of our residents, tackle the causes of ill health and health inequalities in Merton. This will be achieved by:</p> <p>a) Working with strategic partners such as NHS England, Clinical Commissioning Groups (CCG) and Health and Wellbeing Boards to promote and encourage good healthy lifestyles and create healthy environments in Merton for all.</p> <p>b) Work with strategic partners such as Merton CGC and National Health Service to ensure that</p> <p>c) Improving access to healthcare, voluntary organisations and community health facilities.</p> <p>d) Addressing and reducing the health inequalities in Merton as identified in Merton's Health and Wellbeing Strategy and the Joint Strategic Needs Assessment.</p> <p>e) Tackle Merton's childhood obesity as identified by Merton's Child Healthy Weight Action Plan especially in areas of deprivation.</p> <p>f) Work with Alzheimer's Society, Merton Dementia Action Alliance and other partners to Merton a Dementia Friendly borough, helping all those living with dementia in the borough in line with the Mayor's ambition to make London a Dementia Friendly city.</p> <p>g) Creating safe, healthy and accessible neighbourhoods that promote social interactions, including places for people to meet and help combat loneliness and promote active living</p> <p>h) Encourage more walking and cycling to help improve the health and wellbeing of all people and assist in reducing air pollution in the borough, especially in areas identified as Air Quality Focus Areas in Merton's Air Quality Action Plan.</p> <p>i) Creating inclusive environments for all including people with disabilities and with reduced mobility by improving accessibility to local community facilities, services and shops which, encourage opportunities for social interaction and active living.</p> <p>j) Ensuring that neighbourhoods are, designed well, promote healthier and active living, and adopt active aging approaches. Streets and neighborhoods should be designed using Healthy Streets Approach to encourage active travel.</p>	<p>No direct costs to developments.</p>
<p>Policy HW2.2 Delivering healthy places</p> <p>a) The council will expect development proposals to:</p> <p>i Contribute towards the health priorities of the Health and Wellbeing Board and partners to help reduce health inequalities across Merton</p> <p>ii Incorporate the Transport for London (TfL) Healthy Streets Approach as part of development proposals in accord with the design, housing, environment, economy and other policies in this plan that address the wider determinants of health and improve quality of life</p> <p>iii Encourage opportunities for food growing such as allotments, community gardens and other innovative food growing spaces as part of development proposals</p> <p>b) The council will:</p> <p>i The council will use the Healthy Streets Approach to priorities health in planning decisions.</p> <p>ii Manage and monitor proposals for new hot food takeaways (A5 Use Class) located within 400 metres of the boundaries of a primary or secondary school in order to promote the availability of healthy foods.</p> <p>iii Where any development proposals involving hot food takeaways (A5 Use Class) are permitted, the council will require the operator to achieve and operate in compliance with, the Healthier Catering Commitment standard.</p> <p>iv Require all substantial developments of 100+ residential units and over 10,000m2 non-residential development to carry out a Health Impact Assessment (HIA). The council may require a HIA for the following developments:</p> <ul style="list-style-type: none"> • If 1 or more hot food (Use Class A5) takeaways are proposed. • Major developments in areas identified by the Ministry of Housing, Communities and Local Government (MHCLG) Indices of Deprivation of being areas of multiple deprivation and health inequalities or. 	<p>Cost of street works incorporated within external works allowance in construction costs</p> <p>Land use issue only</p> <p>De-minimis cost. Incorporated within overall fees budget in appraisals.</p>

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<p>i Merton is considered a healthy borough when compared to other London boroughs regarding health. However as identified in Merton's Health and Wellbeing Strategy, a different picture emerges especially when it comes to health inequalities. The west of the borough (Wimbledon and Raynes Park areas) tends to be healthier, more physically active, have higher levels of educational attainment and earn more money. Other neighbourhoods (Mitcham, Colliers Wood and Morden) have higher levels of health inequalities, less physically activity, have lower educational attainment and tend to earn less money.</p> <ul style="list-style-type: none"> • Cumulative impact - proposed development is in an area with a number of other major developments planned or started. <p>There is evidence that creating healthy environments could create economically thriving spaces that would add value to development proposals for example:</p> <ul style="list-style-type: none"> • Increase trade: by 40% - when places are made more attractive for walking • Commercially: 80% retail sales – when places are easier and more attractive to walk around <p>Fast food takeaways (Use Class A5)</p> <p>According to Public Health Merton and Public Health England the percentage of Year 6 (aged 11) children in Merton identified as obese is 21%; this figure is higher than the national average (19%). Access to fast food takeaways (Use class A5) may influence the ability of our children to adopt healthy lifestyles and may potentially undermine healthy eating initiatives which are place in several schools in Merton.</p> <p>The council will seek to create and promote healthy food environment in Merton by increasing the availability of healthy food and limiting unhealthy options. As such, when considering development proposals for fast food takeaways (A5 Use Class) located 400 metres from the exit and entrance of an existing or proposed school the council will have regard to the nature of the proposal, its contribution to healthy food availability and its relationship to the existing provision of A5 outlets and healthy eating initiatives taking place at the school. Outside of these areas, applications for fast food takeaways will be considered in line with other policies in the Local Plan.</p> <p>The council fully supports the Mayor of London Healthier Catering Commitment (HCC) and with Merton Public Health will working with businesses (including new businesses) that serve and/or sell food to help improve their food offer. We will encourage all new food establishments in Merton to sign up to the HCC.</p> <p>Health Impact Assessments</p> <p>The council recommends that a HIA is carried out at an early stage of a development proposal. A Health Impact Assessment (HIA) helps ensure that health and wellbeing are being properly considered in planning policies and proposals. Conducting a HIA during the implementation stage is technically possible but it brings a risk of retrofitting health sensitive solutions to the proposal and is likely to generating additional development costs, which could adversely affect financial viability of the development.</p> <p>The council will require the HIA to demonstrate how it has informed the development proposal, any subsequent changes made to the proposal and how Merton's health and wellbeing priorities have informed the proposal. It is recommended that before carrying out a HIA that developers seek advice from the council and Merton Public Health. Merton's emerging Health Impact Assessment guidance will set out the council's requirement for HIAs.</p>	<p>Not relevant to residential developments</p> <p>De-minimis cost. Incorporated within overall fees budget in appraisals.</p>
<p>Strategic Policy F8.6 Flood Risk Management and Sustainable Drainage</p> <p>a) As Lead Local Flood Authority (LLFA), the Council will work with and seek advice from the Environment Agency.</p> <p>b) The Council will work with Water supply and sewerage companies, neighbouring boroughs in managing the risk of flooding from all sources (for example surface water, groundwater, river flooding, sewers, reservoirs and ordinary watercourses).</p> <p>c) The Council will seek to direct development away from areas at the highest risk of flooding and consider the cumulative impact in, or affecting areas susceptible to flooding and be informed by the most up-to-date flood risk data and information from the Environment Agency and other bodies.</p> <p>d) The Council will ensure that development is guided to areas of lower risk by applying the 'Sequential Test' as set out in national Planning Practise Guidance (PPG); and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national planning policy and guidance, the Council's Strategic Flood Risk Assessment (SFRA) and other Council Flooding plans.</p>	<p>Land use issue only – these areas will generally not be available for development</p> <p>Land use issue only – these areas will generally not be available for development</p>

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<p>e) The Council will adapt to climate change by ensuring that development reduces and mitigates the risk of flooding to and from the development by</p> <ul style="list-style-type: none"> i. Incorporate Sustainable Drainage Systems (SUDS) and ii. ensure developers demonstrate the maintenance and long-term management of SUDS; by submitting a SUDS Management Plan with the planning application <p>f) The Council will ensure all major development must include water efficiency measures to minimise water consumption such as rainwater harvesting or grey water recycling and SUDS to manage surface water runoff, provide biodiversity, amenity and water quality benefits.</p> <p>g) Ensuring all new developments including all basement and subterranean developments incorporate Sustainable Drainage Systems (SUDS) and demonstrate sustainable approaches to the management of surface water in line with the emerging National SUDS standards.</p> <p>h) Supporting schemes to de-culvert any sections of the River Wandle, Beverley Brook, Pyl Brook and other ordinary watercourses across the borough.</p> <p>i) Preserving and enhancing landscape, heritage and culture through protection and access improvements to the borough's ponds, open water and water heritage sites.</p>	<p>Cost of SUDs reflected in external works allowance incorporated into the appraisals</p> <p>Pre-existing London Plan requirement and therefore reflected in base build costs</p>
<p>Policy F8.7 Managing local flooding</p> <p>a) Developments are required to incorporate the latest climate change allowances as part of the Flood Risk Assessment and/or Surface Water Drainage Strategy.</p> <p>b) Where development is proposed in the Environment Agency's Groundwater Source Protection Zones 1 or 2, measures must be taken to ensure the protection of groundwater supplies.</p> <p>c) Developments must demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development. Where there is a capacity problem, on-site improvements must be programmed/planned.</p> <p>d) All riparian development must be set back from watercourses, including both main rivers and ordinary watercourses and must retain the stability, integrity and maintenance access requirements to all flood defences.</p> <p>e) In Flood Zones 2 and 3, all proposals on sites of 10 dwellings or more or 1000sqm of non-residential development or more, or on any other proposal where safe access/egress cannot be achieved, a Flood Emergency Plan must be submitted.</p> <p>f) Permit appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria set out in a table.</p> <p>g) Where a Flood Risk Assessment (FRA) is required.</p> <ul style="list-style-type: none"> i. To be in line with national policy and guidance, as well as the BSI Code of Practice on Assessing and managing flood risk in development (BS 8533:2017). The Council and/or Environment Agency may require addition <ul style="list-style-type: none"> i research or information depending on the type of development and location to be included in the FRA. ii It must be submitted with the planning application iii Must provide evidence of the application of the Sequential Test and where required, the Exception test. iv It must take account of the advice and recommendations within the Merton's Strategic Flood Risk Assessment, Local Flood Risk Management Strategy and Surface Water Management Plan. v Planning Conditions or Planning Obligations may be used where appropriate to secure flood risk mitigation and sustainable drainage measure to mitigate flooding from different flood sources within development proposals. <p>Basements and subterranean developments</p> <p>i) Basements within flood affected areas of the borough represent a particularly</p>	<p>Cost of enhancing capacity is a normal cost to development if existing capacity is insufficient.</p> <p>Certain sites will be considered unsuitable for development and they will not come forward. Therefore this is a land use issue only</p>

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<p>high risk to life, as they may be subject to very rapid inundation. Applicants will have to demonstrate that their proposal complies with a set of criteria set out in a table.</p>	<p>Not relevant to development of new houses</p>
<p>Policy F8.8 Sustainable drainage systems (SUDS) All major development must include water efficiency measures to minimise water consumption such as rainwater harvesting or grey water recycling and SUDS to manage surface water runoff, provide biodiversity, amenity and water quality benefits. Details should be provided which address the maintenance requirements of the drainage system for the lifetime of the development which they serve. The Council will require all developments to reduce the risk of flooding by:</p> <ul style="list-style-type: none"> a) Ensuring all new developments including all basement and subterranean developments must consider Sustainable Drainage Systems (SUDS) and demonstrate sustainable approaches to the management of surface water in line with the emerging National SUDS standards. b) Seeking mitigating measures against the impact of flooding from all sources; and surface water run-off through the inclusion of SUDS including green roofs rainwater harvesting and other innovative technologies where appropriate. c) Ensuring developers demonstrate the maintenance and long-term management of SUDS through a SUDS Management Plan to be submitted as part of the planning process. d) Requiring developers to incorporate soft landscaping, appropriate planting (including trees) and permeable surfaces into all new developments including non-residential developments. e) The retention of soft landscaping and permeable surfaces in existing gardens for example all new driveways or parking area associated with development should be made of permeable materials in line with permitted development rights. f) Any development or re-development that impacts on a heritage asset or its setting (including conservation areas) must consider Sustainable Drainage Systems (SUDS) and demonstrate within a Heritage Statement, the approach taken to ensure that there is no adverse impact on the character and appearance of the asset and that there is no long-term deterioration to the building's fabric or fittings. g) A reduction in surface water discharge to greenfield run-off rates wherever feasible. h) Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances the minimum requirement is to achieve at least a 50% attenuation of the site's surface water runoff at peak times based on the levels existing prior to the development. i) Conditions or planning obligations will be used as appropriate to secure flood risk mitigation and sustainable drainage measures. 	<p>Standard requirement reflected in normal build costs</p>
<p>Policy P.8.9 Improving air quality and minimising pollution The Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and new users or occupiers of the development site, or the surrounding land. These potential impacts can include, but are not limited to, air pollution, noise and vibration, light pollution, odours and fumes, solar glare and solar dazzle as well as land contamination. Developers should follow any guidance provided by the Council on local environmental impacts and pollution as well as on noise generating and noise sensitive development. Where necessary, the Council will set planning conditions to reduce and mitigate pollutant impacts.</p> <p>Air Quality</p> <ul style="list-style-type: none"> a. Major developments in Air Quality Management Areas, Opportunity Areas, Master planning developments and developments subject to an Environmental Impact Assessment (EIA) should achieve Air Quality Positive Approach status. b. All other developments must be at least Air Quality Neutral c. To consider the impact of introducing new developments in areas already subject to poor air quality, the following will be required: i. An Air Quality Impact Assessment, including where necessary, modelled data. 	<p>Reflects standard good practice by developers and there are no additional costs associated with the requirements</p> <p>Additional allowances built into the appraisals for mitigation of carbon emissions and for energy efficiency</p>

Policy	Cost implications and approach to testing in study
<p>ii. Mitigation measures to reduce the development's impact upon air quality including the type of equipment installed, thermal insulation and ducting abatement technology.</p> <p>iii. Measures installed in the new development to protect the occupiers of new developments from existing sources of pollution.</p> <p>iv. Strict mitigation for developments to be used by sensitive receptors such as schools, hospitals, care homes, areas of deprivation and in areas of existing poor air quality; this also applies to proposals close to developments used by sensitive receptors.</p> <p>v. The use of appropriate green infrastructure to reduce the exposure to air pollution</p> <p>d. The Council will seek financial contributions through the use of Planning Obligations towards air quality measures where a proposed development is not air quality neutral or mitigation measures do not reduce the impact upon poor air quality.</p> <p>Noise and vibration</p> <p>e. Development proposals will be expected to:</p> <p>i. Provide a noise assessment of any new plant and equipment and its impact upon both receptors and the general background noise levels.</p> <p>ii. Provide mitigation measures where noise needs to be controlled and managed.</p> <p>iii. Agree to time limits and restrictions for activities where noise cannot be sufficiently mitigated.</p> <p>iv. Use good acoustic design within their development</p> <p>i vi. That where applicable suitable mitigation measures will be sought by planning obligation or condition</p> <p>ii vii. Minimise noise from servicing and deliveries</p> <p>viii. Protect the relative tranquillity in and around open spaces. f. New noise generating developments should be appropriately located to minimise their impacts on noise sensitive land uses and noise-sensitive developments should be located away from noise priority locations and noise generating land uses</p> <p>g. New development which would have a significant effect on existing or future occupiers or the local amenity due to noise or vibration will not be permitted unless the potential noise problems can be overcome by suitable mitigation measures.</p> <p>h. Where a noise-sensitive development is seeking planning permission to locate in an already noisy area (e.g. a town centre or near a busy road), the new noise-sensitive development will be responsible for mitigating impacts from existing noise-generating activities in line with the Agent of Change principle set in the National Planning Policy Framework and the London Plan.</p> <p>i. The council will support good acoustic design and use of new appropriate technologies to minimise noise levels.</p> <p>Light pollution</p> <p>j. Developments must be designed to minimise the detrimental impact of glare and light spill on local amenity, biodiversity and highway.</p> <p>k. The council will support well-designed artificial lighting that maximises positive features and minimises its impact on local amenity, biodiversity and highway by requiring the following, where necessary:</p> <p>i. An assessment of any new lighting and its impact upon any receptors.</p> <p>ii. Mitigation measures, including the type and positioning of light sources.</p> <p>iii. Promotion of good lighting design and use of new technologies I.</p> <p>Odours and fume control</p> <p>m. Merton Council will seek to ensure that any potential impacts relating to odour and fumes from commercial activities are adequately mitigated by requiring the following:</p> <p>i. An impact assessment where necessary.</p> <p>ii. The type and nature of filtration to be used.</p> <p>iii. The height and position of any chimney or outlet.</p> <p>iv. Promotion and use of new abatement technologies.</p> <p>Land contamination</p> <p>When development is proposed on or near a site that is known to be contaminated or may be contaminated or where a sensitive use is proposed:</p> <p>m. Applicants are required to carry out contaminated land assessments and submit a report of the findings to establish the nature and extent of the contamination.</p>	<p>No direct additional costs to development</p> <p>No direct additional costs to development</p> <p>No direct additional costs to development</p> <p>Reflects best practice and requirements or mortgagors and insurers</p>

Policy	Cost implications and approach to testing in study
<p>n. Incorporate appropriate remediation measures for development on or near a site which is potentially contaminated.</p> <p>Development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination so as not to:</p> <ul style="list-style-type: none"> i Expose the occupiers of the development and neighbouring land uses including, in the case of housing, the users of open spaces and gardens to unacceptable risk. ii Threaten the structural integrity of any building built, or to be built, on or adjoining the site. iii Lead to the contamination of any watercourse, water body or aquifer. iv. Cause the contamination of adjoining land or allow such contamination to continue. <p>O. The Council will not approve any application that the Health and Safety Executive (HSE) has recommended that permission should not be granted.</p> <p>Managing pollution from construction and demolition</p> <p>Merton Council will seek to manage and limit environmental disturbances during construction and demolition as well as during excavations and construction of basements and subterranean developments.</p> <p>p. To deliver this the council requires the submission of Construction Management statements (CMS) for the following types of developments:</p> <ul style="list-style-type: none"> i. All major developments. ii. Any basement and subterranean developments. iii. Developments of sites in confined locations or near sensitive receptors; or iv. If substantial demolition/excavation works are proposed <p>q. Where applicable and considered necessary, the Council may seek a bespoke charge specific to the proposal to cover the cost of monitoring the CMS</p> <p>r. For major development, applicants should demonstrate how they have considered Merton's Air Quality Action Plan, Merton's emerging Air Quality Supplementary Planning Document, Merton's emerging Non-Road Mobile Machinery (NRMM) Practical Guide, Dust Controls and Logistics Planning from the earliest stage in the design and construction methodology of their development</p>	<p>Reflects best practice</p>
<p>Strategic Policy CC8.10 Promoting sustainable design to mitigate and adapt to climate change</p> <p>To make Merton a more environmentally sustainable place and net-zero carbon by 20501, the council aims to reduce greenhouse gas emissions and increase local resilience to the impacts of a changing climate through sustainable design. We will require all development to:</p> <ul style="list-style-type: none"> a) Minimise greenhouse gas emissions and support the transition to a low carbon economy by maximising energy efficiency, low carbon heat and local renewable energy generation; b) Support the principles of the circular economy to ensure that resources are kept in use for as long as possible in order to consume fewer resources, ensure more effective resource use and reduce waste; c) Recognise and adapt to Merton's changing climate and ensure that development mitigates the risk of overheating and flooding, and maximises comfort and wellbeing in a changing climate; d) Maximise opportunities to enhance green infrastructure and tree planting to minimise the urban heat effect, enhance natural carbon sinks and improve air quality; and e) Promote healthy and sustainable lifestyles in line with Merton's net zero carbon target. 	
<p>Policy CC8.11 Minimising energy use and greenhouse gas emissions</p> <p>The council will require all proposed development within the borough to demonstrate that they have made the fullest contribution to minimising energy use and greenhouse gas emissions.</p> <p>This will be achieved by requiring:</p> <ul style="list-style-type: none"> a) All developments (including new build, refurbishments, change of use and conversions) to reduce energy demand and greenhouse gas emissions on site in accordance with the Mayor of London's Energy Hierarchy below, or in line with any future locally derived methodology: 	<p>Cost allowances for energy efficiency measures and carbon offsetting built into the appraisals</p>

Policy	Cost implications and approach to testing in study																																		
<p>i. Be lean: use less energy and manage demand during operation</p> <p>ii. Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly</p> <p>iii. Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site</p> <p>iv. Be seen: monitor, verify and report on energy performance</p> <p>b) All developments to provide an energy statement demonstrating how emissions savings have been maximised on site at each stage of the energy hierarchy in accordance with the relevant guidance.</p> <p>c) All new-build developments of 1 residential unit² or more or 500sqm or more of non-residential Gross Internal Area (GIA), and major refurbishments of 10 residential units or more or 500 sqm or more of non-residential GIA, to be net-zero carbon.</p> <p>d) Requiring the following minimum on-site reductions in line with the Mayor's Energy Hierarchy:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Development Type</th> <th style="text-align: center;">Minimum on-site total reduction in CO₂[*]</th> <th style="text-align: center;">Minimum on-site reduction in CO₂ through energy efficiency[*]</th> <th style="text-align: center;">Net- Zero Carbon target applies</th> </tr> </thead> <tbody> <tr> <td>New build residential development of 1 unit or more</td> <td style="text-align: center;">60%</td> <td style="text-align: center;">10%</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>New build non-residential development of 500sqm GIA or more</td> <td style="text-align: center;">50%</td> <td style="text-align: center;">15%</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Major domestic refurbishments of 10 units or more</td> <td style="text-align: center;">60%</td> <td style="text-align: center;">10%</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Major non-residential refurbishments of 500sqm GIA or more</td> <td style="text-align: center;">50%</td> <td style="text-align: center;">15%</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Minor change of use to create 1 or more new residential units</td> <td style="text-align: center;">35%</td> <td style="text-align: center;">10%</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Minor residential refurbishments and extensions</td> <td style="text-align: center;">35%</td> <td style="text-align: center;">10%</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Basement/ subterranean development</td> <td style="text-align: center;">?</td> <td style="text-align: center;">?</td> <td style="text-align: center;">?</td> </tr> </tbody> </table> <p><small>* this represents a minimum improvement beyond Part L of the Building Regulations 2013.</small></p>	Development Type	Minimum on-site total reduction in CO ₂ [*]	Minimum on-site reduction in CO ₂ through energy efficiency [*]	Net- Zero Carbon target applies	New build residential development of 1 unit or more	60%	10%	Yes	New build non-residential development of 500sqm GIA or more	50%	15%	Yes	Major domestic refurbishments of 10 units or more	60%	10%	Yes	Major non-residential refurbishments of 500sqm GIA or more	50%	15%	Yes	Minor change of use to create 1 or more new residential units	35%	10%	No	Minor residential refurbishments and extensions	35%	10%	No	Basement/ subterranean development	?	?	?	<p>e) All new-build developments of 1 residential unit or more or 500sqm or more of non-residential development GIA, to demonstrate compliance with the following relevant fabric efficiency targets:</p>		
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Policy		Cost implications and approach to testing in study	
Type of Development	Zero Carbon Hub Interim FEES until 31 December 2022*	Zero Carbon Hub Full FEES from 01 January 2023 to 31 December 2024*	Space Heating Demand Target from 01 January 2025**
Blocks of flats and mid-terrace houses	<43 kWh/m2/yr	<39 kWh/m2/yr	<15 kWh/m2/yr
Semi-detached, end of terrace and detached houses	<52 kWh/m2/yr	<46 kWh/m2/yr	<20 kWh/m2/yr
Non-residential development	-	-	<15 kWh/m2/yr

*Based on the Fabric Energy Efficiency Standard for Zero Carbon Homes as defined by the Zero Carbon Hub in 2009³

** based on recommendations from the Committee on Climate Change (2019)⁴ and the London Energy Transformation Initiative (2020)⁵.

f) All developments to disclose the anticipated and actual energy demand at design and pre-occupation stage based on a CIBSE TM54 analysis or equivalent, as well as the Part L assessments, as part of the energy statement and supporting evidence for the discharge of pre-occupation conditions.

g) All new-build developments to meet the relevant maximum Energy Use Intensity targets set out below from 2025:

Residential development: Max energy use intensity of 35 kWh/Sqm/year
Non-residential development: Max energy use intensity of 65 kWh/Sqm/year

Be Seen

h) All major developments to monitor and report on energy use for 5 years post-occupancy in line with the GLA's 'Be Seen' Energy Monitoring Guidance, or equivalent.

Be Clean & Be Green

i) All developments to use low carbon heat. No gas boilers can be installed in development in Merton from 2023.

j) Any developments proposing to use heat pumps to demonstrate that these are good quality and achieve a minimum standard of efficiency.

k) All development proposals to demonstrate that they have maximised on-site electricity and heat production through the deployment of appropriately selected, sized and sited renewable/ low carbon technologies. All development proposals must indicate in the energy statement:

- How they have made the best potential use of roof space to maximise local renewable electricity and/or heat generation.
- How appropriate (i.e. flat) roof spaces have been utilised to maximise the delivery of multi-functional benefits (e.g. co-location of renewable energy and green, brown or blue infrastructure).
- How demand-side response has been incorporated, specifically through the installation of smart meters, minimising peak energy demand and promoting short term energy storage, as well as consideration of smart grids where feasible.
- How all residential development proposals have considered the use of solar PV in conjunction with on-site battery storage. Where proposals have demonstrated that they cannot include battery storage, the applicant will need to demonstrate that they have allowed space to accommodate battery storage in the future.
- How all major development proposals located within identified heat network opportunity areas have utilised low carbon decentralised energy, or are enabled for connection to current or future low carbon district heating networks, unless it is demonstrated that it is not technically feasible to do so.
- How all proposals have ensured efficient generation of low carbon energy on

Policy	Cost implications and approach to testing in study														
<p>site.</p> <p><i>Carbon Offsetting</i></p> <p>l) Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site beyond the minimum requirements, any shortfall could be provided, either:</p> <p>i. through a cash in lieu contribution to Merton's carbon offset fund, or</p> <p>ii. off-site provided that an alternative proposal is identified, delivery is certain and subject to agreement with the council.</p> <p>Carbon offset contributions will only be accepted where the council is satisfied that on-site savings have been maximised. Such payments will be scheduled through a legal agreement and the calculated at the following rates using a tiered approach:</p> <p>Residential</p> <table border="1" data-bbox="284 728 992 891"> <thead> <tr> <th>Carbon savings beyond Building Regulations 2013</th> <th>Carbon Offset Cost – Rate at which residual regulated emissions are offset</th> </tr> </thead> <tbody> <tr> <td>0-60%</td> <td>£1000/t*</td> </tr> <tr> <td>60-80%</td> <td>£300/t</td> </tr> <tr> <td>>80%</td> <td>£100/t</td> </tr> </tbody> </table> <p>*This rate will only be applicable where the applicant has demonstrated, and the Council is satisfied, that the minimum target cannot be achieved on site.</p> <p><u>Non-residential⁸</u></p> <table border="1" data-bbox="277 1003 992 1133"> <thead> <tr> <th>Carbon savings beyond Building Regulations 2013</th> <th>Carbon Offset Cost – Rate at which residual regulated emissions are offset</th> </tr> </thead> <tbody> <tr> <td>0-50%</td> <td>£1000/t*</td> </tr> <tr> <td>50-100%</td> <td>£300/t</td> </tr> </tbody> </table> <p>*This rate will only be applicable where the applicant has demonstrated, and the Council is satisfied, that the minimum target cannot be achieved on site.</p> <p><i>Whole-life cycle Carbon</i></p> <p>m) All major developments to undertake a Whole Life-cycle Carbon assessment and demonstrate that both embodied and operational emissions savings have been maximised. See Policy CC8.14 for further details on embodied carbon.</p>	Carbon savings beyond Building Regulations 2013	Carbon Offset Cost – Rate at which residual regulated emissions are offset	0-60%	£1000/t*	60-80%	£300/t	>80%	£100/t	Carbon savings beyond Building Regulations 2013	Carbon Offset Cost – Rate at which residual regulated emissions are offset	0-50%	£1000/t*	50-100%	£300/t	
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<p>Policy CC8.12 Sustainable design standards</p> <p>The Council will seek high standards of sustainable design and construction from new developments, conversions and refurbishments to ensure that all development make effective use of resources and materials, minimise water use, and assist in meeting local and national carbon reduction targets.</p> <p>We will do this by:</p> <p><i>All developments</i></p> <p>a) Requiring all development proposals to be designed to deliver holistic and multi-functional sustainability benefits, inclusive of biodiversity, flood prevention, improved air quality and micro-climate.</p> <p>b) Requiring all development proposals to demonstrate that the use of mains water has been minimised by incorporating measures such as smart metering, water saving and recycling measures, and retrofitting water efficiency measures where appropriate, to help achieve lower water consumption rates and to maximise future-proofing.</p> <p><i>Major developments</i></p> <p>c) Requiring major developments and high water use developments, such as hotels, hostels and student housing, to include water saving measures such as rainwater harvesting and greywater recycling to reduce mains water consumption.</p> <p><i>Residential developments</i></p> <p>d) Requiring all conversions and changes to the use of existing buildings resulting in the creation of 1 new dwelling or over to achieve a minimum BREEAM Domestic Refurbishment rating of 'Excellent' or equivalent, <i>and</i> to meet carbon reduction</p>	<p>Allowances built into appraisals for energy efficiency measures and carbon reduction</p>														

Policy	Cost implications and approach to testing in study
<p>targets in line with Policy CC8.11.</p> <p>e) Requiring all new-build, converted and refurbished residential development to meet a minimum internal water efficiency standard of 105 litres per person per day, as set out in Building Regulations Part G or equivalent.</p> <p><i>Non-residential developments</i></p> <p>f) Requiring all new build non-residential development of 500m² and above to achieve a minimum of BREEAM 'Excellent' standard or equivalent, <i>and</i> to meet carbon emission reduction targets in line with Policy CC8.11.</p> <p>g) Requiring all conversions and changes of use to non-residential uses with an internal floor area of 500m² and above to achieve a minimum of BREEAM Non-domestic Refurbishment and Fit-out 'Very Good' standard or equivalent, <i>and</i> to meet carbon emissions reduction targets in line with Policy CC8.11.</p>	
<p>Policy CC8.13 Adapting to a changing climate</p> <p>The council will require all development proposals to demonstrate that they are well designed, fully adaptable and resilient to the impacts of a changing climate, and will not exacerbate any climate change impacts elsewhere.</p> <p>This will be achieved by:</p> <p>a) Requiring all development proposals to mitigate the risk of overheating and adverse impacts on the urban heat island, through design, orientation, layout, materials and the use of green and blue infrastructure.</p> <p>b) Requiring all development proposals to demonstrate in their energy assessment how the risk of overheating and demand for active cooling will be reduced in accordance with the following cooling hierarchy:</p> <ol style="list-style-type: none"> i. Reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure ii. Minimise internal heat generation through energy efficient design iii. Manage the heat within buildings through exposed internal thermal mass and high ceilings iv. Provide passive ventilation v. Provide mechanical ventilation vi. Provide active cooling systems <p>c) Prioritising dual aspect dwellings and avoiding single aspect dwellings. A single aspect dwelling will only be considered where it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.</p> <p>d) Ensuring development mitigates the risk of flooding both to and from the development for its lifetime and incorporates Sustainable Drainage Systems (SuDS) and water efficiency measures.</p>	<p>Most requirements relate to design. Cost allowances built into the appraisals for energy efficiency and carbon reduction. Cost of SuDS built into external works budget.</p>
<p>Policy CC8.14 Minimising waste and promoting a circular economy</p> <p>The council will require all development proposals to adopt a circular economy approach to building design and construction to reduce waste and to keep materials and products in use for as long as possible.</p> <p>This will be achieved by:</p> <p>a) Prioritising the reuse and retrofit of existing buildings wherever possible before considering the design of new buildings.</p> <p>b) Where demolition and rebuild is proposed (for both minor and major developments), developers will need to demonstrate why existing buildings cannot be refurbished and how embodied and operational carbon savings have been maximised in a Whole Life-cycle Carbon assessment. A pre-demolition audit will also need to be carried out, and sufficient time will need to be allowed for existing buildings and assets that are identified for demolition to be carefully stripped so that materials can be recovered for reuse where possible.</p> <p><i>All development</i></p> <p>c) Designing new buildings for durability and flexibility as well as easy disassembly and reuse to minimise waste during the 'in-use' and 'end of life' phases of the development. Building shape and form should be designed to minimise embodied</p>	<p>Reflects current best practice to site management</p>

Policy	Cost implications and approach to testing in study
<p>carbon and limit the need for repair and replacement.</p> <p>d) Encouraging resource efficiency and reducing embodied carbon emissions by sourcing and prioritising materials that can easily be maintained, repaired and renewed across the development lifetime.</p> <p>e) Minimising the environmental impact of materials by specifying sustainably-sourced, low impact and re-used or recycled materials; this should include identifying opportunities for the retention and reuse of existing materials on site (e.g. re-using demolition material on site). Materials should be locally-sourced wherever possible to minimise transport emissions.</p> <p><i>Major developments</i></p> <p>e) Undertaking a Whole Life-Cycle Carbon assessment in line with the GLA's Whole Life-Cycle Carbon Assessments and demonstrating that whole life-cycle carbon savings have been maximised.</p> <p>The energy statement should demonstrate:</p> <p>i. How the development has been designed to weather well and minimise the need for maintenance over the long term.</p> <p>ii. How the development will adapt to potential changes in use and to climate change.</p> <p>iii. How the development can be reconfigured to enable different uses and how they allow for changing circumstances.</p> <p>iv. How the development will be maintained over the long term so that major renewal like façade replacements will not adversely impact on residents.</p> <p>v. How the different layers of the development have been designed to be disassembled cost effectively to support recovery and reuse of the building's systems, components and parts as and when they need replacing.</p> <p>vi. How materials can be optimised and waste eliminated not just during construction but over the life of the project and how materials can be reused beyond the life of the development.</p>	<p>Cost of assessment is de-minimis</p>
<p>Policy D5.10 Basements and subterranean design</p> <p>The Council will only permit basement and subterranean developments that do not cause harm to the built and natural environment, local amenity and does not result in increasing flooding (from all sources including surface water flooding) or ground instability issues.</p> <p>a) All basement or subterranean development applications must be accompanied by</p> <p>i. A Basement Impact Assessment (BIA).</p> <p>ii. A Drainage Strategy.</p> <p>iii. An outline Construction Method Statement (CMS). The CMS is required to demonstrate that the development will be designed and constructed, to minimise its impact on the environment and neighbouring sites during construction</p> <p>iv. Construction Traffic Management Plan to ensure that traffic and construction activity does not cause any unacceptable harm to pedestrian, cyclist, and vehicular and road safety.</p> <p>b) The development must not result in an unacceptable impact on the amenity of adjoining properties, on the natural and historic environment during and post construction.</p> <p>c) Where a basement or subterranean development is added to, or adjacent to, a listed building and all other heritage assets, it must safeguard all significant archaeological deposits and, in the case of listed buildings, not unbalance the buildings' original hierarchy of spaces, where this contributes to significance.</p> <p>d) Proposal must not cause loss, damage or adverse impact to trees, shrubs, biodiversity, nature and amenity value of the surrounding.</p> <p>e) All basements or subterranean developments must not comprise of more than one storey and not extend beyond the outer walls of the original property (prior to alterations) to more than 50% of the original dwelling's footprint.</p> <p>f) All basements or subterranean must be appropriate to its setting and designed, have regard to the health and well-being of its occupants, provide access to natural light and ventilation.</p> <p>g) Ensure that any externally visible elements such as light wells, roof lights and fire escapes are sensitively designed and sited to avoid any harmful visual impact on neighbour or visual amenity.</p>	<p>Reflects best practice and does not increase construction costs</p>

Policy	Cost implications and approach to testing in study
<p>h) Basements or subterranean development must be designed to minimise the risk of internal flooding and must not increase the risk of flooding elsewhere. Proposals must include sustainable urban drainage scheme to reduce runoff rates and implement proposals to conserve and re-use water through rainwater harvesting.</p> <p>i) Developers of basement or subterranean developments are required to sign up to Considerate Constructors Scheme.</p> <p>j) No new basements or subterranean development will be permitted under the public highway.</p>	
<p>Policy N3.7 Wandle Valley</p> <p>We are committed to protecting the Wandle Valley and maintaining it as a strategic, biodiverse and accessible corridor through the borough.</p> <p>We will:</p> <p>a. Support the Wandle Valley Regional Park as one of London's major green networks, protecting biodiversity and supporting opportunities for formal and informal recreation through enhanced accessibility.</p> <p>b. Protect and enhance the River Wandle, including its green chains, biodiversity and wildlife corridors.</p> <p>c. Support opportunities for environmental improvements to the Wandle Valley.</p> <p>d. Recognise the natural and historic significance of the Wandle Valley by:</p> <p>a. conserving and enhancing archaeological sites;</p> <p>b. protecting heritage assets and conservation areas (refer to Heritage Policy);</p> <p>c. support improvements in access and awareness raising of historic features including Merton Priory and Merton Abbey Mills; and</p> <p>d. ensuring that proposed development respects the natural and historic character.</p> <p>e. Promote and seek improvements to walking and cycling accessibility through the Wandle Valley and support the completion of the Wandle Trail.</p> <p>f. Require development within 400m of the Wandle Valley Regional Park boundary to consider its relationship to the park in terms of visual, physical and landscape links, to ensure that new development enhances the accessibility and attractiveness of the park.</p> <p>g. Work with the Environment Agency, Thames Water, the GLA, landowners and developers to explore viable and appropriate measures that contribute to minimising flood risk.</p> <p>h. Encourage the celebration of the Wandle Valley through community celebrations, arts, cultural events and sporting activities that will support and promote tourism and recreation in Merton.</p> <p>i. Work with neighbouring boroughs and relevant bodies to support and encourage increased accessibility through the Wandle Valley.</p> <p>j. Support business and job opportunities on employment land within the Wandle Valley that contributes to strengthening the economic health, cultural vitality and environmental quality of the Wandle Valley.</p>	<p>Land use issues only – no direct costs to developments</p>

Appendix 2 - Typology details

LONDON BOROUGH OF MERTON																					
		Years 1 - 5					Floor areas - proposed (sqm)														
Site ref	Typology description	Gross	Net site	Site coverage	Heights	No of	No of	Resi costs	Resi costs	GIA	GIA	Note: B1 office includes B1(b)					Total resi	Total resi FS			
		Site area	area			Houses	Flats	Houses	Flats	Houses	flats	Retail A1-A2	Retail S'Mark	B1 office	B1(c) and B1	B8 storage	units				
1	Small site 1 - 2 units (houses)	0.03	0.03	42%	2	2	-	1,933	1,831	210	-	-	-	-	-	-	-	2	210		
2	Small site 2 - 3 units (houses)	0.04	0.04	38%	2	3	-	1,933	1,831	265	-	-	-	-	-	-	-	3	265		
3	Small site 2 - 4 units (houses)	0.05	0.05	37%	2	4	-	1,577	1,831	370	-	-	-	-	-	-	-	4	370		
4	Small site 3 - 5 units (houses)	0.06	0.06	38%	2	5	-	1,577	1,831	475	-	-	-	-	-	-	-	5	475		
5	Small site 4 - 5 units (flats)	0.05	0.05	45%	2	-	5	1,577	1,831	-	453	-	-	-	-	-	-	5	453		
6	Small site 5 - 6 units (flats)	0.06	0.06	43%	2	-	6	1,577	1,831	-	515	-	-	-	-	-	-	6	515		
7	Small site 6 - 8 units (houses)	0.10	0.10	36%	2	8	-	1,577	1,831	715	-	-	-	-	-	-	-	8	715		
8	Small site 8 - 8 units (flats)	0.08	0.08	44%	2	-	8	1,577	1,831	-	710	-	-	-	-	-	-	8	710		
9	Small site 9 - 9 units (houses)	0.11	0.11	38%	2	9	-	1,577	1,831	845	-	-	-	-	-	-	-	9	845		
10	Small site 10 - 9 units (flats)	0.09	0.09	43%	2	-	9	1,577	1,831	-	773	-	-	-	-	-	-	9	773		
11	Medium mixed housing/flatted scheme (10 units)	0.08	0.08	41%	2	7	3	1,577	1,831	635	188	-	-	-	-	-	-	10	823		
12	Medium housing scheme (10 units)	0.13	0.13	37%	2	10	-	1,577	1,831	925	-	-	-	-	-	-	-	10	925		
13	Medium mixed housing/flatted scheme (15 units)	0.12	0.12	53%	2	9	6	1,577	1,831	820	450	-	-	-	-	-	-	15	1,270		
14	Medium housing scheme (15 units)	0.19	0.19	38%	2	15	-	1,577	1,831	1,425	-	-	-	-	-	-	-	15	1,425		
15	Medium mixed housing/flatted scheme (30 units)	0.20	0.20	56%	2	17	13	1,577	1,831	1,535	1,073	-	200	-	-	-	-	30	2,608		
16	Medium housing scheme (30 units)	0.35	0.35	37%	2	-	30	1,577	1,831	-	2,575	-	-	-	-	-	-	30	2,575		
17	Medium mixed housing/flatted scheme (40 units)	0.25	0.25	59%	3	20	20	1,577	1,831	1,775	1,725	-	200	-	-	-	-	40	3,500		
18	Medium housing scheme (40 units)	0.50	0.50	36%	2	40	-	1,577	1,831	3,575	-	-	-	-	-	-	-	40	3,575		
19	Medium mixed housing/flatted scheme (50 units)	0.30	0.30	53%	3	25	25	1,577	1,831	2,250	1,938	400	200	-	-	-	-	50	4,188		
20	Medium housing scheme (50 units)	0.62	0.62	36%	2	50	-	1,577	1,831	4,500	-	-	-	-	-	-	-	50	4,500		
21	Medium mixed housing/flatted scheme (75 units)	0.40	0.40	53%	3	45	30	1,577	1,831	4,225	2,250	700	300	-	-	-	-	75	6,475		
22	Medium housing scheme (75 units)	0.94	0.94	24%	3	75	-	1,577	1,831	6,750	-	-	-	-	-	-	-	75	6,750		
23	Large flatted scheme (100 units)	0.50	0.50	35%	5	-	100	1,577	1,831	-	8,600	-	200	-	-	-	-	100	8,600		
24	Large flatted scheme (125 units)	0.50	0.50	39%	6	-	125	1,577	1,831	-	10,438	-	200	-	-	-	-	125	10,438		
25	Large flatted scheme (150 units)	0.50	0.50	47%	5	-	150	1,577	1,831	-	12,825	-	200	-	-	-	-	150	12,825		
26	Large flatted scheme (200 units)	0.75	0.75	41%	5	-	200	1,577	1,831	-	16,950	-	-	-	-	-	-	200	16,950		
27	Large flatted scheme (300 units)	0.80	0.80	44%	7	-	300	1,577	2,261	-	24,900	-	-	-	-	-	-	300	24,900		
28	Large flatted scheme (400 units)	1.00	1.00	42%	8	-	400	1,577	2,261	-	33,250	-	200	-	-	-	-	400	33,250		
29	Large flatted scheme (600 units)	1.33	1.33	39%	10	-	600	1,577	2,261	-	50,525	1,000	-	-	-	-	-	600	50,525		
30	Large flatted scheme (1000 units)	3.64	3.64	44%	6	-	1,000	1,577	1,831	-	84,750	2,000	400	-	-	-	-	1,000	84,750		

1 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78

LONDON IRents		Cap val Yields																		n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
2	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
3	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
4	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
5	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
6	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
7	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
8	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
9	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
10	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
11	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
12	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
13	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
14	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
15	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
16	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
17	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
18	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
19	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
20	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
21	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
22	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
23	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
24	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
25	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
26	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
27	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
28	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
29	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	
30	300	250	150	175	175	0	450	250	250	10,300	6.50%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157
LONDON Investment sale (QUARTERS)											Resi sales period (qtrs)	Sales period start	Area	On-site AH	% AH rented	
Site ref	Retail A1-A	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	Resi		% of PRS units			
1	6	6	6	6	6	6	6	6	6	6	1.00	6	100.00%	31%	70%	
2	6	6	6	6	6	6	6	6	6	6	1.00	6	100.00%	31%	70%	
3	6	6	6	6	6	6	6	6	6	6	1.00	6	100.00%	31%	70%	
4	6	6	6	6	6	6	6	6	6	6	1.00	6	100.00%	31%	70%	
5	8	8	8	8	8	8	8	8	8	8	1.00	8	100.00%	31%	70%	
6	8	8	8	8	8	8	8	8	8	8	1.00	8	100.00%	31%	70%	
7	6	6	6	6	6	6	6	6	6	6	1.00	6	100.00%	31%	70%	
8	8	8	8	8	8	8	8	8	8	8	1.00	8	100.00%	31%	70%	
9	6	6	6	6	6	6	6	6	6	6	2.00	6	100.00%	31%	70%	
10	8	8	8	8	8	8	8	8	8	8	2.00	8	100.00%	31%	70%	
11	8	8	8	8	8	8	8	8	8	8	2.00	8	100.00%	31%	70%	
12	6	6	6	6	6	6	6	6	6	6	2.00	6	100.00%	31%	70%	
13	8	8	8	8	8	8	8	8	8	8	2.00	8	100.00%	31%	70%	
14	6	6	6	6	6	6	6	6	6	6	2.00	6	100.00%	31%	70%	
15	8	8	8	8	8	8	8	8	8	8	3.00	8	100.00%	31%	70%	
16	8	8	8	8	8	8	8	8	8	8	3.00	8	100.00%	31%	70%	
17	8	8	8	8	8	8	8	8	8	8	3.00	8	100.00%	31%	70%	
18	8	8	8	8	8	8	8	8	8	8	3.00	8	100.00%	31%	70%	
19	9	9	9	9	9	9	9	9	9	9	3.00	9	100.00%	31%	70%	
20	8	8	8	8	8	8	8	8	8	8	3.00	8	100.00%	31%	70%	
21	10	10	10	10	10	10	10	10	10	10	4.00	10	100.00%	31%	70%	
22	9	9	9	9	9	9	9	9	9	9	4.00	9	100.00%	31%	70%	
23	10	10	10	10	10	10	10	10	10	10	4.00	9	100.00%	31%	70%	
24	10	10	10	10	10	10	10	10	10	10	4.00	10	100.00%	31%	70%	
25	10	10	10	10	10	10	10	10	10	10	4.00	10	100.00%	31%	70%	
26	10	10	10	10	10	10	10	10	10	10	6.00	8	100.00%	31%	70%	
27	10	10	10	10	10	10	10	10	10	10	6.00	8	100.00%	31%	70%	
28	12	12	12	12	12	12	12	12	12	12	6.00	10	100.00%	31%	70%	
29	14	14	14	14	14	14	14	14	14	14	8.00	10	100.00%	31%	70%	
30	17	17	17	17	17	17	17	17	17	17	11.00	10	100.00%	31%	70%	

Appendix 3 - Commercial rents and yields

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Main Sales Area	Other Sales Area	Rent PA	Service	Rent Type	Use	Overall rent
30/01/2020	05/03/2020	290 Kingston Rd	London	GRND	2,200	2,200	0	62,000.00	FRI	Achieved	Retail	28.18
20/09/2019	20/09/2019	423 Durnsford Rd	London	GRND,1	2,500	0	0	65,000.00	FRI	Achieved	Office/Retail	26.00
29/07/2019	29/07/2019	108 The Broadway	London	GRND	1,328	1,328	0	57,999.81	FRI	Effective	Retail	43.67
26/07/2019	26/07/2019	369-371 Durnsford Rd	London	GRND,1	6,280			38,999.83	FRI	Effective	Retail	6.21
17/07/2019	17/07/2019	Merton High St	London	GRND	139,630			2,889,989.68		Effective	Retail	20.70
11/07/2019	11/07/2019	37-37A Church Rd	London	GRND	560			21,999.80	FRI	Effective	Retail	39.29
01/07/2019	01/07/2019	248-252 Grand Dr	London	GRND	3,292	1,525	0	48,000.00	FRI	Effective	Retail	14.58
28/06/2019	28/06/2019	Tandem Way	London	GRND	535	535	0	11,401.81	FRI	Effective	Retail	21.31
24/06/2019	24/06/2019	134 Merton	London	GRND	388			13,351.95	FRI	Effective	Retail	34.41
14/06/2019	14/06/2019	18 South Lodge Ave	Mitcham	GRND	936			18,528.53		Effective	Retail	19.80
28/05/2019	28/05/2019	39 London Rd	London	GRND	333	0	0	13,499.85	FRI	Effective	Retail	40.54
26/05/2019	01/07/2019	18-20 Ridgway	London	GRND	485	485	0	29,999.96		Effective	Retail	61.86
09/05/2019	09/05/2019	203 London Rd	Mitcham	GRND	1,120	0	0	25,497.04	FRI	Effective	Office/Retail	22.77
10/04/2019	10/05/2019	187 London Rd	Mitcham	GRND,1	1,147	611		12,848.54	FRI	Effective	Retail	11.20
27/03/2019	28/04/2019	21 Church Rd	London	GRND	436	0	0	28,749.89	FRI	Effective	Retail	65.94
19/03/2019	19/04/2019	High St	London	GRND	1,862	0	0	56,098.83	FRI	Effective	Retail	30.13
07/03/2019	13/07/2019	4 Queens	London	GRND	2,150			137,833.81	FRI	Effective	Retail	64.11
26/02/2019	26/02/2019	172 Merton High St	London	GRND	225	0	0	5,934.19	FRI	Effective	Retail	26.37
31/01/2019	09/03/2019	148 Arthur Rd	London	GRND	405	405	0	16,250.00	FRI	Achieved	Retail	40.12
21/01/2019	21/01/2019	222 Durnsford Rd	London	GRND,1	4,553			89,999.41	FRI	Effective	Retail	19.77
21/12/2018	21/12/2018	50 Coombe Ln	London	GRND	960	0	0	34,000.00	FRI	Achieved	Retail	35.42
05/12/2018	19/12/2019	242-244 London Rd	Mitcham	GRND	3,500	0	0	35,000.00	FRI	Achieved	Retail	10.00
01/12/2018	10/01/2019	223 London Rd	Mitcham	GRND	3,315	3,315	0	60,000.00	FRI	Achieved	Retail	18.10
14/10/2018	01/12/2018	10 Church Rd	London	GRND	600	0	0	25,000.00		Achieved	Retail	41.67
10/09/2018	10/10/2018	80 The Broadway	London	GRND	3,715	2,390	0	100,000.00		Achieved	Retail	26.92
31/08/2018	13/10/2018	94-96 Coombe Ln	London	GRND	1,657	1,657	0	38,000.00	FRI	Achieved	Retail	22.93
31/08/2018	31/08/2018	20-22 Worple Rd	London	2nd	2,125			24,725.78		Effective	Retail	11.64
09/07/2018	09/07/2018	131 High St	London	GRND,MEZZ	10,000			375,394.42		Effective	Retail	37.54
04/07/2018	01/08/2018	11-13 London Rd	Morden	GRND	910			27,000.00	FRI	Effective	Retail	29.67
01/07/2018	01/07/2018	31 London Rd	Morden	GRND	1,541			21,000.00	FRI	Effective	Retail	13.63
23/06/2018	23/07/2018	3 Morden Rd	London	GRND	1,895	1,895		47,601.12	FRI	Effective	Retail	25.12
11/06/2018	11/06/2018	171 Arthur Rd	London	GRND	1,080	555	0	30,000.00		Achieved	Retail	27.78

Appendix 4 - BCIS costs

£/m2 study

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

Last updated: 20-Jun-2020 00:50

› Rebased to London Borough of Merton (124; sample 21)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
345. Shops							
Generally (30)	1,823	724	1,053	1,324	2,391	5,083	23
1-2 storey (30)	1,833	724	1,052	1,273	2,441	5,083	22
3-5 storey (30)	1,593	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,591	808	1,380	1,547	1,741	3,612	1239
810.1 Estate housing							
Generally (15)	1,585	775	1,356	1,530	1,735	5,503	1617
Single storey (15)	1,776	1,015	1,506	1,718	1,992	5,503	264
2-storey (15)	1,535	775	1,337	1,493	1,675	3,355	1243
3-storey (15)	1,616	998	1,325	1,541	1,821	3,279	105
4-storey or above (15)	3,344	1,635	2,676	2,988	4,448	4,976	5
810.11 Estate housing detached (15)	2,032	1,182	1,596	1,750	2,043	5,503	19
810.12 Estate housing semi detached							
Generally (15)	1,582	939	1,366	1,555	1,743	2,929	384
Single storey (15)	1,757	1,128	1,497	1,746	1,948	2,929	76
2-storey (15)	1,541	939	1,362	1,516	1,692	2,650	294
3-storey (15)	1,506	1,126	1,214	1,482	1,596	2,300	14
810.13 Estate housing terraced							
Generally (15)	1,633	998	1,343	1,546	1,802	4,976	318
Single storey (15)	1,838	1,216	1,552	1,739	2,154	2,603	34
2-storey (15)	1,577	998	1,331	1,523	1,741	3,355	234
3-storey (15)	1,629	998	1,320	1,535	1,792	3,279	48
4-storey or above (10)	4,712	4,448	-	-	-	4,976	2
816. Flats (apartments)							
Generally (15)	1,862	925	1,552	1,767	2,091	6,467	912
1-2 storey (15)	1,776	1,082	1,513	1,697	1,960	3,229	214
3-5 storey (15)	1,831	925	1,541	1,762	2,070	3,888	602
6 storey or above (15)	2,261	1,352	1,842	2,109	2,437	6,467	93
820.1 'One-off' housing detached (3 units or less)							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	2,744	1,112	1,904	2,369	3,332	7,654	139
Single storey (15)	2,070	1,112	1,718	1,906	2,331	3,708	38
2-storey (15)	2,669	1,179	1,955	2,403	3,231	5,104	67
3-storey (15)	3,364	1,585	2,515	3,291	3,795	6,255	27
4-storey or above (15)	5,546	2,966	3,792	6,590	6,728	7,654	5
820.2 'One-off' housing semi-detached (3 units or less) (15)	1,933	1,169	1,636	1,792	2,120	6,394	80
820.3 'One-off' housing terraced (3 units or less) (15)	1,820	1,470	1,509	1,625	1,815	3,803	14

Appendix 5 - Base appraisal results

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £5,200 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.62	£0.17	£0.15	£0.13	£0.11	£0.10	£0.09	£0.06	
2 Small site 2 - 3 units (houses)	3	£0.87	£0.22	£0.19	£0.16	£0.13	£0.12	£0.11	£0.08	
3 Small site 2 - 4 units (houses)	4	£1.25	£0.47	£0.43	£0.39	£0.35	£0.33	£0.31	£0.27	
4 Small site 3 - 5 units (houses)	5	£1.55	£0.60	£0.55	£0.50	£0.45	£0.43	£0.40	£0.35	
5 Small site 4 - 5 units (flats)	5	£1.25	£0.17	£0.13	£0.09	£0.06	£0.04	£0.02	-£0.02	
6 Small site 5 - 6 units (flats)	6	£1.50	£0.19	£0.15	£0.10	£0.06	£0.04	£0.02	-£0.02	
7 Small site 6 - 8 units (houses)	8	£2.45	£0.91	£0.83	£0.76	£0.68	£0.64	£0.60	£0.53	
8 Small site 8 - 8 units (flats)	8	£2.00	£0.26	£0.20	£0.15	£0.09	£0.06	£0.03	-£0.03	
9 Small site 9 - 9 units (houses)	9	£2.80	£1.06	£0.97	£0.88	£0.79	£0.75	£0.71	£0.62	
10 Small site 10 - 9 units (flats)	9	£2.25	£0.27	£0.21	£0.15	£0.09	£0.06	£0.03	-£0.03	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£0.81	£0.73	£0.66	£0.58	£0.54	£0.51	£0.43	
12 Medium housing scheme (10 units)	10	£3.12	£1.16	£1.06	£0.97	£0.87	£0.82	£0.77	£0.68	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.12	£1.01	£0.89	£0.78	£0.72	£0.66	£0.55	
14 Medium housing scheme (15 units)	15	£4.68	£1.78	£1.64	£1.49	£1.34	£1.27	£1.19	£1.04	
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£2.36	£2.14	£1.91	£1.68	£1.57	£1.46	£1.23	
16 Medium housing scheme (30 units)	30	£8.76	£0.85	£0.66	£0.46	£0.26	£0.17	£0.07	-£0.13	
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£2.86	£2.56	£2.26	£1.96	£1.81	£1.66	£1.36	
18 Medium housing scheme (40 units)	40	£12.48	£4.12	£3.78	£3.44	£3.11	£2.94	£2.77	£2.43	
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£3.58	£3.24	£2.89	£2.54	£2.37	£2.19	£1.85	
20 Medium housing scheme (50 units)	50	£15.60	£5.18	£4.76	£4.33	£3.91	£3.70	£3.48	£3.06	
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£5.83	£5.32	£4.80	£4.28	£4.03	£3.77	£3.25	
22 Medium housing scheme (75 units)	75	£23.40	£7.39	£6.79	£6.20	£5.60	£5.29	£4.99	£4.39	
23 Large flatted scheme (100 units)	100	£12.48	£2.82	£2.19	£1.57	£0.94	£0.63	£0.31	-£0.32	
24 Large flatted scheme (125 units)	125	£12.48	£2.82	£2.24	£1.52	£0.80	£0.44	£0.08	-£0.66	
25 Large flatted scheme (150 units)	150	£12.48	£3.60	£2.71	£1.83	£0.94	£0.50	£0.06	-£0.84	
26 Large flatted scheme (200 units)	200	£18.72	£5.18	£3.95	£2.71	£1.47	£0.85	£0.23	-£1.02	
27 Large flatted scheme (300 units)	300	£19.97	£5.42	£7.29	£9.16	£11.03	£11.96	£12.90	£14.77	
28 Large flatted scheme (400 units)	400	£24.96	£8.34	£10.65	£12.96	£15.27	£16.43	£17.59	£19.90	
29 Large flatted scheme (600 units)	600	£33.28	£13.10	£16.58	£20.06	£23.54	£25.28	£27.02	£30.50	
30 Large flatted scheme (1000 units)	1,000	£90.76	£20.98	£15.48	£9.98	£4.47	£1.72	£-1.05	£-6.66	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£24.96	£6.95	£6.06	£5.18	£4.29	£3.85	£3.40	£2.52
0.04	£24.96	£6.22	£5.42	£4.61	£3.81	£3.41	£3.01	£2.21
0.05	£24.96	£9.40	£8.62	£7.84	£7.06	£6.66	£6.27	£5.49
0.06	£24.96	£9.71	£8.90	£8.10	£7.29	£6.89	£6.48	£5.67
0.05	£24.96	£3.31	£2.59	£1.86	£1.14	£0.78	£0.41	-£0.31
0.06	£24.96	£3.12	£2.43	£1.75	£1.06	£0.72	£0.37	-£0.32
0.10	£24.96	£9.26	£8.49	£7.72	£6.94	£6.56	£6.17	£5.40
0.08	£24.96	£3.24	£2.53	£1.82	£1.11	£0.75	£0.40	-£0.32
0.11	£24.96	£9.44	£8.66	£7.88	£7.09	£6.70	£6.31	£5.52
0.09	£24.96	£2.98	£2.31	£1.64	£0.97	£0.63	£0.30	-£0.38
0.08	£24.96	£10.14	£9.19	£8.23	£7.28	£6.80	£6.33	£5.38
0.13	£24.96	£9.26	£8.49	£7.72	£6.95	£6.57	£6.18	£5.41
0.12	£24.96	£9.34	£8.39	£7.43	£6.47	£6.00	£5.52	£4.56
0.19	£24.96	£9.51	£8.73	£7.94	£7.15	£6.75	£6.36	£5.56
0.20	£24.96	£11.82	£10.69	£9.56	£8.42	£7.85	£7.29	£6.15
0.35	£24.96	£2.44	£1.87	£1.31	£0.75	£0.47	£0.19	-£0.37
0.25	£24.96	£11.44	£10.24	£9.05	£7.85	£7.25	£6.65	£5.46
0.50	£24.96	£8.24	£7.56	£6.89	£6.21	£5.87	£5.53	£4.86
0.30	£24.96	£11.95	£10.79	£9.63	£8.47	£7.89	£7.31	£6.15
0.62	£24.96	£8.30	£7.62	£6.94	£6.26	£5.92	£5.58	£4.90
0.40	£24.96	£14.58	£13.29	£12.00	£10.71	£10.06	£9.42	£8.13
0.94	£24.96	£7.89	£7.25	£6.61	£5.97	£5.65	£5.33	£4.68
0.50	£24.96	£5.64	£4.39	£3.14	£1.88	£1.25	£0.62	-£0.65
0.50	£24.96	£5.91	£4.48	£3.04	£1.60	£0.87	£0.15	-£1.31
0.50	£24.96	£7.19	£5.43	£3.66	£1.89	£1.00	£0.11	-£1.69
0.75	£24.96	£6.91	£5.26	£3.61	£1.96	£1.13	£0.31	-£1.36
0.80	£24.96	£6.77	£9.11	£11.45	£13.78	£14.95	£16.12	£18.46
1.00	£24.96	£8.34	£10.65	£12.96	£15.27	£16.43	£17.59	£19.90
1.33	£24.96	£9.82	£12.43	£15.04	£17.66	£18.96	£20.27	£22.88
3.64	£24.96	£5.77	£4.26	£2.74	£1.23	£0.47	£-0.29	£-1.83

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£24,960,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.17	£0.15	£0.13	£0.11	£0.10	£0.09	£0.06	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.22	£0.19	£0.16	£0.13	£0.12	£0.11	£0.08	
3 Small site 2 - 4 units (houses)	4	£1.46	£0.47	£0.43	£0.39	£0.35	£0.33	£0.31	£0.27	
4 Small site 3 - 5 units (houses)	5	£1.82	£0.60	£0.55	£0.50	£0.45	£0.43	£0.40	£0.35	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.17	£0.13	£0.09	£0.06	£0.04	£0.02	-£0.02	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.19	£0.15	£0.10	£0.06	£0.04	£0.02	-£0.02	
7 Small site 6 - 8 units (houses)	8	£2.87	£0.91	£0.83	£0.76	£0.68	£0.64	£0.60	£0.53	
8 Small site 8 - 8 units (flats)	8	£2.34	£0.26	£0.20	£0.15	£0.09	£0.06	£0.03	-£0.03	
9 Small site 9 - 9 units (houses)	9	£3.28	£1.06	£0.97	£0.88	£0.79	£0.75	£0.71	£0.62	
10 Small site 10 - 9 units (flats)	9	£2.63	£0.27	£0.21	£0.15	£0.09	£0.06	£0.03	-£0.03	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.81	£0.73	£0.66	£0.58	£0.54	£0.51	£0.43	
12 Medium housing scheme (10 units)	10	£3.66	£1.16	£1.06	£0.97	£0.87	£0.82	£0.77	£0.68	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.12	£1.01	£0.89	£0.78	£0.72	£0.66	£0.55	
14 Medium housing scheme (15 units)	15	£5.48	£1.78	£1.64	£1.49	£1.34	£1.27	£1.19	£1.04	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£2.36	£2.14	£1.91	£1.68	£1.57	£1.46	£1.23	
16 Medium housing scheme (30 units)	30	£10.27	£0.85	£0.66	£0.46	£0.26	£0.17	£0.07	-£0.13	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.86	£2.56	£2.26	£1.96	£1.81	£1.66	£1.36	
18 Medium housing scheme (40 units)	40	£14.63	£4.12	£3.78	£3.44	£3.11	£2.94	£2.77	£2.43	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.76	£3.58	£3.24	£2.89	£2.54	£2.37	£2.19	£1.85	
20 Medium housing scheme (50 units)	50	£18.28	£5.18	£4.76	£4.33	£3.91	£3.70	£3.48	£3.06	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.83	£5.32	£4.80	£4.28	£4.03	£3.77	£3.25	
22 Medium housing scheme (75 units)	75	£27.42	£7.39	£6.79	£6.20	£5.60	£5.29	£4.99	£4.39	
23 Large flatted scheme (100 units)	100	£14.63	£2.82	£2.19	£1.57	£0.94	£0.63	£0.31	-£0.32	
24 Large flatted scheme (125 units)	125	£14.63	£2.82	£2.24	£1.52	£0.80	£0.44	£0.08	-£0.66	
25 Large flatted scheme (150 units)	150	£14.63	£3.60	£2.71	£1.83	£0.94	£0.50	£0.06	-£0.84	
26 Large flatted scheme (200 units)	200	£21.94	£5.18	£3.95	£2.71	£1.47	£0.85	£0.23	-£1.02	
27 Large flatted scheme (300 units)	300	£23.40	£5.42	£7.29	£9.16	£11.03	£11.96	£12.90	£14.77	
28 Large flatted scheme (400 units)	400	£29.25	£8.34	£10.65	£12.96	£15.27	£16.43	£17.59	£19.90	
29 Large flatted scheme (600 units)	600	£39.00	£13.10	£16.58	£20.06	£23.54	£25.28	£27.02	£30.50	
30 Large flatted scheme (1000 units)	1,000	£106.37	£20.98	£15.48	£9.98	£4.47	£1.72	£-1.05	£-6.66	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£6.95	£6.06	£5.18	£4.29	£3.85	£3.40	£2.52
0.04	£29.25	£6.22	£5.42	£4.61	£3.81	£3.41	£3.01	£2.21
0.05	£29.25	£9.40	£8.62	£7.84	£7.06	£6.66	£6.27	£5.49
0.06	£29.25	£9.71	£8.90	£8.10	£7.29	£6.89	£6.48	£5.67
0.05	£29.25	£3.31	£2.59	£1.86	£1.14	£0.78	£0.41	-£0.31
0.06	£29.25	£3.12	£2.43	£1.75	£1.06	£0.72	£0.37	-£0.32
0.10	£29.25	£9.26	£8.49	£7.72	£6.94	£6.56	£6.17	£5.40
0.08	£29.25	£3.24	£2.53	£1.82	£1.11	£0.75	£0.40	-£0.32
0.11	£29.25	£9.44	£8.66	£7.88	£7.09	£6.70	£6.31	£5.52
0.09	£29.25	£2.98	£2.31	£1.64	£0.97	£0.63	£0.30	-£0.38
0.08	£29.25	£10.14	£9.19	£8.23	£7.28	£6.80	£6.33	£5.38
0.13	£29.25	£9.26	£8.49	£7.72	£6.95	£6.57	£6.18	£5.41
0.12	£29.25	£9.34	£8.39	£7.43	£6.47	£6.00	£5.52	£4.56
0.19	£29.25	£9.51	£8.73	£7.94	£7.15	£6.75	£6.36	£5.56
0.20	£29.25	£11.82	£10.69	£9.56	£8.42	£7.85	£7.29	£6.15
0.35	£29.25	£2.44	£1.87	£1.31	£0.75	£0.47	£0.19	-£0.37
0.25	£29.25	£11.44	£10.24	£9.05	£7.85	£7.25	£6.65	£5.46
0.50	£29.25	£8.24	£7.56	£6.89	£6.21	£5.87	£5.53	£4.86
0.30	£29.25	£11.95	£10.79	£9.63	£8.47	£7.89	£7.31	£6.15
0.62	£29.25							

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,000 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Small site 1 - 2 units (houses)	2	£0.72	£0.29	£0.25	£0.22	£0.19	£0.17	£0.15	£0.12
2	Small site 2 - 3 units (houses)	3	£1.01	£0.36	£0.32	£0.28	£0.23	£0.21	£0.19	£0.15
3	Small site 2 - 4 units (houses)	4	£1.44	£0.67	£0.61	£0.55	£0.49	£0.46	£0.43	£0.37
4	Small site 3 - 5 units (houses)	5	£1.79	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48
5	Small site 4 - 5 units (flats)	5	£1.44	£0.37	£0.31	£0.25	£0.20	£0.17	£0.14	£0.08
6	Small site 5 - 6 units (flats)	6	£1.73	£0.42	£0.35	£0.29	£0.22	£0.19	£0.16	£0.10
7	Small site 6 - 8 units (houses)	8	£2.82	£1.29	£1.18	£1.06	£0.95	£0.89	£0.84	£0.72
8	Small site 8 - 8 units (flats)	8	£2.30	£0.57	£0.49	£0.40	£0.31	£0.26	£0.22	£0.13
9	Small site 9 - 9 units (houses)	9	£3.23	£1.51	£1.37	£1.24	£1.11	£1.04	£0.97	£0.84
10	Small site 10 - 9 units (flats)	9	£2.59	£0.61	£0.51	£0.42	£0.33	£0.28	£0.23	£0.14
11	Medium mixed housing/flatted scheme (10 units)	10	£2.30	£1.22	£1.10	£0.99	£0.87	£0.81	£0.75	£0.63
12	Medium housing scheme (10 units)	10	£3.60	£1.65	£1.50	£1.36	£1.21	£1.14	£1.07	£0.92
13	Medium mixed housing/flatted scheme (15 units)	15	£3.46	£1.74	£1.57	£1.39	£1.21	£1.12	£1.04	£0.86
14	Medium housing scheme (15 units)	15	£5.40	£2.54	£2.32	£2.09	£1.87	£1.76	£1.64	£1.42
15	Medium mixed housing/flatted scheme (30 units)	30	£5.76	£3.61	£3.26	£2.91	£2.56	£2.38	£2.20	£1.85
16	Medium housing scheme (30 units)	30	£10.11	£1.97	£1.67	£1.36	£1.05	£0.90	£0.74	£0.43
17	Medium mixed housing/flatted scheme (40 units)	40	£7.20	£4.51	£4.05	£3.58	£3.12	£2.89	£2.65	£2.19
18	Medium housing scheme (40 units)	40	£14.40	£5.94	£5.42	£4.90	£4.38	£4.12	£3.86	£3.34
19	Medium mixed housing/flatted scheme (50 units)	50	£8.64	£5.54	£4.99	£4.45	£3.91	£3.64	£3.37	£2.82
20	Medium housing scheme (50 units)	50	£18.00	£7.47	£6.82	£6.17	£5.51	£5.19	£4.86	£4.20
21	Medium mixed housing/flatted scheme (75 units)	75	£11.52	£8.84	£8.02	£7.20	£6.38	£5.97	£5.56	£4.74
22	Medium housing scheme (75 units)	75	£27.00	£10.74	£9.80	£8.86	£7.93	£7.46	£6.99	£6.05
23	Large flatted scheme (100 units)	100	£14.40	£6.46	£5.47	£4.48	£3.49	£2.99	£2.50	£1.51
24	Large flatted scheme (125 units)	125	£14.40	£7.30	£6.15	£5.00	£3.85	£3.27	£2.70	£1.54
25	Large flatted scheme (150 units)	150	£14.40	£8.94	£7.52	£6.11	£4.69	£3.98	£3.28	£1.86
26	Large flatted scheme (200 units)	200	£21.60	£12.32	£10.38	£8.43	£6.49	£5.51	£4.54	£2.58
27	Large flatted scheme (300 units)	300	£23.40	£5.25	£2.38	£0.50	£-3.44	£-4.91	£-6.39	£-9.34
28	Large flatted scheme (400 units)	400	£28.80	£5.53	£1.91	£-1.73	£-5.43	£-7.29	£-9.15	£-12.87
29	Large flatted scheme (600 units)	600	£38.40	£7.62	£2.20	£-3.28	£-8.78	£-11.57	£-14.36	£-19.95
30	Large flatted scheme (1000 units)	1,000	£104.73	£53.83	£45.08	£36.32	£27.57	£23.20	£18.82	£10.07

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£28.80	£11.46	£10.12	£8.78	£7.45	£6.78	£6.11	£4.77
0.04	£28.80	£10.28	£9.07	£7.87	£6.66	£6.05	£5.45	£4.24
0.05	£28.80	£13.38	£12.20	£11.02	£9.84	£9.25	£8.66	£7.48
0.06	£28.80	£13.81	£12.59	£11.38	£10.16	£9.55	£8.94	£7.73
0.05	£28.80	£7.32	£6.19	£5.07	£3.95	£3.38	£2.82	£1.70
0.06	£28.80	£6.92	£5.86	£4.79	£3.72	£3.19	£2.65	£1.59
0.10	£28.80	£13.18	£12.02	£10.85	£9.69	£9.11	£8.52	£7.36
0.08	£28.80	£7.17	£6.07	£4.96	£3.86	£3.31	£2.76	£1.66
0.11	£28.80	£13.44	£12.26	£11.07	£9.89	£9.29	£8.70	£7.52
0.09	£28.80	£6.76	£5.71	£4.66	£3.61	£3.09	£2.57	£1.52
0.08	£28.80	£15.27	£13.81	£12.34	£10.87	£10.13	£9.40	£7.93
0.13	£28.80	£13.18	£12.02	£10.85	£9.69	£9.11	£8.53	£7.37
0.12	£28.80	£14.53	£13.06	£11.58	£10.11	£9.37	£8.63	£7.15
0.19	£28.80	£13.54	£12.35	£11.16	£9.96	£9.36	£8.77	£7.57
0.20	£28.80	£18.05	£16.29	£14.54	£12.78	£11.90	£11.02	£9.27
0.35	£28.80	£5.63	£4.75	£3.87	£3.00	£2.56	£2.12	£1.24
0.25	£28.80	£18.04	£16.18	£14.33	£12.47	£11.54	£10.61	£8.76
0.50	£28.80	£11.87	£10.84	£9.80	£8.76	£8.24	£7.72	£6.68
0.30	£28.80	£18.46	£16.65	£14.84	£13.03	£12.12	£11.22	£9.41
0.62	£28.80	£11.96	£10.91	£9.87	£8.82	£8.30	£7.77	£6.73
0.40	£28.80	£22.09	£20.04	£18.00	£15.95	£14.93	£13.91	£11.86
0.94	£28.80	£11.45	£10.45	£9.45	£8.46	£7.96	£7.46	£6.46
0.50	£28.80	£12.91	£10.93	£8.96	£6.98	£5.99	£5.00	£3.02
0.50	£28.80	£14.61	£12.31	£10.00	£7.70	£6.54	£5.39	£3.09
0.50	£28.80	£17.88	£15.05	£12.22	£9.38	£7.97	£6.55	£3.72
0.75	£28.80	£16.43	£13.83	£11.24	£8.65	£7.35	£6.05	£3.44
0.80	£28.80	£6.57	£2.97	£-0.63	£-4.29	£-6.14	£-7.99	£-11.68
1.00	£28.80	£5.53	£1.91	£-1.73	£-5.43	£-7.29	£-9.15	£-12.87
1.33	£28.80	£5.72	£1.65	£-2.46	£-6.59	£-8.68	£-10.77	£-14.96
3.64	£28.80	£14.80	£12.40	£9.99	£7.58	£6.38	£5.18	£2.77

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£28,800,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Small site 1 - 2 units (houses)	2	£0.73	£0.29	£0.25	£0.22	£0.19	£0.17	£0.15	£0.12
2	Small site 2 - 3 units (houses)	3	£1.02	£0.36	£0.32	£0.28	£0.23	£0.21	£0.19	£0.15
3	Small site 2 - 4 units (houses)	4	£1.46	£0.67	£0.61	£0.55	£0.49	£0.46	£0.43	£0.37
4	Small site 3 - 5 units (houses)	5	£1.82	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48
5	Small site 4 - 5 units (flats)	5	£1.46	£0.37	£0.31	£0.25	£0.20	£0.17	£0.14	£0.08
6	Small site 5 - 6 units (flats)	6	£1.76	£0.42	£0.35	£0.29	£0.22	£0.19	£0.16	£0.10
7	Small site 6 - 8 units (houses)	8	£2.87	£1.29	£1.18	£1.06	£0.95	£0.89	£0.84	£0.72
8	Small site 8 - 8 units (flats)	8	£2.34	£0.57	£0.49	£0.40	£0.31	£0.26	£0.22	£0.13
9	Small site 9 - 9 units (houses)	9	£3.28	£1.51	£1.37	£1.24	£1.11	£1.04	£0.97	£0.84
10	Small site 10 - 9 units (flats)	9	£2.63	£0.61	£0.51	£0.42	£0.33	£0.28	£0.23	£0.14
11	Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.22	£1.10	£0.99	£0.87	£0.81	£0.75	£0.63
12	Medium housing scheme (10 units)	10	£3.66	£1.65	£1.50	£1.36	£1.21	£1.14	£1.07	£0.92
13	Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.74	£1.57	£1.39	£1.21	£1.12	£1.04	£0.86
14	Medium housing scheme (15 units)	15	£5.48	£2.54	£2.32	£2.09	£1.87	£1.76	£1.64	£1.42
15	Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.61	£3.26	£2.91	£2.56	£2.38	£2.20	£1.85
16	Medium housing scheme (30 units)	30	£10.27	£1.97	£1.67	£1.36	£1.05	£0.90	£0.74	£0.43
17	Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.51	£4.05	£3.58	£3.12	£2.89	£2.65	£2.19
18	Medium housing scheme (40 units)	40	£14.63	£5.94	£5.42	£4.90	£4.38	£4.12	£3.86	£3.34
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.54	£4.99	£4.45	£3.91	£3.64	£3.37	£2.82
20	Medium housing scheme (50 units)	50	£18.25	£7.47	£6.82	£6.17	£5.51	£5.19	£4.86	£4.20
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.84	£8.02	£7.20	£6.38	£5.97	£5.56	£4.74
22	Medium housing scheme (75 units)	75	£27.42	£10.74	£9.80	£8.86	£7.93	£7.46	£6.99	£6.05
23	Large flatted scheme (100 units)	100	£14.63	£6.46	£5.47	£4.48	£3.49	£2.99	£2.50	£1.51
24	Large flatted scheme (125 units)	125	£14.63	£7.30	£6.15	£5.00	£3.85	£3.27	£2.70	£1.54
25	Large flatted scheme (150 units)	150	£14.63	£8.94	£7.52	£6.11	£4.69	£3.98	£3.28	£1.86
26	Large flatted scheme (200 units)	200	£21.94	£12.32	£10.38	£8.43	£6.49	£5.51	£4.54	£2.58
27	Large flatted scheme (300 units)	300	£23.40	£5.25	£2.38	£0.50	£-3.44	£-4.91	£-6.39	£-9.34
28	Large flatted scheme (400 units)	400	£29.25	£5.53	£1.91	£-1.73	£-5.43	£-7.29	£-9.15	£-12.87
29	Large flatted scheme (600 units)	600	£39.00	£7.62	£2.20	£-3.28	£-8.78	£-11.57	£-14.36	£-19.95
30	Large flatted scheme (1000 units)	1,000	£106.37	£53.83	£45.08	£36.32	£27.57	£23.20	£18.82	£10.07

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£11.46	£10.12	£8.78	£7.45	£6.78	£6.11	£4.77
0.04	£29.25	£10.28	£9.07	£7.87	£6.66	£6.05	£5.45	£4.24
0.05	£29.25	£13.38	£12.20	£11.02	£9.84	£9.25	£8.66	£7.48
0.06	£29.25	£13.81	£12.59	£11.38	£10.16	£9.55	£8.94	£7.73
0.05	£29.25	£7.32	£6.19	£5.07	£3.95	£3.38	£2.82	£1.70
0.06	£29.25	£6.92	£5.86	£4.79	£3.72	£3.19	£2.65	£1.59
0.10	£29.25	£13.18	£12.02	£10.85	£9.69	£9.11	£8.52	£7.36
0.08	£29.25	£7.17	£6.07	£4.96	£3.86	£3.31	£2.76	£1.66
0.11	£29.25	£13.44	£12.26	£11.07	£9.89	£9.29	£8.70	£7.52
0.09	£29.25	£6.76	£5.71	£4.66	£3.61	£3.09	£2.57	£1.52
0.08	£29.25	£15.27	£13.81	£12.34	£10.87	£10.13	£9.40	£7.93
0.13	£29.25	£13.18	£12.02	£10.85	£9.69	£9.11	£8.53	£7.37
0.12	£29.25	£14.53	£13.06	£11.58	£10.11	£9.37	£8.63	£7.15
0.19	£29.25	£13.54	£12.35	£11.16	£9.96	£9.36	£8.77	£7.57
0.20	£29.25	£18.05	£16.29	£14.54	£12.78	£11.90	£11.02	£9.2

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,700 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.80	£0.39	£0.34	£0.30	£0.26	£0.23	£0.21	£0.17	
2 Small site 2 - 3 units (houses)	3	£1.13	£0.48	£0.43	£0.37	£0.32	£0.29	£0.27	£0.21	
3 Small site 2 - 4 units (houses)	4	£1.61	£0.84	£0.77	£0.69	£0.61	£0.58	£0.54	£0.46	
4 Small site 3 - 5 units (houses)	5	£2.00	£1.08	£0.98	£0.89	£0.79	£0.74	£0.69	£0.59	
5 Small site 4 - 5 units (flats)	5	£1.61	£0.54	£0.47	£0.39	£0.32	£0.28	£0.25	£0.17	
6 Small site 5 - 6 units (flats)	6	£1.93	£0.61	£0.53	£0.45	£0.36	£0.32	£0.28	£0.20	
7 Small site 6 - 8 units (houses)	8	£3.15	£1.63	£1.48	£1.33	£1.18	£1.11	£1.04	£0.89	
8 Small site 8 - 8 units (flats)	8	£2.57	£0.85	£0.73	£0.62	£0.50	£0.44	£0.39	£0.27	
9 Small site 9 - 9 units (houses)	9	£3.60	£1.90	£1.72	£1.55	£1.38	£1.30	£1.21	£1.04	
10 Small site 10 - 9 units (flats)	9	£2.89	£0.91	£0.78	£0.66	£0.53	£0.47	£0.41	£0.29	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.58	£1.43	£1.27	£1.12	£1.04	£0.97	£0.81	
12 Medium housing scheme (10 units)	10	£4.02	£2.08	£1.89	£1.70	£1.51	£1.42	£1.32	£1.13	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.28	£2.05	£1.82	£1.59	£1.48	£1.36	£1.13	
14 Medium housing scheme (15 units)	15	£6.03	£3.20	£2.91	£2.62	£2.33	£2.18	£2.04	£1.75	
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£4.70	£4.24	£3.78	£3.32	£3.09	£2.86	£2.40	
16 Medium housing scheme (30 units)	30	£11.29	£2.95	£2.54	£2.14	£1.73	£1.53	£1.33	£0.92	
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£5.95	£5.34	£4.74	£4.13	£3.82	£3.52	£2.91	
18 Medium housing scheme (40 units)	40	£16.08	£7.53	£6.85	£6.17	£5.49	£5.15	£4.81	£4.14	
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£7.25	£6.53	£5.82	£5.11	£4.75	£4.39	£3.68	
20 Medium housing scheme (50 units)	50	£20.10	£9.48	£8.62	£7.77	£6.92	£6.49	£6.06	£5.21	
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£11.45	£10.37	£9.29	£8.21	£7.67	£7.13	£6.05	
22 Medium housing scheme (75 units)	75	£30.15	£13.65	£12.42	£11.19	£9.97	£9.35	£8.74	£7.51	
23 Large flatted scheme (100 units)	100	£16.08	£9.64	£8.33	£7.02	£5.72	£5.06	£4.41	£3.10	
24 Large flatted scheme (125 units)	125	£16.08	£11.11	£9.58	£8.04	£6.51	£5.75	£4.98	£3.45	
25 Large flatted scheme (150 units)	150	£16.08	£13.61	£11.73	£9.85	£7.97	£7.02	£6.08	£4.20	
26 Large flatted scheme (200 units)	200	£24.12	£18.53	£15.96	£13.40	£10.83	£9.55	£8.27	£5.70	
27 Large flatted scheme (300 units)	300	£25.73	£14.48	£10.68	£6.88	£3.09	£1.19	-£0.72	-£4.60	
28 Large flatted scheme (400 units)	400	£32.16	£17.49	£12.67	£7.86	£3.05	£0.64	-£1.79	-£6.72	
29 Large flatted scheme (600 units)	600	£42.88	£25.38	£18.23	£11.09	£3.89	£0.28	-£3.37	-£10.72	
30 Large flatted scheme (1000 units)	1,000	£116.95	£82.28	£70.73	£59.18	£47.62	£41.85	£36.06	£24.43	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£32.16	£15.41	£13.67	£11.94	£10.21	£9.34	£8.48	£6.75
0.04	£32.16	£13.84	£12.28	£10.71	£9.15	£8.37	£7.58	£6.02
0.05	£32.16	£16.85	£15.33	£13.80	£12.27	£11.51	£10.74	£9.21
0.06	£32.16	£17.40	£15.82	£14.25	£12.67	£11.88	£11.10	£9.52
0.05	£32.16	£10.83	£9.35	£7.88	£6.40	£5.66	£4.93	£3.45
0.06	£32.16	£10.25	£8.85	£7.45	£6.05	£5.35	£4.65	£3.25
0.10	£32.16	£16.61	£15.10	£13.59	£12.09	£11.33	£10.58	£9.07
0.08	£32.16	£10.61	£9.16	£7.72	£6.27	£5.55	£4.82	£3.38
0.11	£32.16	£16.93	£15.40	£13.86	£12.33	£11.56	£10.80	£9.26
0.09	£32.16	£10.07	£8.69	£7.31	£5.93	£5.24	£4.55	£3.17
0.08	£32.16	£19.74	£17.82	£15.91	£13.99	£13.03	£12.08	£10.16
0.13	£32.16	£16.60	£15.10	£13.59	£12.09	£11.34	£10.58	£9.08
0.12	£32.16	£19.04	£17.11	£15.19	£13.26	£12.30	£11.33	£9.41
0.19	£32.16	£17.06	£15.52	£13.97	£12.42	£11.65	£10.88	£9.33
0.20	£32.16	£23.50	£21.19	£18.89	£16.59	£15.44	£14.29	£11.99
0.35	£32.16	£8.40	£7.25	£6.09	£4.94	£4.36	£3.79	£2.63
0.25	£32.16	£23.81	£21.38	£18.94	£16.51	£15.29	£14.08	£11.64
0.50	£32.16	£15.06	£13.70	£12.34	£10.99	£10.31	£9.63	£8.27
0.30	£32.16	£24.16	£21.78	£19.40	£17.02	£15.83	£14.64	£12.26
0.62	£32.16	£15.17	£13.80	£12.43	£11.06	£10.38	£9.70	£8.33
0.40	£32.16	£28.61	£25.92	£23.22	£20.52	£19.17	£17.82	£15.12
0.94	£32.16	£14.56	£13.25	£11.94	£10.63	£9.98	£9.32	£8.01
0.50	£32.16	£19.28	£16.66	£14.05	£11.43	£10.13	£8.82	£6.20
0.50	£32.16	£22.22	£19.15	£16.09	£13.02	£11.49	£9.96	£6.89
0.50	£32.16	£27.23	£23.46	£19.70	£15.93	£14.05	£12.16	£8.40
0.75	£32.16	£24.70	£21.28	£17.86	£14.44	£12.73	£11.02	£7.60
0.80	£32.16	£18.10	£13.35	£8.60	£3.86	£1.49	-£0.90	-£5.75
1.00	£32.16	£17.49	£12.67	£7.86	£3.05	£0.64	-£1.79	-£6.72
1.33	£32.16	£19.03	£13.68	£8.32	£2.92	£0.21	-£2.53	-£8.04
3.64	£32.16	£22.63	£19.45	£16.27	£13.10	£11.51	£9.92	£6.72

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£32,160,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.39	£0.34	£0.30	£0.26	£0.23	£0.21	£0.17	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.48	£0.43	£0.37	£0.32	£0.29	£0.27	£0.21	
3 Small site 2 - 4 units (houses)	4	£1.46	£0.84	£0.77	£0.69	£0.61	£0.58	£0.54	£0.46	
4 Small site 3 - 5 units (houses)	5	£1.82	£1.08	£0.98	£0.89	£0.79	£0.74	£0.69	£0.59	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.54	£0.47	£0.39	£0.32	£0.28	£0.25	£0.17	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.61	£0.53	£0.45	£0.36	£0.32	£0.28	£0.20	
7 Small site 6 - 8 units (houses)	8	£2.87	£1.63	£1.48	£1.33	£1.18	£1.11	£1.04	£0.89	
8 Small site 8 - 8 units (flats)	8	£2.34	£0.85	£0.73	£0.62	£0.50	£0.44	£0.39	£0.27	
9 Small site 9 - 9 units (houses)	9	£3.28	£1.90	£1.72	£1.55	£1.38	£1.30	£1.21	£1.04	
10 Small site 10 - 9 units (flats)	9	£2.63	£0.91	£0.78	£0.66	£0.53	£0.47	£0.41	£0.29	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.58	£1.43	£1.27	£1.12	£1.04	£0.97	£0.81	
12 Medium housing scheme (10 units)	10	£3.66	£2.08	£1.89	£1.70	£1.51	£1.42	£1.32	£1.13	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.28	£2.05	£1.82	£1.59	£1.48	£1.36	£1.13	
14 Medium housing scheme (15 units)	15	£5.48	£3.20	£2.91	£2.62	£2.33	£2.18	£2.04	£1.75	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.70	£4.24	£3.78	£3.32	£3.09	£2.86	£2.40	
16 Medium housing scheme (30 units)	30	£10.27	£2.95	£2.54	£2.14	£1.73	£1.53	£1.33	£0.92	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.95	£5.34	£4.74	£4.13	£3.82	£3.52	£2.91	
18 Medium housing scheme (40 units)	40	£14.63	£7.53	£6.85	£6.17	£5.49	£5.15	£4.81	£4.14	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.76	£7.25	£6.53	£5.82	£5.11	£4.75	£4.39	£3.68	
20 Medium housing scheme (50 units)	50	£18.28	£9.48	£8.62	£7.77	£6.92	£6.49	£6.06	£5.21	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.45	£10.37	£9.29	£8.21	£7.67	£7.13	£6.05	
22 Medium housing scheme (75 units)	75	£27.42	£13.65	£12.42	£11.19	£9.97	£9.35	£8.74	£7.51	
23 Large flatted scheme (100 units)	100	£14.63	£9.64	£8.33	£7.02	£5.72	£5.06	£4.41	£3.10	
24 Large flatted scheme (125 units)	125	£14.63	£11.11	£9.58	£8.04	£6.51	£5.75	£4.98	£3.45	
25 Large flatted scheme (150 units)	150	£14.63	£13.61	£11.73	£9.85	£7.97	£7.02	£6.08	£4.20	
26 Large flatted scheme (200 units)	200	£21.94	£18.53	£15.96	£13.40	£10.83	£9.55	£8.27	£5.70	
27 Large flatted scheme (300 units)	300	£23.40	£14.48	£10.68	£6.88	£3.09	£1.19	-£0.72	-£4.60	
28 Large flatted scheme (400 units)	400	£29.25	£17.49	£12.67	£7.86	£3.05	£0.64	-£1.79	-£6.72	
29 Large flatted scheme (600 units)	600	£39.00	£25.38	£18.23	£11.09	£3.89	£0.28	-£3.37	-£10.72	
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.28	£70.73	£59.18	£47.62	£41.85	£36.06	£24.43	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£15.41	£13.67	£11.94	£10.21	£9.34	£8.48	£6.75
0.04	£29.25	£13.84	£12.28	£10.71	£9.15	£8.37	£7.58	£6.02
0.05	£29.25	£16.85	£15.33	£13.80	£12.27	£11.51	£10.74	£9.21
0.06	£29.25	£17.40	£15.82	£14.25	£12.67	£11.88	£11.10	£9.52
0.05	£29.25	£10.83	£9.35	£7.88	£6.40	£5.66	£4.93	£3.45
0.06	£29.25	£10.25	£8.85	£7.45	£6.05	£5.35	£4.65	£3.25
0.10	£29.25	£16.61	£15.10	£13.59	£12.09	£11.33	£10.58	£9.07
0.08	£29.25	£10.61	£9.16	£7.72	£6.27	£5.55	£4.82	£3.38
0.11	£29.25	£16.93	£15.40	£13.86	£12.33	£11.56	£10.80	£9.26
0.09	£29.25	£10.07	£8.69	£7.31	£5.93	£5.24	£4.55	£3.17
0.08	£29.25	£19.74	£17.82	£15.91	£13.99	£13.03	£12.08	£10.16
0.13	£29.25	£16.60	£15.10	£13.59	£12.09	£11.34	£10.58	£9.08
0.12	£29.25	£19.04	£17.11	£15.19	£13.26	£12.30	£11.33	£9.41
0.19	£29.25	£17.06	£15.52	£13.97	£12.42	£11.65	£10.88	£9.33
0.20	£29.25	£23.50	£21.19	£18.89	£16.59	£15.44	£14.29	£11.99
0.35	£29.25	£8.40	£7.25	£6.09	£4.94	£4.36	£3.79	£2.63
0.25	£29.25	£23.81	£21.38	£18.94	£16.51	£15.29	£14.08	£11.64
0.50	£29.25							

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £7.500 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.90	£0.47	£0.42	£0.37	£0.31	£0.29	£0.26	£0.21	
2 Small site 2 - 3 units (houses)	3	£1.26	£0.59	£0.53	£0.46	£0.40	£0.36	£0.33	£0.26	
3 Small site 2 - 4 units (houses)	4	£1.80	£0.99	£0.90	£0.81	£0.72	£0.67	£0.63	£0.54	
4 Small site 3 - 5 units (houses)	5	£2.24	£1.27	£1.16	£1.04	£0.92	£0.86	£0.81	£0.69	
5 Small site 4 - 5 units (flats)	5	£1.80	£0.68	£0.59	£0.51	£0.42	£0.37	£0.33	£0.24	
6 Small site 5 - 6 units (flats)	6	£2.16	£0.78	£0.68	£0.58	£0.48	£0.43	£0.38	£0.28	
7 Small site 6 - 8 units (houses)	8	£3.53	£1.92	£1.74	£1.56	£1.39	£1.30	£1.21	£1.03	
8 Small site 8 - 8 units (flats)	8	£2.88	£1.07	£0.93	£0.79	£0.66	£0.59	£0.52	£0.38	
9 Small site 9 - 9 units (houses)	9	£4.03	£2.23	£2.03	£1.82	£1.62	£1.51	£1.41	£1.21	
10 Small site 10 - 9 units (flats)	9	£3.24	£1.14	£1.00	£0.85	£0.70	£0.63	£0.55	£0.40	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.88	£1.88	£1.70	£1.51	£1.33	£1.24	£1.15	£0.96	
12 Medium housing scheme (10 units)	10	£4.50	£2.44	£2.22	£1.99	£1.77	£1.66	£1.54	£1.32	
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£2.74	£2.46	£2.18	£1.91	£1.77	£1.63	£1.35	
14 Medium housing scheme (15 units)	15	£6.75	£3.77	£3.42	£3.07	£2.73	£2.55	£2.38	£2.03	
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£5.60	£5.05	£4.50	£3.95	£3.68	£3.40	£2.85	
16 Medium housing scheme (30 units)	30	£12.64	£3.73	£3.25	£2.76	£2.28	£2.04	£1.80	£1.31	
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£7.15	£6.42	£5.69	£4.96	£4.60	£4.24	£3.51	
18 Medium housing scheme (40 units)	40	£18.00	£8.88	£8.07	£7.25	£6.44	£6.03	£5.63	£4.81	
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£8.66	£7.80	£6.95	£6.09	£5.66	£5.24	£4.38	
20 Medium housing scheme (50 units)	50	£22.50	£11.18	£10.16	£9.13	£8.11	£7.60	£7.08	£6.06	
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£13.60	£12.31	£11.01	£9.72	£9.07	£8.42	£7.13	
22 Medium housing scheme (75 units)	75	£33.75	£16.11	£14.64	£13.17	£11.69	£10.95	£10.22	£8.74	
23 Large flatted scheme (100 units)	100	£18.00	£12.16	£10.60	£9.04	£7.48	£6.70	£5.92	£4.36	
24 Large flatted scheme (125 units)	125	£18.00	£14.10	£12.27	£10.44	£8.61	£7.69	£6.78	£4.94	
25 Large flatted scheme (150 units)	150	£18.00	£17.29	£15.04	£12.79	£10.54	£9.42	£8.29	£6.04	
26 Large flatted scheme (200 units)	200	£27.00	£23.45	£20.39	£17.34	£14.28	£12.75	£11.22	£8.16	
27 Large flatted scheme (300 units)	300	£28.80	£21.73	£17.23	£12.73	£8.21	£5.94	£3.68	£-0.86	
28 Large flatted scheme (400 units)	400	£36.00	£26.78	£21.08	£15.35	£9.60	£6.72	£3.85	£-1.93	
29 Large flatted scheme (600 units)	600	£48.00	£39.17	£30.64	£22.12	£13.60	£9.33	£5.05	£-3.62	
30 Large flatted scheme (1000 units)	1,000	£130.91	£104.12	£90.42	£76.72	£63.02	£56.14	£49.27	£35.51	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£36.00	£18.80	£16.73	£14.66	£12.59	£11.55	£10.52	£8.44
0.04	£36.00	£16.90	£15.03	£13.16	£11.29	£10.36	£9.42	£7.55
0.05	£36.00	£19.85	£18.02	£16.19	£14.37	£13.45	£12.54	£10.71
0.06	£36.00	£20.49	£18.61	£16.72	£14.83	£13.89	£12.95	£11.06
0.05	£36.00	£13.64	£11.88	£10.13	£8.37	£7.49	£6.61	£4.86
0.06	£36.00	£12.92	£11.25	£9.59	£7.92	£7.09	£6.25	£4.59
0.10	£36.00	£19.56	£17.76	£15.96	£14.15	£13.25	£12.35	£10.55
0.08	£36.00	£13.37	£11.65	£9.92	£8.20	£7.34	£6.48	£4.76
0.11	£36.00	£19.94	£18.11	£16.27	£14.44	£13.52	£12.60	£10.77
0.09	£36.00	£12.72	£11.07	£9.43	£7.78	£6.96	£6.14	£4.49
0.08	£36.00	£23.50	£21.21	£18.92	£16.62	£15.48	£14.33	£12.04
0.13	£36.00	£19.56	£17.75	£15.95	£14.15	£13.25	£12.35	£10.55
0.12	£36.00	£22.81	£20.50	£18.20	£15.90	£14.75	£13.59	£11.29
0.19	£36.00	£20.09	£18.24	£16.39	£14.55	£13.62	£12.70	£10.85
0.20	£36.00	£28.02	£25.27	£22.52	£19.76	£18.39	£17.01	£14.25
0.35	£36.00	£10.62	£9.25	£7.87	£6.49	£5.80	£5.12	£3.74
0.25	£36.00	£28.59	£25.68	£22.77	£19.85	£18.40	£16.94	£14.03
0.50	£36.00	£17.77	£16.14	£14.51	£12.88	£12.07	£11.25	£9.62
0.30	£36.00	£28.86	£26.01	£23.16	£20.31	£18.88	£17.46	£14.61
0.62	£36.00	£17.89	£16.25	£14.61	£12.97	£12.15	£11.33	£9.69
0.40	£36.00	£34.00	£30.76	£27.53	£24.29	£22.67	£21.05	£17.82
0.94	£36.00	£17.19	£15.62	£14.04	£12.47	£11.69	£10.90	£9.33
0.50	£36.00	£24.32	£21.20	£18.08	£14.96	£13.40	£11.84	£8.72
0.50	£36.00	£28.21	£24.55	£20.88	£17.22	£15.38	£13.55	£9.89
0.50	£36.00	£34.59	£30.09	£25.58	£21.08	£18.83	£16.58	£12.08
0.75	£36.00	£31.27	£27.19	£23.11	£19.04	£17.00	£14.96	£10.88
0.80	£36.00	£27.16	£21.54	£15.92	£10.26	£7.43	£4.60	£-1.08
1.00	£36.00	£26.78	£21.08	£15.35	£9.60	£6.72	£3.85	£-1.93
1.33	£36.00	£29.37	£22.98	£16.59	£10.20	£7.00	£3.79	£-2.71
3.64	£36.00	£28.63	£24.87	£21.10	£17.33	£15.44	£13.55	£9.77

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£36,000,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.47	£0.42	£0.37	£0.31	£0.29	£0.26	£0.21	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.59	£0.53	£0.46	£0.40	£0.36	£0.33	£0.26	
3 Small site 2 - 4 units (houses)	4	£1.46	£0.99	£0.90	£0.81	£0.72	£0.67	£0.63	£0.54	
4 Small site 3 - 5 units (houses)	5	£1.82	£1.27	£1.16	£1.04	£0.92	£0.86	£0.81	£0.69	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.68	£0.59	£0.51	£0.42	£0.37	£0.33	£0.24	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.78	£0.68	£0.58	£0.48	£0.43	£0.38	£0.28	
7 Small site 6 - 8 units (houses)	8	£2.87	£1.92	£1.74	£1.56	£1.39	£1.30	£1.21	£1.03	
8 Small site 8 - 8 units (flats)	8	£2.34	£1.07	£0.93	£0.79	£0.66	£0.59	£0.52	£0.38	
9 Small site 9 - 9 units (houses)	9	£3.28	£2.23	£2.03	£1.82	£1.62	£1.51	£1.41	£1.21	
10 Small site 10 - 9 units (flats)	9	£2.63	£1.14	£1.00	£0.85	£0.70	£0.63	£0.55	£0.40	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.88	£1.70	£1.51	£1.33	£1.24	£1.15	£0.96	
12 Medium housing scheme (10 units)	10	£3.66	£2.44	£2.22	£1.99	£1.77	£1.66	£1.54	£1.32	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.74	£2.46	£2.18	£1.91	£1.77	£1.63	£1.35	
14 Medium housing scheme (15 units)	15	£5.48	£3.77	£3.42	£3.07	£2.73	£2.55	£2.38	£2.03	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.60	£5.05	£4.50	£3.95	£3.68	£3.40	£2.85	
16 Medium housing scheme (30 units)	30	£10.27	£3.73	£3.25	£2.76	£2.28	£2.04	£1.80	£1.31	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.15	£6.42	£5.69	£4.96	£4.60	£4.24	£3.51	
18 Medium housing scheme (40 units)	40	£14.63	£8.88	£8.07	£7.25	£6.44	£6.03	£5.63	£4.81	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.76	£8.66	£7.80	£6.95	£6.09	£5.66	£5.24	£4.38	
20 Medium housing scheme (50 units)	50	£18.25	£11.18	£10.16	£9.13	£8.11	£7.60	£7.08	£6.06	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.60	£12.31	£11.01	£9.72	£9.07	£8.42	£7.13	
22 Medium housing scheme (75 units)	75	£27.42	£16.11	£14.64	£13.17	£11.69	£10.95	£10.22	£8.74	
23 Large flatted scheme (100 units)	100	£14.63	£12.16	£10.60	£9.04	£7.48	£6.70	£5.92	£4.36	
24 Large flatted scheme (125 units)	125	£14.63	£14.10	£12.27	£10.44	£8.61	£7.69	£6.78	£4.94	
25 Large flatted scheme (150 units)	150	£14.63	£17.29	£15.04	£12.79	£10.54	£9.42	£8.29	£6.04	
26 Large flatted scheme (200 units)	200	£21.94	£23.45	£20.39	£17.34	£14.28	£12.75	£11.22	£8.16	
27 Large flatted scheme (300 units)	300	£23.40	£21.73	£17.23	£12.73	£8.21	£5.94	£3.68	£-0.86	
28 Large flatted scheme (400 units)	400	£29.25	£26.78	£21.08	£15.35	£9.60	£6.72	£3.85	£-1.93	
29 Large flatted scheme (600 units)	600	£39.00	£39.17	£30.64	£22.12	£13.60	£9.33	£5.05	£-3.62	
30 Large flatted scheme (1000 units)	1,000	£106.37	£104.12	£90.42	£76.72	£63.02	£56.14	£49.27	£35.51	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£18.80	£16.73	£14.66	£12.59	£11.55	£10.52	£8.44
0.04	£29.25	£16.90	£15.03	£13.16	£11.29	£10.36	£9.42	£7.55
0.05	£29.25	£19.85	£18.02	£16.19	£14.37	£13.45	£12.54	£10.71
0.06	£29.25	£20.49	£18.61	£16.72	£14.83	£13.89	£12.95	£11.06
0.05	£29.25	£13.64	£11.88	£10.13	£8.37	£7.49	£6.61	£4.86
0.06	£29.25	£12.92	£11.25	£9.59	£7.92	£7.09	£6.25	£4.59
0.10	£29.25	£19.56	£17.76	£15.96	£14.15	£13.25	£12.35	£10.55
0.08	£29.25	£13.37	£11.65	£9.92	£8.20	£7.34	£6.48	£4.76
0.11	£29.25	£19.94	£18.11	£16.27	£14.44	£13.52	£12.60	£10.77
0.09	£29.25	£12.72	£11.07	£9.43	£7.78	£6.96	£6.14	£4.49
0.08	£29.25	£23.50	£21.21	£18.92	£16.62	£15.48	£14.33	£12.04
0.13	£29.25	£19.56	£17.75	£15.95	£14.15	£13.25	£12.35	£10.55
0.12	£29.25	£22.81	£20.50	£18.20	£15.90	£14.75	£13.59	£11.29
0.19	£29.25	£20.09	£18.24	£16.39	£14.55	£13.62	£12.70	£10.85
0.20	£29.25	£28.02	£25.27	£22.52	£19.76	£18.39	£17.01	£14.25
0.35	£29.25	£10.62	£9.25	£7.87	£6.49	£5.80	£5.12	£3.74
0.25	£29.25	£28.59	£2					

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £8,200 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.98	£0.57	£0.51	£0.45	£0.38	£0.35	£0.32	£0.26	
2 Small site 2 - 3 units (houses)	3	£1.38	£0.72	£0.64	£0.56	£0.48	£0.44	£0.40	£0.33	
3 Small site 2 - 4 units (houses)	4	£1.97	£1.17	£1.06	£0.95	£0.84	£0.79	£0.73	£0.62	
4 Small site 3 - 5 units (houses)	5	£2.45	£1.50	£1.36	£1.22	£1.08	£1.01	£0.94	£0.80	
5 Small site 4 - 5 units (flats)	5	£1.97	£0.86	£0.75	£0.65	£0.54	£0.49	£0.44	£0.33	
6 Small site 5 - 6 units (flats)	6	£2.36	£0.97	£0.85	£0.73	£0.61	£0.55	£0.49	£0.37	
7 Small site 6 - 8 units (houses)	8	£3.86	£2.25	£2.04	£1.83	£1.62	£1.52	£1.41	£1.20	
8 Small site 8 - 8 units (flats)	8	£3.15	£1.34	£1.18	£1.01	£0.85	£0.77	£0.68	£0.52	
9 Small site 9 - 9 units (houses)	9	£4.41	£2.62	£2.38	£2.14	£1.89	£1.77	£1.65	£1.40	
10 Small site 10 - 9 units (flats)	9	£3.54	£1.44	£1.26	£1.09	£0.91	£0.82	£0.73	£0.55	
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£2.24	£2.02	£1.80	£1.58	£1.47	£1.36	£1.14	
12 Medium housing scheme (10 units)	10	£4.92	£2.87	£2.60	£2.34	£2.07	£1.94	£1.80	£1.53	
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£3.28	£2.95	£2.62	£2.29	£2.12	£1.96	£1.62	
14 Medium housing scheme (15 units)	15	£7.38	£4.43	£4.01	£3.60	£3.19	£2.98	£2.78	£2.36	
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£6.69	£6.03	£5.37	£4.72	£4.39	£4.06	£3.40	
16 Medium housing scheme (30 units)	30	£13.82	£4.70	£4.12	£3.54	£2.96	£2.67	£2.38	£1.80	
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£8.59	£7.72	£6.85	£5.97	£5.54	£5.10	£4.23	
18 Medium housing scheme (40 units)	40	£19.68	£10.48	£9.50	£8.53	£7.55	£7.07	£6.58	£5.60	
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£10.37	£9.34	£8.31	£7.29	£6.78	£6.26	£5.24	
20 Medium housing scheme (50 units)	50	£24.60	£13.19	£11.96	£10.74	£9.51	£8.90	£8.28	£7.05	
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£16.21	£14.65	£13.10	£11.54	£10.76	£9.99	£8.43	
22 Medium housing scheme (75 units)	75	£36.90	£19.03	£17.26	£15.50	£13.73	£12.85	£11.97	£10.20	
23 Large flatted scheme (100 units)	100	£19.68	£15.33	£13.45	£11.58	£9.71	£8.77	£7.83	£6.85	
24 Large flatted scheme (125 units)	125	£19.68	£17.90	£15.69	£13.48	£11.27	£10.17	£9.06	£6.85	
25 Large flatted scheme (150 units)	150	£19.68	£21.95	£19.24	£16.53	£13.81	£12.46	£11.10	£8.38	
26 Large flatted scheme (200 units)	200	£29.52	£29.63	£25.96	£22.29	£18.62	£16.78	£14.94	£11.27	
27 Large flatted scheme (300 units)	300	£31.49	£30.84	£25.44	£20.04	£14.63	£11.93	£9.21	£3.76	
28 Large flatted scheme (400 units)	400	£39.36	£38.60	£31.71	£24.83	£17.94	£14.49	£11.02	£4.08	
29 Large flatted scheme (600 units)	600	£52.48	£56.72	£46.50	£36.28	£25.99	£20.84	£15.69	£5.40	
30 Large flatted scheme (1000 units)	1,000	£143.13	£132.19	£115.72	£99.24	£82.73	£74.47	£66.22	£49.71	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£39.36	£22.75	£20.28	£17.82	£15.35	£14.12	£12.88	£10.42
0.04	£39.36	£20.46	£18.24	£16.01	£13.78	£12.67	£11.56	£9.33
0.05	£39.36	£23.33	£21.15	£18.98	£16.80	£15.71	£14.63	£12.45
0.06	£39.36	£24.08	£21.83	£19.59	£17.35	£16.22	£15.10	£12.86
0.05	£39.36	£17.15	£15.04	£12.93	£10.83	£9.77	£8.72	£6.61
0.06	£39.36	£16.25	£14.25	£12.25	£10.25	£9.25	£8.25	£6.25
0.10	£39.36	£22.99	£20.84	£18.70	£16.55	£15.48	£14.41	£12.26
0.08	£39.36	£16.81	£14.74	£12.68	£10.61	£9.58	£8.54	£6.48
0.11	£39.36	£23.43	£21.25	£19.07	£16.88	£15.79	£14.70	£12.51
0.09	£39.36	£16.01	£14.04	£12.07	£10.10	£9.11	£8.12	£6.15
0.08	£39.36	£27.96	£25.22	£22.48	£19.75	£18.38	£17.01	£14.27
0.13	£39.36	£22.98	£20.84	£18.70	£16.55	£15.48	£14.41	£12.27
0.12	£39.36	£27.31	£24.56	£21.80	£19.05	£17.67	£16.30	£13.54
0.19	£39.36	£23.61	£21.41	£19.21	£17.01	£15.91	£14.81	£12.61
0.20	£39.36	£33.47	£30.17	£26.87	£23.58	£21.93	£20.28	£16.98
0.35	£39.36	£13.40	£11.74	£10.09	£8.44	£7.61	£6.78	£5.13
0.25	£39.36	£34.36	£30.87	£27.38	£23.90	£22.15	£20.41	£16.92
0.50	£39.36	£20.95	£19.00	£17.06	£15.11	£14.13	£13.16	£11.21
0.30	£39.36	£34.55	£31.13	£27.72	£24.30	£22.59	£20.88	£17.46
0.62	£39.36	£21.10	£19.14	£17.18	£15.22	£14.23	£13.25	£11.29
0.40	£39.36	£40.52	£36.63	£32.75	£28.86	£26.91	£24.97	£21.08
0.94	£39.36	£20.30	£18.41	£16.53	£14.65	£13.71	£12.76	£10.88
0.50	£39.36	£30.65	£26.91	£23.16	£19.42	£17.54	£15.66	£11.91
0.50	£39.36	£35.79	£31.38	£26.97	£22.54	£20.33	£18.12	£13.69
0.50	£39.36	£43.91	£38.49	£33.06	£27.63	£24.91	£22.19	£16.75
0.75	£39.36	£39.50	£34.61	£29.72	£24.83	£22.38	£19.93	£15.02
0.80	£39.36	£38.55	£31.80	£25.05	£18.29	£14.91	£11.52	£4.70
1.00	£39.36	£38.60	£31.71	£24.83	£17.94	£14.49	£11.02	£4.08
1.33	£39.36	£42.54	£34.88	£27.21	£19.49	£15.63	£11.77	£4.05
3.64	£39.36	£36.35	£31.82	£27.29	£22.75	£20.48	£18.21	£13.67

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£39,360,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.57	£0.51	£0.45	£0.38	£0.35	£0.32	£0.26	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.72	£0.64	£0.56	£0.48	£0.44	£0.40	£0.33	
3 Small site 2 - 4 units (houses)	4	£1.46	£1.17	£1.06	£0.95	£0.84	£0.79	£0.73	£0.62	
4 Small site 3 - 5 units (houses)	5	£1.82	£1.50	£1.36	£1.22	£1.08	£1.01	£0.94	£0.80	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.86	£0.75	£0.65	£0.54	£0.49	£0.44	£0.33	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.97	£0.85	£0.73	£0.61	£0.55	£0.49	£0.37	
7 Small site 6 - 8 units (houses)	8	£2.87	£2.25	£2.04	£1.83	£1.62	£1.52	£1.41	£1.20	
8 Small site 8 - 8 units (flats)	8	£2.34	£1.34	£1.18	£1.01	£0.85	£0.77	£0.68	£0.52	
9 Small site 9 - 9 units (houses)	9	£3.28	£2.62	£2.38	£2.14	£1.89	£1.77	£1.65	£1.40	
10 Small site 10 - 9 units (flats)	9	£2.63	£1.44	£1.26	£1.09	£0.91	£0.82	£0.73	£0.55	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.24	£2.02	£1.80	£1.58	£1.47	£1.36	£1.14	
12 Medium housing scheme (10 units)	10	£3.66	£2.87	£2.60	£2.34	£2.07	£1.94	£1.80	£1.53	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.28	£2.95	£2.62	£2.29	£2.12	£1.96	£1.62	
14 Medium housing scheme (15 units)	15	£5.48	£4.43	£4.01	£3.60	£3.19	£2.98	£2.78	£2.36	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.69	£6.03	£5.37	£4.72	£4.39	£4.06	£3.40	
16 Medium housing scheme (30 units)	30	£10.27	£4.70	£4.12	£3.54	£2.96	£2.67	£2.38	£1.80	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£8.59	£7.72	£6.85	£5.97	£5.54	£5.10	£4.23	
18 Medium housing scheme (40 units)	40	£14.63	£10.48	£9.50	£8.53	£7.55	£7.07	£6.58	£5.60	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.37	£9.34	£8.31	£7.29	£6.78	£6.26	£5.24	
20 Medium housing scheme (50 units)	50	£18.28	£13.19	£11.96	£10.74	£9.51	£8.90	£8.28	£7.05	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.21	£14.65	£13.10	£11.54	£10.76	£9.99	£8.43	
22 Medium housing scheme (75 units)	75	£27.42	£19.03	£17.26	£15.50	£13.73	£12.85	£11.97	£10.20	
23 Large flatted scheme (100 units)	100	£14.63	£15.33	£13.45	£11.58	£9.71	£8.77	£7.83	£6.85	
24 Large flatted scheme (125 units)	125	£14.63	£17.90	£15.69	£13.48	£11.27	£10.17	£9.06	£6.85	
25 Large flatted scheme (150 units)	150	£14.63	£21.95	£19.24	£16.53	£13.81	£12.46	£11.10	£8.38	
26 Large flatted scheme (200 units)	200	£21.94	£29.63	£25.96	£22.29	£18.62	£16.78	£14.94	£11.27	
27 Large flatted scheme (300 units)	300	£23.40	£30.84	£25.44	£20.04	£14.63	£11.93	£9.21	£3.76	
28 Large flatted scheme (400 units)	400	£29.25	£38.60	£31.71	£24.83	£17.94	£14.49	£11.02	£4.08	
29 Large flatted scheme (600 units)	600	£39.00	£56.72	£46.50	£36.28	£25.99	£20.84	£15.69	£5.40	
30 Large flatted scheme (1000 units)	1,000	£106.37	£132.19	£115.72	£99.24	£82.73	£74.47	£66.22	£49.71	

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£22.75	£20.28	£17.82	£15.35	£14.12	£12.88	£10.42
0.04	£29.25	£20.46	£18.24	£16.01	£13.78	£12.67	£11.56	£9.33
0.05	£29.25	£23.33	£21.15	£18.98	£16.80	£15.71	£14.63	£12.45
0.06	£29.25	£24.08	£21.83	£19.59	£17.35	£16.22	£15.10	£12.86
0.05	£29.25	£17.15	£15.04	£12.93	£10.83	£9.77	£8.72	£6.61
0.06	£29.25	£16.25	£14.25	£12.25	£10.25	£9.25	£8.25	£6.25
0.10	£29.25	£22.99	£20.84	£18.70	£16.55	£15.48	£14.41	£12.26
0.08	£29.25	£16.81	£14.74	£12.68	£10.61	£9.58	£8.54	£6.48
0.11	£29.25	£23.43	£21.25	£19.07	£16.88	£15.79	£14.70	£12.51
0.09	£29.25	£16.01	£14.04	£12.07	£10.10	£9.11	£8.12	£6.15
0.08	£29.25	£27.96	£25.22	£22.48	£19.75	£18.38	£17.01	£14.27
0.13	£29.25	£22.98	£20.84	£18.70	£16.55	£15.48	£14.41	£12.27
0.12	£29.25	£27.31	£24.56	£21.80	£19.05	£17.67	£16.30	£13.54
0.19	£29.25	£23.61	£21.41	£19.21	£17.01	£15.91	£14.81	£12.61
0.20	£29.25	£33.47	£30.17	£26.87	£23.58	£21.93	£20.28	£16.98
0.35	£29.25	£13.40	£11.74	£10.09	£8.44	£7		

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £8,900 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£1.07	£0.67	£0.60	£0.52	£0.45	£0.42	£0.38	£0.31	
2 Small site 2 - 3 units (houses)	3	£1.50	£0.84	£0.75	£0.66	£0.57	£0.52	£0.48	£0.39	
3 Small site 2 - 4 units (houses)	4	£2.14	£1.34	£1.21	£1.09	£0.96	£0.90	£0.84	£0.71	
4 Small site 3 - 5 units (houses)	5	£2.66	£1.72	£1.56	£1.40	£1.24	£1.15	£1.07	£0.91	
5 Small site 4 - 5 units (flats)	5	£2.14	£1.03	£0.91	£0.79	£0.66	£0.60	£0.54	£0.42	
6 Small site 5 - 6 units (flats)	6	£2.56	£1.17	£1.03	£0.89	£0.75	£0.68	£0.61	£0.47	
7 Small site 6 - 8 units (houses)	8	£4.19	£2.59	£2.34	£2.10	£1.86	£1.74	£1.61	£1.37	
8 Small site 8 - 8 units (flats)	8	£3.42	£1.62	£1.43	£1.23	£1.04	£0.94	£0.85	£0.66	
9 Small site 9 - 9 units (houses)	9	£4.78	£3.02	£2.73	£2.45	£2.16	£2.02	£1.88	£1.60	
10 Small site 10 - 9 units (flats)	9	£3.84	£1.74	£1.53	£1.32	£1.12	£1.01	£0.91	£0.70	
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£2.59	£2.34	£2.08	£1.83	£1.70	£1.57	£1.32	
12 Medium housing scheme (10 units)	10	£5.34	£3.30	£2.99	£2.68	£2.37	£2.21	£2.06	£1.75	
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£3.82	£3.43	£3.05	£2.66	£2.47	£2.28	£1.90	
14 Medium housing scheme (15 units)	15	£8.01	£5.09	£4.61	£4.13	£3.65	£3.41	£3.17	£2.69	
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£7.78	£7.02	£6.25	£5.48	£5.09	£4.71	£3.94	
16 Medium housing scheme (30 units)	30	£14.99	£5.68	£5.00	£4.32	£3.64	£3.30	£2.97	£2.29	
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£10.03	£9.02	£8.00	£6.98	£6.48	£5.97	£4.95	
18 Medium housing scheme (40 units)	40	£21.36	£12.06	£10.93	£9.80	£8.68	£8.10	£7.53	£6.39	
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£12.08	£10.88	£9.68	£8.49	£7.89	£7.29	£6.09	
20 Medium housing scheme (50 units)	50	£26.70	£15.19	£13.76	£12.33	£10.91	£10.19	£9.48	£8.05	
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£18.82	£17.00	£15.19	£13.37	£12.46	£11.55	£9.74	
22 Medium housing scheme (75 units)	75	£40.05	£21.94	£19.88	£17.83	£15.77	£14.74	£13.71	£11.66	
23 Large flatted scheme (100 units)	100	£21.36	£18.48	£16.29	£14.10	£11.92	£10.82	£9.73	£7.54	
24 Large flatted scheme (125 units)	125	£21.67	£21.67	£19.09	£16.50	£13.92	£12.62	£11.33	£8.75	
25 Large flatted scheme (150 units)	150	£21.36	£26.59	£23.41	£20.24	£17.06	£15.48	£13.89	£10.71	
26 Large flatted scheme (200 units)	200	£35.78	£31.50	£27.22	£22.93	£20.79	£18.65	£14.37	£9.37	
27 Large flatted scheme (300 units)	300	£34.18	£39.96	£33.65	£27.33	£21.01	£17.86	£14.70	£8.37	
28 Large flatted scheme (400 units)	400	£42.72	£50.42	£42.35	£34.28	£26.21	£22.18	£18.15	£10.06	
29 Large flatted scheme (600 units)	600	£56.96	£74.23	£62.26	£50.28	£38.31	£32.33	£26.31	£14.25	
30 Large flatted scheme (1000 units)	1,000	£155.35	£160.10	£140.85	£121.59	£102.33	£92.71	£83.08	£63.78	

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£42.72	£26.70	£23.84	£20.98	£18.11	£16.68	£15.25	£12.39
0.04	£42.72	£24.02	£21.44	£18.86	£16.27	£14.98	£13.69	£11.11
0.05	£42.72	£26.80	£24.28	£21.76	£19.23	£17.97	£16.71	£14.19
0.06	£42.72	£27.67	£25.06	£22.46	£19.86	£18.56	£17.26	£14.65
0.05	£42.72	£20.66	£18.20	£15.74	£13.28	£12.05	£10.82	£8.37
0.06	£42.72	£19.57	£17.24	£14.91	£12.58	£11.41	£10.25	£7.91
0.10	£42.72	£26.42	£23.93	£21.44	£18.95	£17.71	£16.47	£13.98
0.08	£42.72	£20.25	£17.84	£15.43	£13.02	£11.81	£10.61	£8.20
0.11	£42.72	£26.93	£24.39	£21.86	£19.33	£18.06	£16.79	£14.26
0.09	£42.72	£19.28	£16.99	£14.69	£12.39	£11.24	£10.09	£7.80
0.08	£42.72	£32.42	£29.24	£26.05	£22.87	£21.28	£19.69	£16.50
0.13	£42.72	£26.41	£23.92	£21.44	£18.95	£17.71	£16.46	£13.98
0.12	£42.72	£31.81	£28.61	£25.40	£22.20	£20.60	£19.00	£15.79
0.19	£42.72	£27.13	£24.58	£22.02	£19.47	£18.19	£16.92	£14.37
0.20	£42.72	£38.92	£35.08	£31.23	£27.39	£25.47	£23.54	£19.70
0.35	£42.72	£16.18	£14.24	£12.31	£10.38	£9.41	£8.45	£6.52
0.25	£42.72	£40.13	£36.07	£32.00	£27.94	£25.90	£23.87	£19.80
0.50	£42.72	£24.13	£21.86	£19.59	£17.32	£16.19	£15.06	£12.79
0.30	£42.72	£40.25	£36.26	£32.27	£28.28	£26.29	£24.29	£20.31
0.62	£42.72	£24.30	£22.02	£19.73	£17.45	£16.31	£15.16	£12.88
0.40	£42.72	£47.05	£42.51	£37.97	£33.42	£31.15	£28.88	£24.34
0.94	£42.72	£23.40	£21.21	£19.02	£16.82	£15.72	£14.63	£12.43
0.50	£42.72	£36.96	£32.58	£28.21	£23.83	£21.64	£19.46	£15.08
0.50	£42.72	£43.34	£38.17	£33.00	£27.83	£25.25	£22.66	£17.50
0.75	£42.72	£47.71	£42.00	£36.29	£30.58	£27.72	£24.87	£19.15
0.80	£42.72	£49.95	£42.06	£34.16	£26.27	£22.32	£18.37	£10.47
1.00	£42.72	£50.42	£42.35	£34.28	£26.21	£22.18	£18.15	£10.06
1.33	£42.72	£55.67	£46.69	£37.71	£28.73	£24.24	£19.73	£10.69
3.64	£42.72	£44.03	£38.73	£33.44	£28.14	£25.49	£22.85	£17.54

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£42,720,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.67	£0.60	£0.52	£0.45	£0.42	£0.38	£0.31	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.84	£0.75	£0.66	£0.57	£0.52	£0.48	£0.39	
3 Small site 2 - 4 units (houses)	4	£1.46	£1.34	£1.21	£1.09	£0.96	£0.90	£0.84	£0.71	
4 Small site 3 - 5 units (houses)	5	£1.82	£1.72	£1.56	£1.40	£1.24	£1.15	£1.07	£0.91	
5 Small site 4 - 5 units (flats)	5	£1.46	£1.03	£0.91	£0.79	£0.66	£0.60	£0.54	£0.42	
6 Small site 5 - 6 units (flats)	6	£1.76	£1.17	£1.03	£0.89	£0.75	£0.68	£0.61	£0.47	
7 Small site 6 - 8 units (houses)	8	£2.87	£2.59	£2.34	£2.10	£1.86	£1.74	£1.61	£1.37	
8 Small site 8 - 8 units (flats)	8	£2.34	£1.62	£1.43	£1.23	£1.04	£0.94	£0.85	£0.66	
9 Small site 9 - 9 units (houses)	9	£3.28	£3.02	£2.73	£2.45	£2.16	£2.02	£1.88	£1.60	
10 Small site 10 - 9 units (flats)	9	£2.63	£1.74	£1.53	£1.32	£1.12	£1.01	£0.91	£0.70	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.59	£2.34	£2.08	£1.83	£1.70	£1.57	£1.32	
12 Medium housing scheme (10 units)	10	£3.66	£3.30	£2.99	£2.68	£2.37	£2.21	£2.06	£1.75	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.82	£3.43	£3.05	£2.66	£2.47	£2.28	£1.90	
14 Medium housing scheme (15 units)	15	£5.48	£5.09	£4.61	£4.13	£3.65	£3.41	£3.17	£2.69	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.78	£7.02	£6.25	£5.48	£5.09	£4.71	£3.94	
16 Medium housing scheme (30 units)	30	£10.27	£5.68	£5.00	£4.32	£3.64	£3.30	£2.97	£2.29	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.03	£9.02	£8.00	£6.98	£6.48	£5.97	£4.95	
18 Medium housing scheme (40 units)	40	£14.63	£12.06	£10.93	£9.80	£8.68	£8.10	£7.53	£6.39	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£12.08	£10.88	£9.68	£8.49	£7.89	£7.29	£6.09	
20 Medium housing scheme (50 units)	50	£18.25	£15.19	£13.76	£12.33	£10.91	£10.19	£9.48	£8.05	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.82	£17.00	£15.19	£13.37	£12.46	£11.55	£9.74	
22 Medium housing scheme (75 units)	75	£27.42	£21.94	£19.88	£17.83	£15.77	£14.74	£13.71	£11.66	
23 Large flatted scheme (100 units)	100	£14.63	£18.48	£16.29	£14.10	£11.92	£10.82	£9.73	£7.54	
24 Large flatted scheme (125 units)	125	£14.63	£21.67	£19.09	£16.50	£13.92	£12.62	£11.33	£8.75	
25 Large flatted scheme (150 units)	150	£14.63	£26.59	£23.41	£20.24	£17.06	£15.48	£13.89	£10.71	
26 Large flatted scheme (200 units)	200	£21.94	£35.78	£31.50	£27.22	£22.93	£20.79	£18.65	£14.37	
27 Large flatted scheme (300 units)	300	£23.40	£39.96	£33.65	£27.33	£21.01	£17.86	£14.70	£8.37	
28 Large flatted scheme (400 units)	400	£29.25	£50.42	£42.35	£34.28	£26.21	£22.18	£18.15	£10.06	
29 Large flatted scheme (600 units)	600	£39.00	£74.23	£62.26	£50.28	£38.31	£32.33	£26.31	£14.25	
30 Large flatted scheme (1000 units)	1,000	£106.37	£160.10	£140.85	£121.59	£102.33	£92.71	£83.08	£63.78	

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£26.70	£23.84	£20.98	£18.11	£16.68	£15.25	£12.39
0.04	£29.25	£24.02	£21.44	£18.86	£16.27	£14.98	£13.69	£11.11
0.05	£29.25	£26.80	£24.28	£21.76	£19.23	£17.97	£16.71	£14.19
0.06	£29.25	£27.67	£25.06	£22.46	£19.86	£18.56	£17.26	£14.65
0.05	£29.25	£20.66	£18.20	£15.74	£13.28	£12.05	£10.82	£8.37
0.06	£29.25	£19.57	£17.24	£14.91	£12.58	£11.41	£10.25	£7.91
0.10	£29.25	£26.42	£23.93	£21.44	£18.95	£17.71	£16.47	£13.98
0.08	£29.25	£20.25	£17.84	£15.43	£13.02	£11.81	£10.61	£8.20
0.11	£29.25	£26.93	£24.39	£21.86	£19.33	£18.06	£16.79	£14.26
0.09	£29.25	£19.28	£16.99	£14.69	£12.39	£11.24	£10.09	£7.80
0.08	£29.25	£32.42	£29.24	£26.05	£22.87	£21.28	£19.69	£16.50
0.13	£29.25	£26.41	£23.92	£21.44	£18.95	£17.71	£16.46	£13.98
0.12	£29.25	£31.81	£28.61	£25.40	£22.20	£20.60	£19.00	£15.79
0.19	£29.25	£27.13	£24.58	£22.02	£19.47	£18.19	£16.92	£14.37
0.20	£29.25	£38.92	£35.08	£31.23	£27.39	£25.47	£23.54	£19.70
0.35	£29.25	£16.18	£14.24	£12.31	£10.38	£9.41	£8.45	£6.52
0.25	£29.25							

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £9.600 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.77	£0.68	£0.60	£0.52	£0.48	£0.44	£0.36
2 Small site 2 - 3 units (houses)	3	£1.61	£0.97	£0.86	£0.76	£0.66	£0.61	£0.55	£0.45
3 Small site 2 - 4 units (houses)	4	£2.30	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
4 Small site 3 - 5 units (houses)	5	£2.87	£1.94	£1.76	£1.58	£1.39	£1.30	£1.21	£1.02
5 Small site 4 - 5 units (flats)	5	£2.30	£1.21	£1.07	£0.93	£0.79	£0.72	£0.65	£0.51
6 Small site 5 - 6 units (flats)	6	£2.76	£1.37	£1.21	£1.05	£0.89	£0.81	£0.73	£0.57
7 Small site 6 - 8 units (houses)	8	£4.52	£2.92	£2.65	£2.37	£2.09	£1.95	£1.82	£1.54
8 Small site 8 - 8 units (flats)	8	£3.69	£1.90	£1.67	£1.45	£1.23	£1.12	£1.01	£0.79
9 Small site 9 - 9 units (houses)	9	£5.16	£3.41	£3.08	£2.76	£2.44	£2.28	£2.12	£1.79
10 Small site 10 - 9 units (flats)	9	£4.15	£2.03	£1.79	£1.56	£1.32	£1.20	£1.09	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.50
12 Medium housing scheme (10 units)	10	£5.76	£3.73	£3.38	£3.02	£2.67	£2.49	£2.32	£1.96
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£4.36	£3.92	£3.48	£3.04	£2.82	£2.60	£2.17
14 Medium housing scheme (15 units)	15	£8.64	£5.75	£5.20	£4.66	£4.11	£3.84	£3.57	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£8.87	£7.99	£7.12	£6.24	£5.80	£5.36	£4.48
16 Medium housing scheme (30 units)	30	£16.17	£6.65	£5.88	£5.10	£4.33	£3.94	£3.55	£2.77
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£11.48	£10.32	£9.16	£7.99	£7.41	£6.83	£5.67
18 Medium housing scheme (40 units)	40	£23.04	£13.65	£12.35	£11.06	£9.77	£9.12	£8.48	£7.19
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£13.79	£12.42	£11.05	£9.68	£8.99	£8.31	£6.94
20 Medium housing scheme (50 units)	50	£28.80	£17.18	£15.55	£13.93	£12.30	£11.49	£10.67	£9.05
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£21.43	£19.35	£17.27	£15.20	£14.16	£13.12	£11.04
22 Medium housing scheme (75 units)	75	£43.20	£24.85	£22.51	£20.16	£17.81	£16.64	£15.46	£13.11
23 Large flatted scheme (100 units)	100	£23.04	£21.64	£19.13	£16.63	£14.12	£12.87	£11.62	£9.12
24 Large flatted scheme (125 units)	125	£23.04	£25.44	£22.48	£19.52	£16.56	£15.08	£13.60	£10.63
25 Large flatted scheme (150 units)	150	£23.04	£31.22	£27.59	£23.95	£20.31	£18.49	£16.67	£13.03
26 Large flatted scheme (200 units)	200	£34.56	£41.93	£37.04	£32.14	£27.24	£24.79	£22.34	£17.44
27 Large flatted scheme (300 units)	300	£36.86	£49.06	£41.85	£34.62	£27.40	£23.78	£20.17	£12.94
28 Large flatted scheme (400 units)	400	£46.08	£62.23	£52.99	£43.74	£34.49	£29.86	£25.24	£15.99
29 Large flatted scheme (600 units)	600	£61.44	£91.74	£78.01	£64.29	£50.57	£43.71	£36.84	£23.10
30 Large flatted scheme (1000 units)	1,000	£167.56	£187.95	£165.95	£143.93	£121.88	£110.85	£99.83	£77.78

Site area (Em)	BLV per ha (Em)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£46.08	£30.65	£27.39	£24.13	£20.88	£19.25	£17.62	£14.37	
0.04	£46.08	£27.58	£24.64	£21.70	£18.76	£17.29	£15.83	£12.89	
0.05	£46.08	£30.28	£27.41	£24.54	£21.67	£20.23	£18.80	£15.93	
0.06	£46.08	£31.26	£28.29	£25.33	£22.37	£20.89	£19.41	£16.45	
0.05	£46.08	£24.17	£21.36	£18.55	£15.74	£14.33	£12.93	£10.12	
0.06	£46.08	£22.90	£20.24	£17.57	£14.91	£13.57	£12.24	£9.58	
0.10	£46.08	£29.84	£27.01	£24.18	£21.35	£19.94	£18.52	£15.69	
0.08	£46.08	£23.69	£20.94	£18.18	£15.43	£14.05	£12.67	£9.92	
0.11	£46.08	£30.42	£27.54	£24.65	£21.77	£20.33	£18.89	£16.00	
0.09	£46.08	£22.56	£19.94	£17.31	£14.69	£13.37	£12.06	£9.44	
0.08	£46.08	£36.88	£33.25	£29.62	£25.99	£24.18	£22.36	£18.73	
0.13	£46.08	£29.83	£27.00	£24.18	£21.35	£19.93	£18.52	£15.69	
0.12	£46.08	£36.32	£32.66	£29.01	£25.35	£23.53	£21.70	£18.04	
0.19	£46.08	£30.65	£27.74	£24.84	£21.93	£20.48	£19.03	£16.13	
0.20	£46.08	£44.36	£39.97	£35.58	£31.19	£28.99	£26.80	£22.41	
0.35	£46.08	£18.95	£16.74	£14.53	£12.32	£11.22	£10.11	£7.91	
0.25	£46.08	£45.91	£41.26	£36.62	£31.98	£29.65	£27.33	£22.69	
0.50	£46.08	£27.29	£24.71	£22.13	£19.54	£18.25	£16.96	£14.37	
0.30	£46.08	£45.95	£41.39	£36.83	£32.26	£29.98	£27.70	£23.14	
0.62	£46.08	£27.49	£24.88	£22.28	£19.68	£18.38	£17.08	£14.47	
0.40	£46.08	£53.57	£48.38	£43.18	£37.99	£35.39	£32.80	£27.60	
0.94	£46.08	£26.51	£24.01	£21.50	£19.00	£17.74	£16.49	£13.99	
0.50	£46.08	£43.27	£38.26	£33.26	£28.25	£25.75	£23.24	£18.23	
0.50	£46.08	£50.88	£44.96	£39.04	£33.11	£30.15	£27.19	£21.27	
0.50	£46.08	£62.45	£55.17	£47.89	£40.62	£36.98	£33.34	£26.06	
0.75	£46.08	£55.91	£49.38	£42.85	£36.32	£33.05	£29.79	£23.26	
0.80	£46.08	£61.32	£52.31	£43.28	£34.25	£29.73	£25.21	£16.18	
1.00	£46.08	£62.23	£52.99	£43.74	£34.49	£29.86	£25.24	£15.99	
1.33	£46.08	£68.80	£58.51	£48.22	£37.93	£32.78	£27.63	£17.32	
3.64	£46.08	£51.69	£45.63	£39.58	£33.52	£30.48	£27.45	£21.39	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£46,080,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.77	£0.68	£0.60	£0.52	£0.48	£0.44	£0.36
2 Small site 2 - 3 units (houses)	3	£1.02	£0.97	£0.86	£0.76	£0.66	£0.61	£0.55	£0.45
3 Small site 2 - 4 units (houses)	4	£1.46	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
4 Small site 3 - 5 units (houses)	5	£1.82	£1.94	£1.76	£1.58	£1.39	£1.30	£1.21	£1.02
5 Small site 4 - 5 units (flats)	5	£1.46	£1.21	£1.07	£0.93	£0.79	£0.72	£0.65	£0.51
6 Small site 5 - 6 units (flats)	6	£1.76	£1.37	£1.21	£1.05	£0.89	£0.81	£0.73	£0.57
7 Small site 6 - 8 units (houses)	8	£2.87	£2.92	£2.65	£2.37	£2.09	£1.95	£1.82	£1.54
8 Small site 8 - 8 units (flats)	8	£2.34	£1.90	£1.67	£1.45	£1.23	£1.12	£1.01	£0.79
9 Small site 9 - 9 units (houses)	9	£3.28	£3.41	£3.08	£2.76	£2.44	£2.28	£2.12	£1.79
10 Small site 10 - 9 units (flats)	9	£2.63	£2.03	£1.79	£1.56	£1.32	£1.20	£1.09	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.95	£2.66	£2.37	£2.08	£1.93	£1.79	£1.50
12 Medium housing scheme (10 units)	10	£3.66	£3.73	£3.38	£3.02	£2.67	£2.49	£2.32	£1.96
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.36	£3.92	£3.48	£3.04	£2.82	£2.60	£2.17
14 Medium housing scheme (15 units)	15	£5.48	£5.75	£5.20	£4.66	£4.11	£3.84	£3.57	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£8.87	£7.99	£7.12	£6.24	£5.80	£5.36	£4.48
16 Medium housing scheme (30 units)	30	£10.27	£6.65	£5.88	£5.10	£4.33	£3.94	£3.55	£2.77
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£11.48	£10.32	£9.16	£7.99	£7.41	£6.83	£5.67
18 Medium housing scheme (40 units)	40	£14.63	£13.65	£12.35	£11.06	£9.77	£9.12	£8.48	£7.19
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£13.79	£12.42	£11.05	£9.68	£8.99	£8.31	£6.94
20 Medium housing scheme (50 units)	50	£18.28	£17.18	£15.55	£13.93	£12.30	£11.49	£10.67	£9.05
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£21.43	£19.35	£17.27	£15.20	£14.16	£13.12	£11.04
22 Medium housing scheme (75 units)	75	£27.42	£24.85	£22.51	£20.16	£17.81	£16.64	£15.46	£13.11
23 Large flatted scheme (100 units)	100	£14.63	£21.64	£19.13	£16.63	£14.12	£12.87	£11.62	£9.12
24 Large flatted scheme (125 units)	125	£14.63	£25.44	£22.48	£19.52	£16.56	£15.08	£13.60	£10.63
25 Large flatted scheme (150 units)	150	£14.63	£31.22	£27.59	£23.95	£20.31	£18.49	£16.67	£13.03
26 Large flatted scheme (200 units)	200	£21.94	£41.93	£37.04	£32.14	£27.24	£24.79	£22.34	£17.44
27 Large flatted scheme (300 units)	300	£23.40	£49.06	£41.85	£34.62	£27.40	£23.78	£20.17	£12.94
28 Large flatted scheme (400 units)	400	£29.25	£62.23	£52.99	£43.74	£34.49	£29.86	£25.24	£15.99
29 Large flatted scheme (600 units)	600	£39.00	£91.74	£78.01	£64.29	£50.57	£43.71	£36.84	£23.10
30 Large flatted scheme (1000 units)	1,000	£106.37	£187.95	£165.95	£143.93	£121.88	£110.85	£99.83	£77.78

Site area (Em)	BLV per ha (Em)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.03	£29.25	£30.65	£27.39	£24.13	£20.88	£19.25	£17.62	£14.37	
0.04	£29.25	£27.58	£24.64	£21.70	£18.76	£17.29	£15.83	£12.89	
0.05	£29.25	£30.28	£27.41	£24.54	£21.67	£20.23	£18.80	£15.93	
0.06	£29.25	£31.26	£28.29	£25.33	£22.37	£20.89	£19.41	£16.45	
0.05	£29.25	£24.17	£21.36	£18.55	£15.74	£14.33	£12.93	£10.12	
0.06	£29.25	£22.90	£20.24	£17.57	£14.91	£13.57	£12.24	£9.58	
0.10	£29.25	£29.84	£27.01	£24.18	£21.35	£19.94	£18.52	£15.69	
0.08	£29.25	£23.69	£20.94	£18.18	£15.43	£14.05	£12.67	£9.92	
0.11	£29.25	£30.42	£27.54	£24.65	£21.77	£20.33	£18.89	£16.00	
0.09	£29.25	£22.56	£19.94	£17.31	£14.69	£13.37	£12.06	£9.44	
0.08	£29.25	£36.88	£33.25	£29.62	£25.99	£24.18	£22.36	£18.73	
0.13	£29.25	£29.83	£27.00	£24.18	£21.35	£19.93	£18.52	£15.69	
0.12	£29.25	£36.32	£32.66	£29.01	£25.35	£23.53	£21.70	£18.04	
0.19	£29.25	£30.65	£27.74	£24.84	£21.93	£20.48	£19.03	£16.13	
0.20	£29.25	£44.36	£39.97	£35.58	£31.19	£28.99	£26.80	£22.41	
0.35									

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £10,300 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Small site 1 - 2 units (houses)	2	£1.24	£0.86	£0.77	£0.68	£0.59	£0.55	£0.50	£0.41
2	Small site 2 - 3 units (houses)	3	£1.73	£1.09	£0.97	£0.86	£0.74	£0.69	£0.63	£0.51
3	Small site 2 - 4 units (houses)	4	£2.47	£1.69	£1.53	£1.37	£1.21	£1.12	£1.04	£0.88
4	Small site 3 - 5 units (houses)	5	£3.08	£2.17	£1.96	£1.75	£1.55	£1.44	£1.34	£1.13
5	Small site 4 - 5 units (flats)	5	£2.47	£1.38	£1.23	£1.07	£0.91	£0.83	£0.75	£0.59
6	Small site 5 - 6 units (flats)	6	£2.97	£1.57	£1.39	£1.21	£1.03	£0.94	£0.85	£0.67
7	Small site 6 - 8 units (houses)	8	£4.85	£3.26	£2.95	£2.64	£2.33	£2.17	£2.02	£1.71
8	Small site 8 - 8 units (flats)	8	£3.96	£2.17	£1.92	£1.67	£1.43	£1.30	£1.18	£0.93
9	Small site 9 - 9 units (houses)	9	£5.54	£3.80	£3.44	£3.07	£2.71	£2.53	£2.35	£1.99
10	Small site 10 - 9 units (flats)	9	£4.45	£2.33	£2.06	£1.79	£1.53	£1.40	£1.26	£1.00
11	Medium mixed housing/flatted scheme (10 units)	10	£3.96	£3.31	£2.98	£2.66	£2.33	£2.17	£2.00	£1.68
12	Medium housing scheme (10 units)	10	£6.18	£4.16	£3.76	£3.36	£2.97	£2.77	£2.57	£2.18
13	Medium mixed housing/flatted scheme (15 units)	15	£5.93	£4.90	£4.41	£3.91	£3.42	£3.17	£2.93	£2.44
14	Medium housing scheme (15 units)	15	£9.27	£6.41	£5.80	£5.18	£4.57	£4.27	£3.96	£3.35
15	Medium mixed housing/flatted scheme (30 units)	30	£9.89	£9.95	£8.97	£7.98	£7.00	£6.50	£6.01	£5.02
16	Medium housing scheme (30 units)	30	£17.35	£7.63	£6.75	£5.88	£5.01	£4.57	£4.13	£3.26
17	Medium mixed housing/flatted scheme (40 units)	40	£12.36	£12.91	£11.61	£10.30	£9.00	£8.35	£7.69	£6.39
18	Medium housing scheme (40 units)	40	£24.72	£15.23	£13.78	£12.33	£10.88	£10.15	£9.43	£7.98
19	Medium mixed housing/flatted scheme (50 units)	50	£14.83	£15.48	£13.95	£12.41	£10.87	£10.10	£9.33	£7.79
20	Medium housing scheme (50 units)	50	£30.90	£19.17	£17.35	£15.52	£13.69	£12.78	£11.87	£10.04
21	Medium mixed housing/flatted scheme (75 units)	75	£19.78	£24.04	£21.70	£19.36	£17.02	£15.85	£14.68	£12.35
22	Medium housing scheme (75 units)	75	£46.35	£27.77	£25.13	£22.49	£19.85	£18.53	£17.21	£14.57
23	Large flatted scheme (100 units)	100	£24.72	£24.79	£21.97	£19.15	£16.33	£14.92	£13.51	£10.69
24	Large flatted scheme (125 units)	125	£24.72	£29.21	£25.88	£22.54	£19.20	£17.53	£15.86	£12.52
25	Large flatted scheme (150 units)	150	£24.72	£35.86	£31.76	£27.66	£23.55	£21.50	£19.45	£15.35
26	Large flatted scheme (200 units)	200	£37.08	£48.09	£42.57	£37.06	£31.55	£28.79	£26.03	£20.52
27	Large flatted scheme (300 units)	300	£39.55	£58.09	£49.99	£41.89	£33.78	£29.71	£25.64	£17.50
28	Large flatted scheme (400 units)	400	£49.44	£73.94	£63.56	£53.18	£42.76	£37.54	£32.33	£21.90
29	Large flatted scheme (600 units)	600	£65.92	£109.11	£93.71	£78.30	£62.82	£55.09	£47.35	£31.88
30	Large flatted scheme (1000 units)	1,000	£179.78	£215.69	£190.91	£166.13	£141.35	£128.96	£116.57	£91.74

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£49.44	£34.59	£30.94	£27.29	£23.64	£21.81	£19.99	£16.34
0.04	£49.44	£31.13	£27.84	£24.55	£21.25	£19.61	£17.96	£14.67
0.05	£49.44	£33.76	£30.54	£27.32	£24.10	£22.49	£20.88	£17.67
0.06	£49.44	£34.84	£31.52	£28.20	£24.88	£23.22	£21.56	£18.24
0.05	£49.44	£27.67	£24.51	£21.35	£18.19	£16.61	£15.03	£11.87
0.06	£49.44	£26.23	£23.23	£20.23	£17.24	£15.74	£14.24	£11.24
0.10	£49.44	£33.27	£30.10	£26.93	£23.75	£22.17	£20.58	£17.41
0.08	£49.44	£27.13	£24.03	£20.93	£17.83	£16.29	£14.74	£11.64
0.11	£49.44	£33.91	£30.68	£27.45	£24.21	£22.60	£20.98	£17.75
0.09	£49.44	£25.84	£22.89	£19.93	£16.98	£15.50	£14.03	£11.07
0.08	£49.44	£41.34	£37.27	£33.19	£29.12	£27.08	£25.04	£20.97
0.13	£49.44	£33.26	£30.09	£26.92	£23.75	£22.16	£20.58	£17.41
0.12	£49.44	£40.82	£36.71	£32.61	£28.50	£26.45	£24.40	£20.30
0.19	£49.44	£34.16	£30.91	£27.65	£24.40	£22.77	£21.14	£17.88
0.20	£49.44	£49.77	£44.84	£39.91	£34.98	£32.51	£30.05	£25.11
0.35	£49.44	£21.73	£19.24	£16.75	£14.27	£13.02	£11.78	£9.29
0.25	£49.44	£51.66	£46.44	£41.22	£36.00	£33.39	£30.78	£25.56
0.50	£49.44	£30.46	£27.56	£24.66	£21.76	£20.31	£18.86	£15.95
0.30	£49.44	£51.62	£46.49	£41.36	£36.23	£33.67	£31.10	£25.97
0.62	£49.44	£30.67	£27.75	£24.83	£21.91	£20.45	£18.99	£16.07
0.40	£49.44	£60.10	£54.25	£48.40	£42.56	£39.63	£36.71	£30.86
0.94	£49.44	£29.62	£26.80	£23.99	£21.17	£19.76	£18.36	£15.54
0.50	£49.44	£49.58	£43.94	£38.30	£32.67	£29.85	£27.03	£21.39
0.50	£49.44	£58.43	£51.75	£45.07	£38.40	£35.06	£31.72	£25.04
0.50	£49.44	£71.72	£63.52	£55.31	£47.11	£43.00	£38.90	£30.70
0.75	£49.44	£64.12	£56.76	£49.41	£42.06	£38.39	£34.71	£27.36
0.80	£49.44	£72.62	£62.49	£52.37	£42.22	£37.14	£32.05	£21.88
1.00	£49.44	£73.94	£63.56	£53.18	£42.76	£37.54	£32.33	£21.90
1.33	£49.44	£81.83	£70.28	£58.72	£47.12	£41.31	£35.51	£23.91
3.64	£49.44	£59.32	£52.50	£45.69	£38.87	£35.46	£32.06	£25.23

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Small site 1 - 2 units (houses)	2	£0.73	£0.86	£0.77	£0.68	£0.59	£0.55	£0.50	£0.41
2	Small site 2 - 3 units (houses)	3	£1.02	£1.09	£0.97	£0.86	£0.74	£0.69	£0.63	£0.51
3	Small site 2 - 4 units (houses)	4	£1.46	£1.69	£1.53	£1.37	£1.21	£1.12	£1.04	£0.88
4	Small site 3 - 5 units (houses)	5	£1.82	£2.17	£1.96	£1.75	£1.55	£1.44	£1.34	£1.13
5	Small site 4 - 5 units (flats)	5	£1.46	£1.38	£1.23	£1.07	£0.91	£0.83	£0.75	£0.59
6	Small site 5 - 6 units (flats)	6	£1.76	£1.57	£1.39	£1.21	£1.03	£0.94	£0.85	£0.67
7	Small site 6 - 8 units (houses)	8	£2.87	£3.26	£2.95	£2.64	£2.33	£2.17	£2.02	£1.71
8	Small site 8 - 8 units (flats)	8	£2.34	£2.17	£1.92	£1.67	£1.43	£1.30	£1.18	£0.93
9	Small site 9 - 9 units (houses)	9	£3.28	£3.80	£3.44	£3.07	£2.71	£2.53	£2.35	£1.99
10	Small site 10 - 9 units (flats)	9	£2.63	£2.33	£2.06	£1.79	£1.53	£1.40	£1.26	£1.00
11	Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.31	£2.98	£2.66	£2.33	£2.17	£2.00	£1.68
12	Medium housing scheme (10 units)	10	£3.66	£4.16	£3.76	£3.36	£2.97	£2.77	£2.57	£2.18
13	Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.90	£4.41	£3.91	£3.42	£3.17	£2.93	£2.44
14	Medium housing scheme (15 units)	15	£5.48	£6.41	£5.80	£5.18	£4.57	£4.27	£3.96	£3.35
15	Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.95	£8.97	£7.98	£7.00	£6.50	£6.01	£5.02
16	Medium housing scheme (30 units)	30	£10.27	£7.63	£6.75	£5.88	£5.01	£4.57	£4.13	£3.26
17	Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.91	£11.61	£10.30	£9.00	£8.35	£7.69	£6.39
18	Medium housing scheme (40 units)	40	£14.63	£15.23	£13.78	£12.33	£10.88	£10.15	£9.43	£7.98
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£15.48	£13.95	£12.41	£10.87	£10.10	£9.33	£7.79
20	Medium housing scheme (50 units)	50	£18.26	£19.17	£17.35	£15.52	£13.69	£12.78	£11.87	£10.04
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£24.04	£21.70	£19.36	£17.02	£15.85	£14.68	£12.35
22	Medium housing scheme (75 units)	75	£27.42	£27.77	£25.13	£22.49	£19.85	£18.53	£17.21	£14.57
23	Large flatted scheme (100 units)	100	£14.63	£24.79	£21.97	£19.15	£16.33	£14.92	£13.51	£10.69
24	Large flatted scheme (125 units)	125	£14.63	£29.21	£25.88	£22.54	£19.20	£17.53	£15.86	£12.52
25	Large flatted scheme (150 units)	150	£14.63	£35.86	£31.76	£27.66	£23.55	£21.50	£19.45	£15.35
26	Large flatted scheme (200 units)	200	£21.94	£48.09	£42.57	£37.06	£31.55	£28.79	£26.03	£20.52
27	Large flatted scheme (300 units)	300	£23.40	£58.09	£49.99	£41.89	£33.78	£29.71	£25.64	£17.50
28	Large flatted scheme (400 units)	400	£29.25	£73.94	£63.56	£53.18	£42.76	£37.54	£32.33	£21.90
29	Large flatted scheme (600 units)	600	£39.00	£109.11	£93.71	£78.30	£62.82	£55.09	£47.35	£31.88
30	Large flatted scheme (1000 units)	1,000	£106.37	£215.69	£190.91	£166.13	£141.35	£128.96	£116.57	£91.74

Site area (Em)	BLV per ha (Em)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£34.59	£30.94	£27.29	£23.64	£21.81	£19.99	£16.34
0.04	£29.25	£31.13	£27.84	£24.55	£21.25	£19.61	£17.96	£14.67
0.05	£29.25	£33.76	£30.54	£27.32	£24.10	£22.49	£20.88	£17.67
0.06	£29.25	£34.84	£31.52	£28.20	£24.88	£23.22	£21.56	£18.24
0.05	£29.25	£27.67	£24.51	£21.35	£18.19	£16.61	£15.03	£11.87
0.06	£29.25	£26.23	£23.23	£20.23	£17.24	£15.74	£14.24	£11.24
0.10	£29.25	£33.27	£30.10	£26.93	£23.75	£22.17	£20.58	£17.41
0.08	£29.25	£27.13	£24.03	£20.93	£17.83	£16.29	£14.74	£11.64
0.11	£29.25	£33.91	£30.68	£27.45	£24.21	£22.60	£20.98	£17.75
0.09	£29.25	£25.84	£22.89	£19.93	£16.98	£15.50	£14.03	£11.07
0.08	£29.25	£41.34	£37.27	£33.19	£29.12	£27.08	£25.04	£20.97
0.13	£29.25	£33.26	£30.09	£26.92	£23.75	£22.1		

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £4,500 psm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.54	£0.08	£0.06	£0.05	£0.04	£0.03	£0.03	£0.01	
2 Small site 2 - 3 units (houses)	3	£0.76	£0.09	£0.08	£0.06	£0.05	£0.04	£0.03	£0.02	
3 Small site 2 - 4 units (houses)	4	£1.08	£0.30	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19	
4 Small site 3 - 5 units (houses)	5	£1.34	£0.38	£0.35	£0.33	£0.30	£0.28	£0.27	£0.24	
5 Small site 4 - 5 units (flats)	5	£1.08	£0.01	£0.03	£0.05	£0.07	£0.08	£0.09	£0.10	
6 Small site 5 - 6 units (flats)	6	£1.30	£0.01	£0.03	£0.06	£0.08	£0.09	£0.10	£0.12	
7 Small site 6 - 8 units (houses)	8	£2.12	£0.57	£0.53	£0.49	£0.45	£0.42	£0.40	£0.36	
8 Small site 8 - 8 units (flats)	8	£1.73	£0.02	£0.05	£0.08	£0.11	£0.12	£0.14	£0.16	
9 Small site 9 - 9 units (houses)	9	£2.42	£0.66	£0.61	£0.57	£0.52	£0.49	£0.47	£0.42	
10 Small site 10 - 9 units (flats)	9	£1.94	£0.03	£0.06	£0.09	£0.12	£0.14	£0.15	£0.19	
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.45	£0.41	£0.37	£0.33	£0.31	£0.29	£0.25	
12 Medium housing scheme (10 units)	10	£2.70	£0.73	£0.67	£0.62	£0.57	£0.54	£0.51	£0.46	
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.58	£0.52	£0.46	£0.40	£0.37	£0.34	£0.28	
14 Medium housing scheme (15 units)	15	£4.05	£1.12	£1.04	£0.96	£0.88	£0.83	£0.79	£0.71	
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.28	£1.16	£1.04	£0.92	£0.86	£0.80	£0.69	
16 Medium housing scheme (30 units)	30	£7.58	£0.13	£0.23	£0.33	£0.43	£0.48	£0.53	£0.63	
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£1.41	£1.26	£1.11	£0.95	£0.87	£0.80	£0.64	
18 Medium housing scheme (40 units)	40	£10.80	£2.53	£2.35	£2.17	£1.99	£1.90	£1.81	£1.63	
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£1.87	£1.70	£1.52	£1.34	£1.26	£1.17	£0.99	
20 Medium housing scheme (50 units)	50	£13.50	£3.18	£2.96	£2.73	£2.51	£2.39	£2.28	£2.06	
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£3.20	£2.95	£2.69	£2.44	£2.31	£2.19	£1.94	
22 Medium housing scheme (75 units)	75	£20.25	£4.45	£4.15	£3.84	£3.54	£3.39	£3.24	£2.93	
23 Large flatted scheme (100 units)	100	£10.80	£0.40	£0.71	£1.02	£1.33	£1.49	£1.65	£1.96	
24 Large flatted scheme (125 units)	125	£10.80	£0.90	£1.24	£1.58	£1.93	£2.10	£2.27	£2.61	
25 Large flatted scheme (150 units)	150	£10.80	£1.14	£1.56	£1.98	£2.40	£2.61	£2.82	£3.24	
26 Large flatted scheme (200 units)	200	£16.20	£1.11	£1.74	£2.37	£2.99	£3.31	£3.62	£4.25	
27 Large flatted scheme (300 units)	300	£17.28	£14.91	£15.83	£16.75	£17.67	£18.13	£18.59	£19.51	
28 Large flatted scheme (400 units)	400	£21.60	£20.64	£21.72	£22.80	£23.88	£24.43	£24.97	£26.05	
29 Large flatted scheme (600 units)	600	£28.80	£31.56	£33.19	£34.83	£36.46	£37.28	£38.10	£39.73	
30 Large flatted scheme (1000 units)	1,000	£78.55	£8.33	£10.99	£13.65	£16.30	£17.65	£19.01	£21.72	

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£21.60	£3.00	£2.51	£2.02	£1.53	£1.28	£1.03	£0.54
0.04	£21.60	£2.66	£2.21	£1.77	£1.32	£1.10	£0.88	£0.43
0.05	£21.60	£5.93	£5.49	£5.06	£4.62	£4.40	£4.19	£3.75
0.06	£21.60	£6.12	£5.67	£5.23	£4.78	£4.55	£4.33	£3.88
0.05	£21.60	£0.20	£0.58	£0.96	£1.34	£1.53	£1.71	£2.09
0.06	£21.60	£0.21	£0.57	£0.93	£1.29	£1.47	£1.65	£2.01
0.10	£21.60	£5.83	£5.40	£4.97	£4.55	£4.33	£4.12	£3.69
0.08	£21.60	£0.21	£0.58	£0.95	£1.32	£1.50	£1.69	£2.06
0.11	£21.60	£5.92	£5.49	£5.06	£4.63	£4.42	£4.20	£3.77
0.09	£21.60	£0.33	£0.67	£1.02	£1.36	£1.54	£1.71	£2.06
0.08	£21.60	£5.64	£5.14	£4.63	£4.13	£3.88	£3.63	£3.13
0.13	£21.60	£5.80	£5.38	£4.96	£4.54	£4.33	£4.12	£3.70
0.12	£21.60	£4.80	£4.30	£3.80	£3.30	£3.04	£2.79	£2.29
0.19	£21.60	£5.97	£5.53	£5.10	£4.67	£4.45	£4.24	£3.80
0.20	£21.60	£6.38	£5.79	£5.20	£4.61	£4.31	£4.02	£3.43
0.35	£21.60	£0.38	£0.66	£0.95	£1.23	£1.37	£1.51	£1.80
0.25	£21.60	£5.65	£5.04	£4.42	£3.81	£3.50	£3.19	£2.57
0.50	£21.60	£5.05	£4.70	£4.34	£3.98	£3.80	£3.62	£3.27
0.30	£21.60	£6.24	£5.66	£5.07	£4.48	£4.19	£3.89	£3.30
0.62	£21.60	£5.09	£4.73	£4.37	£4.01	£3.83	£3.65	£3.29
0.40	£21.60	£8.00	£7.37	£6.73	£6.10	£5.79	£5.47	£4.84
0.94	£21.60	£4.75	£4.43	£4.10	£3.78	£3.61	£3.45	£3.13
0.50	£21.60	£0.79	£1.42	£2.04	£2.67	£2.98	£3.29	£3.92
0.50	£21.60	£1.80	£2.49	£3.17	£3.85	£4.20	£4.54	£5.22
0.50	£21.60	£2.29	£3.13	£3.97	£4.81	£5.23	£5.65	£6.49
0.75	£21.60	£1.48	£2.32	£3.15	£3.99	£4.41	£4.83	£5.66
0.80	£21.60	£18.63	£19.78	£20.94	£22.09	£22.66	£23.24	£24.39
1.00	£21.60	£20.64	£21.72	£22.80	£23.88	£24.43	£24.97	£26.05
1.33	£21.60	£23.67	£24.89	£26.12	£27.35	£27.96	£28.57	£29.80
3.64	£21.60	£2.29	£3.02	£3.75	£4.48	£4.85	£5.23	£5.97

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.08	£0.06	£0.05	£0.04	£0.03	£0.03	£0.01	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.09	£0.08	£0.06	£0.05	£0.04	£0.03	£0.02	
3 Small site 2 - 4 units (houses)	4	£1.46	£0.30	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19	
4 Small site 3 - 5 units (houses)	5	£1.82	£0.38	£0.35	£0.33	£0.30	£0.28	£0.27	£0.24	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.01	£0.03	£0.05	£0.07	£0.08	£0.09	£0.10	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.01	£0.03	£0.06	£0.08	£0.09	£0.10	£0.12	
7 Small site 6 - 8 units (houses)	8	£2.87	£0.57	£0.53	£0.49	£0.45	£0.42	£0.40	£0.36	
8 Small site 8 - 8 units (flats)	8	£2.34	£0.02	£0.05	£0.08	£0.11	£0.12	£0.14	£0.16	
9 Small site 9 - 9 units (houses)	9	£3.28	£0.66	£0.61	£0.57	£0.52	£0.49	£0.47	£0.42	
10 Small site 10 - 9 units (flats)	9	£2.63	£0.03	£0.06	£0.09	£0.12	£0.14	£0.15	£0.19	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.45	£0.41	£0.37	£0.33	£0.31	£0.29	£0.25	
12 Medium housing scheme (10 units)	10	£3.66	£0.73	£0.67	£0.62	£0.57	£0.54	£0.51	£0.46	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.58	£0.52	£0.46	£0.40	£0.37	£0.34	£0.28	
14 Medium housing scheme (15 units)	15	£5.48	£1.12	£1.04	£0.96	£0.88	£0.83	£0.79	£0.71	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.28	£1.16	£1.04	£0.92	£0.86	£0.80	£0.69	
16 Medium housing scheme (30 units)	30	£10.27	£0.13	£0.23	£0.33	£0.43	£0.48	£0.53	£0.63	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£1.41	£1.26	£1.11	£0.95	£0.87	£0.80	£0.64	
18 Medium housing scheme (40 units)	40	£14.63	£2.53	£2.35	£2.17	£1.99	£1.90	£1.81	£1.63	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.87	£1.70	£1.52	£1.34	£1.26	£1.17	£0.99	
20 Medium housing scheme (50 units)	50	£18.28	£3.18	£2.96	£2.73	£2.51	£2.39	£2.28	£2.06	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£3.20	£2.95	£2.69	£2.44	£2.31	£2.19	£1.94	
22 Medium housing scheme (75 units)	75	£27.42	£4.45	£4.15	£3.84	£3.54	£3.39	£3.24	£2.93	
23 Large flatted scheme (100 units)	100	£14.63	£0.40	£0.71	£1.02	£1.33	£1.49	£1.65	£1.96	
24 Large flatted scheme (125 units)	125	£14.63	£0.90	£1.24	£1.58	£1.93	£2.10	£2.27	£2.61	
25 Large flatted scheme (150 units)	150	£14.63	£1.14	£1.56	£1.98	£2.40	£2.61	£2.82	£3.24	
26 Large flatted scheme (200 units)	200	£21.94	£1.11	£1.74	£2.37	£2.99	£3.31	£3.62	£4.25	
27 Large flatted scheme (300 units)	300	£23.40	£14.91	£15.83	£16.75	£17.67	£18.13	£18.59	£19.51	
28 Large flatted scheme (400 units)	400	£29.25	£20.64	£21.72	£22.80	£23.88	£24.43	£24.97	£26.05	
29 Large flatted scheme (600 units)	600	£39.00	£31.56	£33.19	£34.83	£36.46	£37.28	£38.10	£39.73	
30 Large flatted scheme (1000 units)	1,000	£106.37	£8.33	£10.99	£13.65	£16.30	£17.65	£19.01	£21.72	

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£3.00	£2.51	£2.02	£1.53	£1.28	£1.03	£0.54
0.04	£29.25	£2.66	£2.21	£1.77	£1.32	£1.10	£0.88	£0.43
0.05	£29.25	£5.93	£5.49	£5.06	£4.62	£4.40	£4.19	£3.75
0.06	£29.25	£6.12	£5.67	£5.23	£4.78	£4.55	£4.33	£3.88
0.05	£29.25	£0.20	£0.58	£0.96	£1.34	£1.53	£1.71	£2.09
0.06	£29.25	£0.21	£0.57	£0.93	£1.29	£1.47	£1.65	£2.01
0.10	£29.25	£5.83	£5.40	£4.97	£4.55	£4.33	£4.12	£3.69
0.08	£29.25	£0.21	£0.58	£0.95	£1.32	£1.50	£1.69	£2.06
0.11	£29.25	£5.92	£5.49	£5.06	£4.63	£4.42	£4.20	£3.77
0.09	£29.25	£0.33	£0.67	£1.02	£1.36	£1.54	£1.71	£2.06
0.08	£29.25	£5.64	£5.14	£4.63	£4.13	£3.88	£3.63	£3.13
0.13	£29.25	£5.80	£5.38	£4.96	£4.54	£4.33	£4.12	£3.70
0.12	£29.25	£4.80	£4.30	£3.80	£3.30	£3.04	£2.79	£2.29
0.19	£29.25	£5.97	£5.53	£5.10	£4.67	£4.45	£4.24	£3.80
0.20	£29.25	£6.38	£5.79	£5.20	£4.61	£4.31	£4.02	£3.43
0.35	£29.25	£0.38	£0.66	£0.95	£1.23	£1.37	£1.51	£1.80
0.25	£29.25	£5.65	£5.04	£4.42	£3.81	£3.50	£3.19	£2.57
0.50	£29.25	£5.05	£4.70	£4.34	£3.98	£3.80	£3.62	£3.27
0.30	£29.25	£6.24	£5.66	£5.07	£4.48	£4.19	£3.89	£3.30
0.62	£29.25	£5.0						

Appendix 6 - Five-year growth analyses

LB MERTON LOCAL PLAN VIABILITY

4500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.54	£0.12	£0.11	£0.10	£0.09	£0.09	£0.09	£0.08	
2 Small site 2 - 3 units (houses)	3	£0.76	£0.15	£0.14	£0.13	£0.12	£0.11	£0.11	£0.10	
3 Small site 2 - 4 units (houses)	4	£1.08	£0.39	£0.38	£0.36	£0.35	£0.34	£0.34	£0.32	
4 Small site 3 - 5 units (houses)	5	£1.34	£0.50	£0.48	£0.47	£0.45	£0.44	£0.43	£0.41	
5 Small site 4 - 5 units (flats)	5	£1.08	£0.05	£0.04	£0.03	£0.02	£0.01	£0.01	-£0.00	
6 Small site 5 - 6 units (flats)	6	£1.30	£0.06	£0.04	£0.03	£0.02	£0.02	£0.01	-£0.00	
7 Small site 6 - 8 units (houses)	8	£2.12	£0.76	£0.73	£0.70	£0.67	£0.66	£0.65	£0.62	
8 Small site 8 - 8 units (flats)	8	£1.73	£0.08	£0.06	£0.05	£0.03	£0.02	£0.01	-£0.00	
9 Small site 9 - 9 units (houses)	9	£2.42	£0.88	£0.85	£0.82	£0.79	£0.77	£0.76	£0.72	
10 Small site 10 - 9 units (flats)	9	£1.94	£0.07	£0.06	£0.04	£0.02	£0.02	£0.01	-£0.01	
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.63	£0.61	£0.58	£0.56	£0.55	£0.54	£0.51	
12 Medium housing scheme (10 units)	10	£2.70	£0.96	£0.93	£0.89	£0.86	£0.84	£0.83	£0.79	
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.83	£0.80	£0.77	£0.73	£0.72	£0.70	£0.67	
14 Medium housing scheme (15 units)	15	£4.05	£1.48	£1.43	£1.38	£1.33	£1.30	£1.27	£1.22	
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.73	£1.67	£1.60	£1.54	£1.50	£1.47	£1.41	
16 Medium housing scheme (30 units)	30	£7.58	£0.20	£0.15	£0.10	£0.05	£0.03	£0.00	-£0.05	
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£2.01	£1.93	£1.84	£1.76	£1.72	£1.68	£1.59	
18 Medium housing scheme (40 units)	40	£10.80	£3.38	£3.28	£3.17	£3.07	£3.02	£2.97	£2.87	
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£2.50	£2.40	£2.31	£2.22	£2.18	£2.13	£2.04	
20 Medium housing scheme (50 units)	50	£13.50	£4.25	£4.12	£4.00	£3.87	£3.81	£3.74	£3.62	
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£4.17	£4.06	£3.94	£3.83	£3.77	£3.71	£3.59	
22 Medium housing scheme (75 units)	75	£20.25	£6.00	£5.85	£5.69	£5.54	£5.46	£5.37	£5.21	
23 Large flatted scheme (100 units)	100	£10.80	£0.64	£0.49	£0.35	£0.20	£0.13	£0.06	-£0.09	
24 Large flatted scheme (125 units)	125	£10.80	£0.31	£0.18	£0.05	-£0.09	-£0.16	-£0.22	-£0.36	
25 Large flatted scheme (150 units)	150	£10.80	£0.36	£0.19	£0.03	-£0.13	-£0.22	-£0.30	-£0.47	
26 Large flatted scheme (200 units)	200	£16.20	£1.02	£0.72	£0.43	£0.13	-£0.02	-£0.17	-£0.47	
27 Large flatted scheme (300 units)	300	£17.28	-£13.31	-£13.75	-£14.20	-£14.64	-£14.86	-£15.09	-£15.53	
28 Large flatted scheme (400 units)	400	£21.60	-£18.77	-£19.20	-£19.64	-£20.08	-£20.30	-£20.51	-£20.95	
29 Large flatted scheme (600 units)	600	£28.80	-£28.87	-£29.54	-£30.21	-£30.89	-£31.22	-£31.56	-£32.23	
30 Large flatted scheme (1000 units)	1,000	£78.55	£0.96	-£0.13	-£1.23	-£2.34	-£2.89	-£3.44	-£4.55	

BLV: SECONDARY OFFICES		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.12	£0.11	£0.10	£0.09	£0.09	£0.09	£0.08	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.15	£0.14	£0.13	£0.12	£0.11	£0.11	£0.10	
3 Small site 2 - 4 units (houses)	4	£1.46	£0.39	£0.38	£0.36	£0.35	£0.34	£0.34	£0.32	
4 Small site 3 - 5 units (houses)	5	£1.82	£0.50	£0.48	£0.47	£0.45	£0.44	£0.43	£0.41	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.05	£0.04	£0.03	£0.02	£0.01	£0.01	-£0.00	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.06	£0.04	£0.03	£0.02	£0.02	£0.01	-£0.00	
7 Small site 6 - 8 units (houses)	8	£2.87	£0.76	£0.73	£0.70	£0.67	£0.66	£0.65	£0.62	
8 Small site 8 - 8 units (flats)	8	£2.34	£0.08	£0.06	£0.05	£0.03	£0.02	£0.01	-£0.00	
9 Small site 9 - 9 units (houses)	9	£3.28	£0.88	£0.85	£0.82	£0.79	£0.77	£0.76	£0.72	
10 Small site 10 - 9 units (flats)	9	£2.63	£0.07	£0.06	£0.04	£0.02	£0.02	£0.01	-£0.01	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.63	£0.61	£0.58	£0.56	£0.55	£0.54	£0.51	
12 Medium housing scheme (10 units)	10	£3.66	£0.96	£0.93	£0.89	£0.86	£0.84	£0.83	£0.79	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.83	£0.80	£0.77	£0.73	£0.72	£0.70	£0.67	
14 Medium housing scheme (15 units)	15	£5.48	£1.48	£1.43	£1.38	£1.33	£1.30	£1.27	£1.22	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.73	£1.67	£1.60	£1.54	£1.50	£1.47	£1.41	
16 Medium housing scheme (30 units)	30	£10.27	£0.20	£0.15	£0.10	£0.05	£0.03	£0.00	-£0.05	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.01	£1.93	£1.84	£1.76	£1.72	£1.68	£1.59	
18 Medium housing scheme (40 units)	40	£14.63	£3.38	£3.28	£3.17	£3.07	£3.02	£2.97	£2.87	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£2.50	£2.40	£2.31	£2.22	£2.18	£2.13	£2.04	
20 Medium housing scheme (50 units)	50	£18.28	£4.25	£4.12	£4.00	£3.87	£3.81	£3.74	£3.62	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£4.17	£4.06	£3.94	£3.83	£3.77	£3.71	£3.59	
22 Medium housing scheme (75 units)	75	£27.42	£6.00	£5.85	£5.69	£5.54	£5.46	£5.37	£5.21	
23 Large flatted scheme (100 units)	100	£14.63	£0.64	£0.49	£0.35	£0.20	£0.13	£0.06	-£0.09	
24 Large flatted scheme (125 units)	125	£14.63	£0.31	£0.18	£0.05	-£0.09	-£0.16	-£0.22	-£0.36	
25 Large flatted scheme (150 units)	150	£14.63	£0.36	£0.19	£0.03	-£0.13	-£0.22	-£0.30	-£0.47	
26 Large flatted scheme (200 units)	200	£21.94	£1.02	£0.72	£0.43	£0.13	-£0.02	-£0.17	-£0.47	
27 Large flatted scheme (300 units)	300	£23.40	-£13.31	-£13.75	-£14.20	-£14.64	-£14.86	-£15.09	-£15.53	
28 Large flatted scheme (400 units)	400	£29.25	-£18.77	-£19.20	-£19.64	-£20.08	-£20.30	-£20.51	-£20.95	
29 Large flatted scheme (600 units)	600	£39.00	-£28.87	-£29.54	-£30.21	-£30.89	-£31.22	-£31.56	-£32.23	
30 Large flatted scheme (1000 units)	1,000	£106.37	£0.96	-£0.13	-£1.23	-£2.34	-£2.89	-£3.44	-£4.55	

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.24	£0.12	£0.11	£0.10	£0.09	£0.09	£0.09	£0.08	
2 Small site 2 - 3 units (houses)	3	£0.33	£0.15	£0.14	£0.13	£0.12	£0.11	£0.11	£0.10	
3 Small site 2 - 4 units (houses)	4	£0.47	£0.39	£0.38	£0.36	£0.35	£0.34	£0.34	£0.32	
4 Small site 3 - 5 units (houses)	5	£0.59	£0.50	£0.48	£0.47	£0.45	£0.44	£0.43	£0.41	
5 Small site 4 - 5 units (flats)	5	£0.47	£0.05	£0.04	£0.03	£0.02	£0.01	£0.01	-£0.00	
6 Small site 5 - 6 units (flats)	6	£0.57	£0.06	£0.04	£0.03	£0.02	£0.02	£0.01	-£0.00	
7 Small site 6 - 8 units (houses)	8	£0.92	£0.76	£0.73	£0.70	£0.67	£0.66	£0.65	£0.62	
8 Small site 8 - 8 units (flats)	8	£0.75	£0.08	£0.06	£0.05	£0.03	£0.02	£0.01	-£0.00	
9 Small site 9 - 9 units (houses)	9	£1.06	£0.88	£0.85	£0.82	£0.79	£0.77	£0.76	£0.72	
10 Small site 10 - 9 units (flats)	9	£0.85	£0.07	£0.06	£0.04	£0.02	£0.02	£0.01	-£0.01	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.63	£0.61	£0.58	£0.56	£0.55	£0.54	£0.51	
12 Medium housing scheme (10 units)	10	£1.18	£0.96	£0.93	£0.89	£0.86	£0.84	£0.83	£0.79	
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£0.83	£0.80	£0.77	£0.73	£0.72	£0.70	£0.67	
14 Medium housing scheme (15 units)	15	£1.77	£1.48	£1.43	£1.38	£1.33	£1.30	£1.27	£1.22	
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£1.73	£1.67	£1.60	£1.54	£1.50	£1.47	£1.41	
16 Medium housing scheme (30 units)	30	£3.31	£0.20	£0.15	£0.10	£0.05	£0.03	£0.00	-£0.05	
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£2.01	£1.93	£1.84	£1.76	£1.72	£1.68	£1.59	
18 Medium housing scheme (40 units)	40	£4.72	£3.38	£3.28	£3.17	£3.07	£3.02	£2.97	£2.87	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£2.50	£2.40	£2.31	£2.22	£2.18	£2.13	£2.04	
20 Medium housing scheme (50 units)	50	£5.89	£4.25	£4.12	£4.00	£3.87	£3.81	£3.74	£3.62	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£4.17	£4.06	£3.94	£3.83	£3.77	£3.71	£3.59	
22 Medium housing scheme (75 units)	75	£8.84	£6.00	£5.85	£5.69	£5.54	£5.46	£5.37	£5.21	
23 Large flatted scheme (100 units)	100	£4.72	£0.64	£0.49	£0.35	£0.20	£0.13	£0.06	-£0.09	
24 Large flatted scheme (125 units)	125	£4.72	£0.31	£0.18	£0.05	-£0.09	-£0.16	-£0.22	-£0.36	
25 Large flatted scheme (150 units)	150	£4.72	£0.36	£0.19	£0.03	-£0.13	-£0.22	-£0.30	-£0.47	
26 Large flatted scheme (200 units)	200	£7.07	£1.02	£0.72	£0.43	£0.13	-£0.02	-£0.17	-£0.47	
27 Large flatted scheme (300 units)	300	£7.54	-£13.31	-£13.75	-£14.20	-£14.64	-£14.86	-£15.09	-£15.53	
28 Large flatted scheme (400 units)	400	£9.43	-£18.77	-£19.20	-£19.64	-£20.08	-£20.30	-£20.51	-£20.95	
29 Large flatted scheme (600 units)	600	£12.57	-£28.87	-£29.54	-£30.21	-£30.89	-£31.22	-£31.56	-£32.23	
30 Large flatted scheme (1000 units)	1,000	£34.30	£0.96	-£0.13	-£1.23	-£2.34	-£2.89	-£3.44	-£4.55	

BLV: COMMUNITY LAND		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.09	£0.12	£0.11	£0.10	£0.09	£0.09	£0.09	£0.08	
2 Small site 2 - 3 units (houses)	3	£0.12	£0.15	£0.14	£0.13	£0.12	£0.11	£0.11	£0.10	
3 Small site 2 - 4 units (houses)	4	£0.17	£0.39	£0.38	£0.36	£0.35	£0.34	£0.34	£0.32	
4 Small site 3 - 5 units (houses)	5	£0.21	£0.50	£0.48	£0.47	£0.45	£0.44	£0.43	£0.41	
5 Small site 4 - 5 units (flats)	5	£0.17	£0.05	£0.04	£0.03	£0.02	£0.01	£0.01	-£0.00	
6 Small site 5 - 6 units (flats)	6	£0.21	£0.06	£0.04	£0.03	£0.02	£0.02	£0.01	-£0.00	
7 Small site 6 - 8 units (houses)	8	£0.34	£0.76	£0.73	£0.70	£0.67	£0.66	£0.65	£0.62	
8 Small site 8 - 8 units (flats)	8	£0.28	£0.08	£0.06	£0.05	£0.03	£0.02	£0.01	-£0.00	
9 Small site 9 - 9 units (houses)	9	£0.39	£0.88	£0.85	£0.82	£0.79	£0.77	£0.76	£0.72	
10 Small site 10 - 9 units (flats)	9	£0.31	£0.07	£0.06	£0.04	£0.02	£0.02	£0.01	-£0.01	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.63	£0.61	£0.58	£0.56	£0.55	£0.54	£0.51	
12 Medium housing scheme (10 units)	10	£0.43	£0.96	£0.93	£0.89	£0.86	£0.84	£0.83	£0.79	
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£0.83	£0.80	£0.77	£0.73	£0.72	£0.70	£0.67	
14 Medium housing scheme (15 units)	15	£0.65	£1.48	£1.43	£1.38	£1.33	£1.30	£1.27	£1.22	
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69	£1.73	£1.67	£1.60	£1.54	£1.50	£1.47	£1.41	

LB MERTON LOCAL PLAN VIABILITY

5200

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.23	£0.21	£0.19	£0.17	£0.16	£0.16	£0.14
2 Small site 2 - 3 units (houses)	3	£0.87	£0.29	£0.27	£0.24	£0.22	£0.21	£0.19	£0.17
3 Small site 2 - 4 units (houses)	4	£1.25	£0.59	£0.56	£0.53	£0.49	£0.47	£0.46	£0.42
4 Small site 3 - 5 units (houses)	5	£1.55	£0.76	£0.72	£0.67	£0.63	£0.61	£0.59	£0.54
5 Small site 4 - 5 units (flats)	5	£1.25	£0.26	£0.22	£0.19	£0.16	£0.15	£0.13	£0.10
6 Small site 5 - 6 units (flats)	6	£1.50	£0.29	£0.25	£0.22	£0.18	£0.17	£0.15	£0.11
7 Small site 6 - 8 units (houses)	8	£2.45	£1.15	£1.08	£1.01	£0.95	£0.91	£0.88	£0.82
8 Small site 8 - 8 units (flats)	8	£2.00	£0.40	£0.35	£0.30	£0.25	£0.23	£0.21	£0.16
9 Small site 9 - 9 units (houses)	9	£2.80	£1.34	£1.26	£1.18	£1.11	£1.07	£1.03	£0.95
10 Small site 10 - 9 units (flats)	9	£2.25	£0.42	£0.37	£0.32	£0.27	£0.24	£0.22	£0.17
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£1.05	£0.98	£0.92	£0.85	£0.82	£0.79	£0.72
12 Medium housing scheme (10 units)	10	£3.12	£1.46	£1.38	£1.29	£1.21	£1.17	£1.13	£1.04
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.47	£1.37	£1.27	£1.18	£1.13	£1.08	£0.98
14 Medium housing scheme (15 units)	15	£4.68	£2.25	£2.12	£1.99	£1.87	£1.80	£1.74	£1.61
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£3.00	£2.81	£2.62	£2.42	£2.33	£2.23	£2.04
16 Medium housing scheme (30 units)	30	£8.76	£1.35	£1.19	£1.02	£0.86	£0.78	£0.69	£0.53
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£3.69	£3.44	£3.19	£2.94	£2.81	£2.68	£2.43
18 Medium housing scheme (40 units)	40	£12.48	£5.23	£4.94	£4.66	£4.37	£4.23	£4.08	£3.80
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£4.49	£4.19	£3.90	£3.61	£3.47	£3.32	£3.03
20 Medium housing scheme (50 units)	50	£15.60	£6.58	£6.22	£5.86	£5.50	£5.32	£5.14	£4.78
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£7.24	£6.82	£6.40	£5.97	£5.76	£5.54	£5.11
22 Medium housing scheme (75 units)	75	£23.40	£9.42	£8.92	£8.42	£7.91	£7.66	£7.41	£6.90
23 Large flatted scheme (100 units)	100	£12.48	£4.36	£3.84	£3.33	£2.81	£2.55	£2.29	£1.77
24 Large flatted scheme (125 units)	125	£12.48	£4.77	£4.19	£3.61	£3.03	£2.74	£2.45	£1.87
25 Large flatted scheme (150 units)	150	£12.48	£5.83	£5.12	£4.41	£3.70	£3.34	£2.99	£2.28
26 Large flatted scheme (200 units)	200	£18.72	£8.33	£7.30	£6.27	£5.25	£4.73	£4.22	£3.19
27 Large flatted scheme (300 units)	300	£19.97	£2.26	£3.81	£5.36	£6.91	£7.68	£8.46	£10.01
28 Large flatted scheme (400 units)	400	£24.96	£4.45	£6.32	£8.19	£10.05	£11.92	£13.79	£15.66
29 Large flatted scheme (600 units)	600	£33.28	£7.44	£10.21	£13.02	£15.84	£17.25	£18.66	£21.48
30 Large flatted scheme (1000 units)	1,000	£90.76	£34.70	£30.24	£25.77	£21.31	£19.08	£16.84	£12.38

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.23	£0.21	£0.19	£0.17	£0.16	£0.16	£0.14
2 Small site 2 - 3 units (houses)	3	£1.02	£0.29	£0.27	£0.24	£0.22	£0.21	£0.19	£0.17
3 Small site 2 - 4 units (houses)	4	£1.46	£0.59	£0.56	£0.53	£0.49	£0.47	£0.46	£0.42
4 Small site 3 - 5 units (houses)	5	£1.82	£0.76	£0.72	£0.67	£0.63	£0.61	£0.59	£0.54
5 Small site 4 - 5 units (flats)	5	£1.46	£0.26	£0.22	£0.19	£0.16	£0.15	£0.13	£0.10
6 Small site 5 - 6 units (flats)	6	£1.76	£0.29	£0.25	£0.22	£0.18	£0.17	£0.15	£0.11
7 Small site 6 - 8 units (houses)	8	£2.87	£1.15	£1.08	£1.01	£0.95	£0.91	£0.88	£0.82
8 Small site 8 - 8 units (flats)	8	£2.34	£0.40	£0.35	£0.30	£0.25	£0.23	£0.21	£0.16
9 Small site 9 - 9 units (houses)	9	£3.28	£1.34	£1.26	£1.18	£1.11	£1.07	£1.03	£0.95
10 Small site 10 - 9 units (flats)	9	£2.63	£0.42	£0.37	£0.32	£0.27	£0.24	£0.22	£0.17
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.05	£0.98	£0.92	£0.85	£0.82	£0.79	£0.72
12 Medium housing scheme (10 units)	10	£3.66	£1.46	£1.38	£1.29	£1.21	£1.17	£1.13	£1.04
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.47	£1.37	£1.27	£1.18	£1.13	£1.08	£0.98
14 Medium housing scheme (15 units)	15	£5.48	£2.25	£2.12	£1.99	£1.87	£1.80	£1.74	£1.61
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.00	£2.81	£2.62	£2.42	£2.33	£2.23	£2.04
16 Medium housing scheme (30 units)	30	£10.27	£1.35	£1.19	£1.02	£0.86	£0.78	£0.69	£0.53
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£3.69	£3.44	£3.19	£2.94	£2.81	£2.68	£2.43
18 Medium housing scheme (40 units)	40	£14.63	£5.23	£4.94	£4.66	£4.37	£4.23	£4.08	£3.80
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£4.49	£4.19	£3.90	£3.61	£3.47	£3.32	£3.03
20 Medium housing scheme (50 units)	50	£18.28	£6.58	£6.22	£5.86	£5.50	£5.32	£5.14	£4.78
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£7.24	£6.82	£6.40	£5.97	£5.76	£5.54	£5.11
22 Medium housing scheme (75 units)	75	£27.42	£9.42	£8.92	£8.42	£7.91	£7.66	£7.41	£6.90
23 Large flatted scheme (100 units)	100	£14.63	£4.36	£3.84	£3.33	£2.81	£2.55	£2.29	£1.77
24 Large flatted scheme (125 units)	125	£14.63	£4.77	£4.19	£3.61	£3.03	£2.74	£2.45	£1.87
25 Large flatted scheme (150 units)	150	£14.63	£5.83	£5.12	£4.41	£3.70	£3.34	£2.99	£2.28
26 Large flatted scheme (200 units)	200	£21.94	£8.33	£7.30	£6.27	£5.25	£4.73	£4.22	£3.19
27 Large flatted scheme (300 units)	300	£23.40	£2.26	£3.81	£5.36	£6.91	£7.68	£8.46	£10.01
28 Large flatted scheme (400 units)	400	£29.25	£4.45	£6.32	£8.19	£10.05	£11.92	£13.79	£15.66
29 Large flatted scheme (600 units)	600	£39.00	£7.44	£10.21	£13.02	£15.84	£17.25	£18.66	£21.48
30 Large flatted scheme (1000 units)	1,000	£106.37	£34.70	£30.24	£25.77	£21.31	£19.08	£16.84	£12.38

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.23	£0.21	£0.19	£0.17	£0.16	£0.16	£0.14
2 Small site 2 - 3 units (houses)	3	£0.33	£0.29	£0.27	£0.24	£0.22	£0.21	£0.19	£0.17
3 Small site 2 - 4 units (houses)	4	£0.47	£0.59	£0.56	£0.53	£0.49	£0.47	£0.46	£0.42
4 Small site 3 - 5 units (houses)	5	£0.59	£0.76	£0.72	£0.67	£0.63	£0.61	£0.59	£0.54
5 Small site 4 - 5 units (flats)	5	£0.47	£0.26	£0.22	£0.19	£0.16	£0.15	£0.13	£0.10
6 Small site 5 - 6 units (flats)	6	£0.57	£0.29	£0.25	£0.22	£0.18	£0.17	£0.15	£0.11
7 Small site 6 - 8 units (houses)	8	£0.92	£1.15	£1.08	£1.01	£0.95	£0.91	£0.88	£0.82
8 Small site 8 - 8 units (flats)	8	£0.75	£0.40	£0.35	£0.30	£0.25	£0.23	£0.21	£0.16
9 Small site 9 - 9 units (houses)	9	£1.06	£1.34	£1.26	£1.18	£1.11	£1.07	£1.03	£0.95
10 Small site 10 - 9 units (flats)	9	£0.85	£0.42	£0.37	£0.32	£0.27	£0.24	£0.22	£0.17
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.05	£0.98	£0.92	£0.85	£0.82	£0.79	£0.72
12 Medium housing scheme (10 units)	10	£1.18	£1.46	£1.38	£1.29	£1.21	£1.17	£1.13	£1.04
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.47	£1.37	£1.27	£1.18	£1.13	£1.08	£0.98
14 Medium housing scheme (15 units)	15	£1.77	£2.25	£2.12	£1.99	£1.87	£1.80	£1.74	£1.61
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£3.00	£2.81	£2.62	£2.42	£2.33	£2.23	£2.04
16 Medium housing scheme (30 units)	30	£3.31	£1.35	£1.19	£1.02	£0.86	£0.78	£0.69	£0.53
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£3.69	£3.44	£3.19	£2.94	£2.81	£2.68	£2.43
18 Medium housing scheme (40 units)	40	£4.72	£5.23	£4.94	£4.66	£4.37	£4.23	£4.08	£3.80
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£4.49	£4.19	£3.90	£3.61	£3.47	£3.32	£3.03
20 Medium housing scheme (50 units)	50	£5.89	£6.58	£6.22	£5.86	£5.50	£5.32	£5.14	£4.78
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£7.24	£6.82	£6.40	£5.97	£5.76	£5.54	£5.11
22 Medium housing scheme (75 units)	75	£8.84	£9.42	£8.92	£8.42	£7.91	£7.66	£7.41	£6.90
23 Large flatted scheme (100 units)	100	£4.72	£4.36	£3.84	£3.33	£2.81	£2.55	£2.29	£1.77
24 Large flatted scheme (125 units)	125	£4.72	£4.77	£4.19	£3.61	£3.03	£2.74	£2.45	£1.87
25 Large flatted scheme (150 units)	150	£4.72	£5.83	£5.12	£4.41	£3.70	£3.34	£2.99	£2.28
26 Large flatted scheme (200 units)	200	£7.07	£8.33	£7.30	£6.27	£5.25	£4.73	£4.22	£3.19
27 Large flatted scheme (300 units)	300	£7.54	£2.26	£3.81	£5.36	£6.91	£7.68	£8.46	£10.01
28 Large flatted scheme (400 units)	400	£9.43	£4.45	£6.32	£8.19	£10.05	£11.92	£13.79	£15.66
29 Large flatted scheme (600 units)	600	£12.57	£7.44	£10.21	£13.02	£15.84	£17.25	£18.66	£21.48
30 Large flatted scheme (1000 units)	1,000	£34.30	£34.70	£30.24	£25.77	£21.31	£19.08	£16.84	£12.38

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.23	£0.21	£0.19	£0.17	£0.16	£0.16	£0.14
2 Small site 2 - 3 units (houses)	3	£0.12	£0.29	£0.27	£0.24	£0.22	£0.21	£0.19	£0.17
3 Small site 2 - 4 units (houses)	4	£0.17	£0.59	£0.56	£0.53	£0.49	£0.47	£0.46	£0.42
4 Small site 3 - 5 units (houses)	5	£0.21	£0.76	£0.72	£0.67	£0.63	£0.61	£0.59	£0.54
5 Small site 4 - 5 units (flats)	5	£0.17	£0.26	£0.22	£0.19	£0.16	£0.15	£0.13	£0.10
6 Small site 5 - 6 units (flats)	6	£0.21	£0.29	£0.25	£0.22	£0.18	£0.17	£0.15	£0.11
7 Small site 6 - 8 units (houses)	8	£0.34	£1.15	£1.08	£1.01	£0.95	£0.91	£0.88	£0.82
8 Small site 8 - 8 units (flats)	8	£0.28	£0.40	£0.35	£0.30	£0.25	£0.23	£0.21	£0.16
9 Small site 9 - 9 units (houses)	9	£0.39	£1.34	£1.26	£1.18	£1.11	£1.07	£1.03	£0.95
10 Small site 10 - 9 units (flats)	9	£0.31	£0.42	£0.37	£0.32	£0.27	£0.24	£0.22	£0.17
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.05	£0.98	£0.92	£0.85	£0.82	£0.79	£0.72
12 Medium housing scheme (10 units)	10	£0.43	£1.46	£1.38	£1.29	£1.21	£1.17	£1.13	£1.04
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.47	£1.37	£1.27	£1.18	£1.13	£1.08	£0.98
14 Medium housing scheme (15 units)	15	£0.65	£2.25	£2.12	£1.99	£1.87	£1.80	£1.74	£1

LB MERTON LOCAL PLAN VIABILITY

6000

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.72	£0.36	£0.33	£0.30	£0.27	£0.25	£0.23	£0.20
2 Small site 2 - 3 units (houses)	3	£1.01	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
3 Small site 2 - 4 units (houses)	4	£1.44	£0.82	£0.77	£0.71	£0.65	£0.62	£0.60	£0.54
4 Small site 3 - 5 units (houses)	5	£1.79	£1.06	£0.99	£0.91	£0.84	£0.80	£0.77	£0.69
5 Small site 4 - 5 units (flats)	5	£1.44	£0.49	£0.43	£0.38	£0.33	£0.30	£0.27	£0.22
6 Small site 5 - 6 units (flats)	6	£1.73	£0.55	£0.49	£0.43	£0.37	£0.34	£0.31	£0.25
7 Small site 6 - 8 units (houses)	8	£2.82	£1.59	£1.48	£1.37	£1.26	£1.21	£1.15	£1.04
8 Small site 8 - 8 units (flats)	8	£2.30	£0.77	£0.68	£0.60	£0.51	£0.47	£0.43	£0.34
9 Small site 9 - 9 units (houses)	9	£3.23	£1.86	£1.73	£1.60	£1.47	£1.41	£1.34	£1.21
10 Small site 10 - 9 units (flats)	9	£2.59	£0.82	£0.72	£0.63	£0.54	£0.50	£0.45	£0.36
11 Medium mixed housing/flatted scheme (10 units)	10	£2.30	£1.53	£1.41	£1.30	£1.19	£1.13	£1.07	£0.96
12 Medium housing scheme (10 units)	10	£3.60	£2.03	£1.89	£1.75	£1.61	£1.54	£1.47	£1.33
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£2.19	£2.02	£1.85	£1.68	£1.60	£1.51	£1.34
14 Medium housing scheme (15 units)	15	£5.40	£3.13	£2.91	£2.70	£2.48	£2.37	£2.26	£2.04
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£4.45	£4.11	£3.77	£3.44	£3.27	£3.10	£2.77
16 Medium housing scheme (30 units)	30	£10.11	£2.65	£2.36	£2.06	£1.77	£1.62	£1.47	£1.18
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£5.61	£5.17	£4.72	£4.28	£4.06	£3.84	£3.39
18 Medium housing scheme (40 units)	40	£14.40	£7.35	£6.85	£6.35	£5.85	£5.60	£5.36	£4.85
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£6.76	£6.24	£5.72	£5.21	£4.95	£4.69	£4.17
20 Medium housing scheme (50 units)	50	£18.00	£9.25	£8.62	£8.00	£7.37	£7.06	£6.74	£6.11
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£10.73	£9.95	£9.18	£8.40	£8.01	£7.63	£6.85
22 Medium housing scheme (75 units)	75	£27.00	£13.30	£12.41	£11.52	£10.63	£10.18	£9.73	£8.84
23 Large flatted scheme (100 units)	100	£14.40	£8.59	£7.65	£6.71	£5.77	£5.30	£4.83	£3.89
24 Large flatted scheme (125 units)	125	£14.40	£9.83	£8.75	£7.66	£6.57	£6.03	£5.49	£4.40
25 Large flatted scheme (150 units)	150	£14.40	£12.06	£10.72	£9.39	£8.05	£7.39	£6.72	£5.39
26 Large flatted scheme (200 units)	200	£21.60	£16.60	£14.75	£12.89	£11.04	£10.11	£9.18	£7.33
27 Large flatted scheme (300 units)	300	£23.04	£10.05	£7.31	£4.58	£1.84	£0.47	£-0.91	£-3.69
28 Large flatted scheme (400 units)	400	£28.80	£11.55	£8.14	£4.73	£1.32	£-0.39	£-2.12	£-5.61
29 Large flatted scheme (600 units)	600	£38.40	£16.48	£11.40	£6.28	£1.16	£-1.42	£-4.02	£-9.21
30 Large flatted scheme (1000 units)	1,000	£104.73	£72.83	£64.56	£56.29	£48.02	£43.88	£39.74	£31.47

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.36	£0.33	£0.30	£0.27	£0.25	£0.23	£0.20
2 Small site 2 - 3 units (houses)	3	£1.02	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
3 Small site 2 - 4 units (houses)	4	£1.46	£0.82	£0.77	£0.71	£0.65	£0.62	£0.60	£0.54
4 Small site 3 - 5 units (houses)	5	£1.82	£1.06	£0.99	£0.91	£0.84	£0.80	£0.77	£0.69
5 Small site 4 - 5 units (flats)	5	£1.46	£0.49	£0.43	£0.38	£0.33	£0.30	£0.27	£0.22
6 Small site 5 - 6 units (flats)	6	£1.76	£0.55	£0.49	£0.43	£0.37	£0.34	£0.31	£0.25
7 Small site 6 - 8 units (houses)	8	£2.87	£1.59	£1.48	£1.37	£1.26	£1.21	£1.15	£1.04
8 Small site 8 - 8 units (flats)	8	£2.34	£0.77	£0.68	£0.60	£0.51	£0.47	£0.43	£0.34
9 Small site 9 - 9 units (houses)	9	£3.28	£1.86	£1.73	£1.60	£1.47	£1.41	£1.34	£1.21
10 Small site 10 - 9 units (flats)	9	£2.63	£0.82	£0.72	£0.63	£0.54	£0.50	£0.45	£0.36
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.53	£1.41	£1.30	£1.19	£1.13	£1.07	£0.96
12 Medium housing scheme (10 units)	10	£3.66	£2.03	£1.89	£1.75	£1.61	£1.54	£1.47	£1.33
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.19	£2.02	£1.85	£1.68	£1.60	£1.51	£1.34
14 Medium housing scheme (15 units)	15	£5.48	£3.13	£2.91	£2.70	£2.48	£2.37	£2.26	£2.04
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.45	£4.11	£3.77	£3.44	£3.27	£3.10	£2.77
16 Medium housing scheme (30 units)	30	£10.27	£2.65	£2.36	£2.06	£1.77	£1.62	£1.47	£1.18
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.61	£5.17	£4.72	£4.28	£4.06	£3.84	£3.39
18 Medium housing scheme (40 units)	40	£14.63	£7.35	£6.85	£6.35	£5.85	£5.60	£5.36	£4.85
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£6.76	£6.24	£5.72	£5.21	£4.95	£4.69	£4.17
20 Medium housing scheme (50 units)	50	£18.28	£9.25	£8.62	£8.00	£7.37	£7.06	£6.74	£6.11
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£10.73	£9.95	£9.18	£8.40	£8.01	£7.63	£6.85
22 Medium housing scheme (75 units)	75	£27.42	£13.30	£12.41	£11.52	£10.63	£10.18	£9.73	£8.84
23 Large flatted scheme (100 units)	100	£14.63	£8.59	£7.65	£6.71	£5.77	£5.30	£4.83	£3.89
24 Large flatted scheme (125 units)	125	£14.63	£9.83	£8.75	£7.66	£6.57	£6.03	£5.49	£4.40
25 Large flatted scheme (150 units)	150	£14.63	£12.06	£10.72	£9.39	£8.05	£7.39	£6.72	£5.39
26 Large flatted scheme (200 units)	200	£21.94	£16.60	£14.75	£12.89	£11.04	£10.11	£9.18	£7.33
27 Large flatted scheme (300 units)	300	£23.40	£10.05	£7.31	£4.58	£1.84	£0.47	£-0.91	£-3.69
28 Large flatted scheme (400 units)	400	£29.25	£11.55	£8.14	£4.73	£1.32	£-0.39	£-2.12	£-5.61
29 Large flatted scheme (600 units)	600	£39.00	£16.48	£11.40	£6.28	£1.16	£-1.42	£-4.02	£-9.21
30 Large flatted scheme (1000 units)	1,000	£106.37	£72.83	£64.56	£56.29	£48.02	£43.88	£39.74	£31.47

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.36	£0.33	£0.30	£0.27	£0.25	£0.23	£0.20
2 Small site 2 - 3 units (houses)	3	£0.33	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
3 Small site 2 - 4 units (houses)	4	£0.47	£0.82	£0.77	£0.71	£0.65	£0.62	£0.60	£0.54
4 Small site 3 - 5 units (houses)	5	£0.59	£1.06	£0.99	£0.91	£0.84	£0.80	£0.77	£0.69
5 Small site 4 - 5 units (flats)	5	£0.47	£0.49	£0.43	£0.38	£0.33	£0.30	£0.27	£0.22
6 Small site 5 - 6 units (flats)	6	£0.57	£0.55	£0.49	£0.43	£0.37	£0.34	£0.31	£0.25
7 Small site 6 - 8 units (houses)	8	£0.92	£1.59	£1.48	£1.37	£1.26	£1.21	£1.15	£1.04
8 Small site 8 - 8 units (flats)	8	£0.75	£0.77	£0.68	£0.60	£0.51	£0.47	£0.43	£0.34
9 Small site 9 - 9 units (houses)	9	£1.06	£1.86	£1.73	£1.60	£1.47	£1.41	£1.34	£1.21
10 Small site 10 - 9 units (flats)	9	£0.85	£0.82	£0.72	£0.63	£0.54	£0.50	£0.45	£0.36
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.53	£1.41	£1.30	£1.19	£1.13	£1.07	£0.96
12 Medium housing scheme (10 units)	10	£1.18	£2.03	£1.89	£1.75	£1.61	£1.54	£1.47	£1.33
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.19	£2.02	£1.85	£1.68	£1.60	£1.51	£1.34
14 Medium housing scheme (15 units)	15	£1.77	£3.13	£2.91	£2.70	£2.48	£2.37	£2.26	£2.04
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£4.45	£4.11	£3.77	£3.44	£3.27	£3.10	£2.77
16 Medium housing scheme (30 units)	30	£3.31	£2.65	£2.36	£2.06	£1.77	£1.62	£1.47	£1.18
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£5.61	£5.17	£4.72	£4.28	£4.06	£3.84	£3.39
18 Medium housing scheme (40 units)	40	£4.72	£7.35	£6.85	£6.35	£5.85	£5.60	£5.36	£4.85
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£6.76	£6.24	£5.72	£5.21	£4.95	£4.69	£4.17
20 Medium housing scheme (50 units)	50	£5.89	£9.25	£8.62	£8.00	£7.37	£7.06	£6.74	£6.11
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£10.73	£9.95	£9.18	£8.40	£8.01	£7.63	£6.85
22 Medium housing scheme (75 units)	75	£8.84	£13.30	£12.41	£11.52	£10.63	£10.18	£9.73	£8.84
23 Large flatted scheme (100 units)	100	£4.72	£8.59	£7.65	£6.71	£5.77	£5.30	£4.83	£3.89
24 Large flatted scheme (125 units)	125	£4.72	£9.83	£8.75	£7.66	£6.57	£6.03	£5.49	£4.40
25 Large flatted scheme (150 units)	150	£4.72	£12.06	£10.72	£9.39	£8.05	£7.39	£6.72	£5.39
26 Large flatted scheme (200 units)	200	£7.07	£16.60	£14.75	£12.89	£11.04	£10.11	£9.18	£7.33
27 Large flatted scheme (300 units)	300	£7.54	£10.05	£7.31	£4.58	£1.84	£0.47	£-0.91	£-3.69
28 Large flatted scheme (400 units)	400	£9.43	£11.55	£8.14	£4.73	£1.32	£-0.39	£-2.12	£-5.61
29 Large flatted scheme (600 units)	600	£12.57	£16.48	£11.40	£6.28	£1.16	£-1.42	£-4.02	£-9.21
30 Large flatted scheme (1000 units)	1,000	£34.30	£72.83	£64.56	£56.29	£48.02	£43.88	£39.74	£31.47

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.36	£0.33	£0.30	£0.27	£0.25	£0.23	£0.20
2 Small site 2 - 3 units (houses)	3	£0.12	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
3 Small site 2 - 4 units (houses)	4	£0.17	£0.82	£0.77	£0.71	£0.65	£0.62	£0.60	£0.54
4 Small site 3 - 5 units (houses)	5	£0.21	£1.06	£0.99	£0.91	£0.84	£0.80	£0.77	£0.69
5 Small site 4 - 5 units (flats)	5	£0.17	£0.49	£0.43	£0.38	£0.33	£0.30	£0.27	£0.22
6 Small site 5 - 6 units (flats)	6	£0.21	£0.55	£0.49	£0.43	£0.37	£0.34	£0.31	£0.25
7 Small site 6 - 8 units (houses)	8	£0.34	£1.59	£1.48	£1.37	£1.26	£1.21	£1.15	£1.04
8 Small site 8 - 8 units (flats)	8	£0.28	£0.77	£0.68	£0.60	£0.51	£0.47	£0.43	£0.34
9 Small site 9 - 9 units (houses)	9	£0.39	£1.86	£1.73	£1.60	£1.47	£1.41	£1.34	£1.21
10 Small site 10 - 9 units (flats)	9	£0.31	£0.82	£0.72	£0.63	£0.54	£0.50	£0.45	£0.36
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.53	£1.41	£1.30	£1.19	£1.13	£1.07	£0.96
12 Medium housing scheme (10 units)	10	£0.43	£2.03	£1.89	£1.75	£1.61	£1.54	£1.47	£1.33
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.19	£2.02	£1.85	£1.68	£1.60	£1.51	£1.34
14 Medium housing scheme (15 units)	15	£0.65	£3.13	£2.91					

LB MERTON LOCAL PLAN VIABILITY

6700

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.80	£0.48	£0.43	£0.39	£0.35	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£1.13	£0.60	£0.55	£0.49	£0.44	£0.41	£0.38	£0.32
3 Small site 2 - 4 units (houses)	4	£1.61	£1.03	£0.95	£0.87	£0.79	£0.76	£0.72	£0.64
4 Small site 3 - 5 units (houses)	5	£2.00	£1.32	£1.22	£1.12	£1.02	£0.97	£0.92	£0.82
5 Small site 4 - 5 units (flats)	5	£1.61	£0.69	£0.62	£0.54	£0.47	£0.43	£0.39	£0.32
6 Small site 5 - 6 units (flats)	6	£1.93	£0.79	£0.70	£0.62	£0.53	£0.49	£0.45	£0.36
7 Small site 6 - 8 units (houses)	8	£3.15	£1.98	£1.83	£1.68	£1.53	£1.46	£1.38	£1.23
8 Small site 8 - 8 units (flats)	8	£2.57	£1.09	£0.97	£0.85	£0.74	£0.68	£0.62	£0.50
9 Small site 9 - 9 units (houses)	9	£3.60	£2.31	£2.14	£1.96	£1.79	£1.70	£1.61	£1.44
10 Small site 10 - 9 units (flats)	9	£2.89	£1.16	£1.04	£0.91	£0.79	£0.72	£0.66	£0.54
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.94	£1.79	£1.63	£1.48	£1.40	£1.32	£1.17
12 Medium housing scheme (10 units)	10	£4.02	£2.53	£2.34	£2.15	£1.96	£1.86	£1.77	£1.58
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.82	£2.59	£2.35	£2.12	£2.00	£1.89	£1.65
14 Medium housing scheme (15 units)	15	£6.03	£3.90	£3.61	£3.31	£3.02	£2.87	£2.72	£2.43
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£5.72	£5.25	£4.79	£4.33	£4.09	£3.86	£3.40
16 Medium housing scheme (30 units)	30	£11.29	£3.78	£3.38	£2.97	£2.56	£2.36	£2.15	£1.75
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£7.29	£6.68	£6.07	£5.46	£5.15	£4.84	£4.23
18 Medium housing scheme (40 units)	40	£16.08	£9.20	£8.52	£7.83	£7.15	£6.81	£6.46	£5.77
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£8.75	£8.03	£7.32	£6.60	£6.24	£5.88	£5.17
20 Medium housing scheme (50 units)	50	£20.10	£11.58	£10.72	£9.86	£9.00	£8.57	£8.13	£7.27
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£13.77	£12.69	£11.61	£10.53	£9.99	£9.45	£8.37
22 Medium housing scheme (75 units)	75	£30.15	£16.69	£15.46	£14.23	£13.00	£12.38	£11.77	£10.54
23 Large flatted scheme (100 units)	100	£16.08	£12.30	£10.99	£9.68	£8.36	£7.71	£7.05	£5.74
24 Large flatted scheme (125 units)	125	£16.08	£14.26	£12.73	£11.20	£9.68	£8.91	£8.15	£6.62
25 Large flatted scheme (150 units)	150	£16.08	£17.50	£15.62	£13.74	£11.86	£10.92	£9.99	£8.11
26 Large flatted scheme (200 units)	200	£24.12	£23.83	£21.25	£18.67	£16.10	£14.81	£13.52	£10.94
27 Large flatted scheme (300 units)	300	£25.73	£20.75	£16.96	£13.17	£9.36	£7.45	£5.55	£1.74
28 Large flatted scheme (400 units)	400	£32.16	£25.44	£20.66	£15.86	£11.06	£8.66	£6.26	£1.45
29 Large flatted scheme (600 units)	600	£42.88	£37.09	£29.95	£22.81	£15.67	£12.10	£8.53	£1.36
30 Large flatted scheme (1000 units)	1,000	£116.95	£105.75	£94.20	£82.64	£71.08	£65.31	£59.53	£47.97

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.48	£0.43	£0.39	£0.35	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£1.02	£0.60	£0.55	£0.49	£0.44	£0.41	£0.38	£0.32
3 Small site 2 - 4 units (houses)	4	£1.46	£1.03	£0.95	£0.87	£0.79	£0.76	£0.72	£0.64
4 Small site 3 - 5 units (houses)	5	£1.82	£1.32	£1.22	£1.12	£1.02	£0.97	£0.92	£0.82
5 Small site 4 - 5 units (flats)	5	£1.46	£0.69	£0.62	£0.54	£0.47	£0.43	£0.39	£0.32
6 Small site 5 - 6 units (flats)	6	£1.76	£0.79	£0.70	£0.62	£0.53	£0.49	£0.45	£0.36
7 Small site 6 - 8 units (houses)	8	£2.87	£1.98	£1.83	£1.68	£1.53	£1.46	£1.38	£1.23
8 Small site 8 - 8 units (flats)	8	£2.34	£1.09	£0.97	£0.85	£0.74	£0.68	£0.62	£0.50
9 Small site 9 - 9 units (houses)	9	£3.28	£2.31	£2.14	£1.96	£1.79	£1.70	£1.61	£1.44
10 Small site 10 - 9 units (flats)	9	£2.63	£1.16	£1.04	£0.91	£0.79	£0.72	£0.66	£0.54
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.94	£1.79	£1.63	£1.48	£1.40	£1.32	£1.17
12 Medium housing scheme (10 units)	10	£3.66	£2.53	£2.34	£2.15	£1.96	£1.86	£1.77	£1.58
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.82	£2.59	£2.35	£2.12	£2.00	£1.89	£1.65
14 Medium housing scheme (15 units)	15	£5.48	£3.90	£3.61	£3.31	£3.02	£2.87	£2.72	£2.43
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.72	£5.25	£4.79	£4.33	£4.09	£3.86	£3.40
16 Medium housing scheme (30 units)	30	£10.27	£3.78	£3.38	£2.97	£2.56	£2.36	£2.15	£1.75
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.29	£6.68	£6.07	£5.46	£5.15	£4.84	£4.23
18 Medium housing scheme (40 units)	40	£14.63	£9.20	£8.52	£7.83	£7.15	£6.81	£6.46	£5.77
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.75	£8.03	£7.32	£6.60	£6.24	£5.88	£5.17
20 Medium housing scheme (50 units)	50	£18.28	£11.58	£10.72	£9.86	£9.00	£8.57	£8.13	£7.27
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.77	£12.69	£11.61	£10.53	£9.99	£9.45	£8.37
22 Medium housing scheme (75 units)	75	£27.42	£16.69	£15.46	£14.23	£13.00	£12.38	£11.77	£10.54
23 Large flatted scheme (100 units)	100	£14.63	£12.30	£10.99	£9.68	£8.36	£7.71	£7.05	£5.74
24 Large flatted scheme (125 units)	125	£14.63	£14.26	£12.73	£11.20	£9.68	£8.91	£8.15	£6.62
25 Large flatted scheme (150 units)	150	£14.63	£17.50	£15.62	£13.74	£11.86	£10.92	£9.99	£8.11
26 Large flatted scheme (200 units)	200	£21.94	£23.83	£21.25	£18.67	£16.10	£14.81	£13.52	£10.94
27 Large flatted scheme (300 units)	300	£23.40	£20.75	£16.96	£13.17	£9.36	£7.45	£5.55	£1.74
28 Large flatted scheme (400 units)	400	£29.25	£25.44	£20.66	£15.86	£11.06	£8.66	£6.26	£1.45
29 Large flatted scheme (600 units)	600	£39.00	£37.09	£29.95	£22.81	£15.67	£12.10	£8.53	£1.36
30 Large flatted scheme (1000 units)	1,000	£106.37	£105.75	£94.20	£82.64	£71.08	£65.31	£59.53	£47.97

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.48	£0.43	£0.39	£0.35	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£0.33	£0.60	£0.55	£0.49	£0.44	£0.41	£0.38	£0.32
3 Small site 2 - 4 units (houses)	4	£0.47	£1.03	£0.95	£0.87	£0.79	£0.76	£0.72	£0.64
4 Small site 3 - 5 units (houses)	5	£0.59	£1.32	£1.22	£1.12	£1.02	£0.97	£0.92	£0.82
5 Small site 4 - 5 units (flats)	5	£0.47	£0.69	£0.62	£0.54	£0.47	£0.43	£0.39	£0.32
6 Small site 5 - 6 units (flats)	6	£0.57	£0.79	£0.70	£0.62	£0.53	£0.49	£0.45	£0.36
7 Small site 6 - 8 units (houses)	8	£0.92	£1.98	£1.83	£1.68	£1.53	£1.46	£1.38	£1.23
8 Small site 8 - 8 units (flats)	8	£0.75	£1.09	£0.97	£0.85	£0.74	£0.68	£0.62	£0.50
9 Small site 9 - 9 units (houses)	9	£1.06	£2.31	£2.14	£1.96	£1.79	£1.70	£1.61	£1.44
10 Small site 10 - 9 units (flats)	9	£0.85	£1.16	£1.04	£0.91	£0.79	£0.72	£0.66	£0.54
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.94	£1.79	£1.63	£1.48	£1.40	£1.32	£1.17
12 Medium housing scheme (10 units)	10	£1.18	£2.53	£2.34	£2.15	£1.96	£1.86	£1.77	£1.58
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.82	£2.59	£2.35	£2.12	£2.00	£1.89	£1.65
14 Medium housing scheme (15 units)	15	£1.77	£3.90	£3.61	£3.31	£3.02	£2.87	£2.72	£2.43
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£5.72	£5.25	£4.79	£4.33	£4.09	£3.86	£3.40
16 Medium housing scheme (30 units)	30	£3.31	£3.78	£3.38	£2.97	£2.56	£2.36	£2.15	£1.75
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£7.29	£6.68	£6.07	£5.46	£5.15	£4.84	£4.23
18 Medium housing scheme (40 units)	40	£4.72	£9.20	£8.52	£7.83	£7.15	£6.81	£6.46	£5.77
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.75	£8.03	£7.32	£6.60	£6.24	£5.88	£5.17
20 Medium housing scheme (50 units)	50	£5.89	£11.58	£10.72	£9.86	£9.00	£8.57	£8.13	£7.27
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.77	£12.69	£11.61	£10.53	£9.99	£9.45	£8.37
22 Medium housing scheme (75 units)	75	£8.84	£16.69	£15.46	£14.23	£13.00	£12.38	£11.77	£10.54
23 Large flatted scheme (100 units)	100	£4.72	£12.30	£10.99	£9.68	£8.36	£7.71	£7.05	£5.74
24 Large flatted scheme (125 units)	125	£4.72	£14.26	£12.73	£11.20	£9.68	£8.91	£8.15	£6.62
25 Large flatted scheme (150 units)	150	£4.72	£17.50	£15.62	£13.74	£11.86	£10.92	£9.99	£8.11
26 Large flatted scheme (200 units)	200	£7.07	£23.83	£21.25	£18.67	£16.10	£14.81	£13.52	£10.94
27 Large flatted scheme (300 units)	300	£7.54	£20.75	£16.96	£13.17	£9.36	£7.45	£5.55	£1.74
28 Large flatted scheme (400 units)	400	£9.43	£25.44	£20.66	£15.86	£11.06	£8.66	£6.26	£1.45
29 Large flatted scheme (600 units)	600	£12.57	£37.09	£29.95	£22.81	£15.67	£12.10	£8.53	£1.36
30 Large flatted scheme (1000 units)	1,000	£34.30	£105.75	£94.20	£82.64	£71.08	£65.31	£59.53	£47.97

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.48	£0.43	£0.39	£0.35	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£0.12	£0.60	£0.55	£0.49	£0.44	£0.41	£0.38	£0.32
3 Small site 2 - 4 units (houses)	4	£0.17	£1.03	£0.95	£0.87	£0.79	£0.76	£0.72	£0.64
4 Small site 3 - 5 units (houses)	5	£0.21	£1.32	£1.22	£1.12	£1.02	£0.97	£0.92	£0.82
5 Small site 4 - 5 units (flats)	5	£0.17	£0.69	£0.62	£0.54	£0.47	£0.43	£0.39	£0.32
6 Small site 5 - 6 units (flats)	6	£0.21	£0.79	£0.70	£0.62	£0.53	£0.49	£0.45	£0.36
7 Small site 6 - 8 units (houses)	8	£0.34	£1.98	£1.83	£1.68	£1.53	£1.46	£1.38	£1.23
8 Small site 8 - 8 units (flats)	8	£0.28	£1.09	£0.97	£0.85	£0.74	£0.68	£0.62	£0.50
9 Small site 9 - 9 units (houses)	9	£0.39	£2.31	£2.14	£1.96	£1.79	£1.70	£1.61	£1.44
10 Small site 10 - 9 units (flats)	9	£0.31	£1.16	£1.04	£0.91	£0.79	£0.72	£0.66	£0.54
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.94	£1.79	£1.63	£1.48	£1.40	£1.32	£1.17
12 Medium housing scheme (10 units)	10	£0.43	£2.53	£2.34	£2.15	£1.96	£1.86	£1.77	£1.58
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.82	£2.59	£2.35	£2.12	£2.00	£1.89	£1.65

LB MERTON LOCAL PLAN VIABILITY

7500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£0.58	£0.53	£0.47	£0.42	£0.39	£0.36	£0.31
2 Small site 2 - 3 units (houses)	3	£1.26	£0.73	£0.66	£0.60	£0.53	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£1.80	£1.21	£1.11	£1.02	£0.92	£0.87	£0.83	£0.73
4 Small site 3 - 5 units (houses)	5	£2.24	£1.55	£1.43	£1.31	£1.18	£1.12	£1.06	£0.94
5 Small site 4 - 5 units (flats)	5	£1.80	£0.87	£0.77	£0.68	£0.59	£0.54	£0.50	£0.41
6 Small site 5 - 6 units (flats)	6	£2.16	£0.98	£0.88	£0.78	£0.67	£0.62	£0.57	£0.46
7 Small site 6 - 8 units (houses)	8	£3.53	£2.34	£2.15	£1.97	£1.78	£1.69	£1.60	£1.41
8 Small site 8 - 8 units (flats)	8	£2.88	£1.36	£1.21	£1.07	£0.93	£0.85	£0.78	£0.64
9 Small site 9 - 9 units (houses)	9	£4.03	£2.72	£2.51	£2.29	£2.08	£1.97	£1.86	£1.64
10 Small site 10 - 9 units (flats)	9	£3.24	£1.46	£1.30	£1.15	£0.99	£0.91	£0.84	£0.68
11 Medium mixed housing/flatted scheme (10 units)	10	£2.88	£2.31	£2.12	£1.93	£1.73	£1.64	£1.54	£1.35
12 Medium housing scheme (10 units)	10	£4.50	£2.98	£2.74	£2.51	£2.27	£2.15	£2.04	£1.80
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£3.37	£3.09	£2.80	£2.51	£2.36	£2.22	£1.93
14 Medium housing scheme (15 units)	15	£6.75	£4.59	£4.23	£3.86	£3.50	£3.32	£3.14	£2.77
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£6.83	£6.25	£5.68	£5.10	£4.82	£4.53	£3.95
16 Medium housing scheme (30 units)	30	£12.64	£4.75	£4.24	£3.74	£3.23	£2.98	£2.73	£2.23
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£8.76	£8.00	£7.24	£6.48	£6.10	£5.72	£4.96
18 Medium housing scheme (40 units)	40	£18.00	£10.85	£10.00	£9.16	£8.30	£7.88	£7.45	£6.60
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£10.48	£9.59	£8.70	£7.81	£7.37	£6.92	£6.03
20 Medium housing scheme (50 units)	50	£22.50	£13.66	£12.59	£11.53	£10.45	£9.92	£9.38	£8.30
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£16.41	£15.07	£13.72	£12.38	£11.71	£11.04	£9.69
22 Medium housing scheme (75 units)	75	£33.75	£19.71	£18.17	£16.64	£15.11	£14.34	£13.57	£12.04
23 Large flatted scheme (100 units)	100	£18.00	£15.41	£13.79	£12.17	£10.54	£9.73	£8.92	£7.29
24 Large flatted scheme (125 units)	125	£18.00	£17.97	£16.07	£14.17	£12.27	£11.32	£10.37	£8.47
25 Large flatted scheme (150 units)	150	£18.00	£22.06	£19.72	£17.39	£15.05	£13.89	£12.72	£10.38
26 Large flatted scheme (200 units)	200	£27.00	£29.91	£26.72	£23.54	£20.35	£18.76	£17.16	£13.98
27 Large flatted scheme (300 units)	300	£28.80	£29.70	£25.02	£20.33	£15.65	£13.31	£10.97	£6.26
28 Large flatted scheme (400 units)	400	£36.00	£36.92	£30.99	£25.07	£19.15	£16.19	£13.22	£7.26
29 Large flatted scheme (600 units)	600	£48.00	£54.13	£45.33	£36.50	£27.65	£23.22	£18.80	£9.95
30 Large flatted scheme (1000 units)	1,000	£130.91	£132.87	£118.60	£104.33	£90.06	£82.93	£75.80	£61.53

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.58	£0.53	£0.47	£0.42	£0.39	£0.36	£0.31
2 Small site 2 - 3 units (houses)	3	£1.02	£0.73	£0.66	£0.60	£0.53	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£1.46	£1.21	£1.11	£1.02	£0.92	£0.87	£0.83	£0.73
4 Small site 3 - 5 units (houses)	5	£1.82	£1.55	£1.43	£1.31	£1.18	£1.12	£1.06	£0.94
5 Small site 4 - 5 units (flats)	5	£1.46	£0.87	£0.77	£0.68	£0.59	£0.54	£0.50	£0.41
6 Small site 5 - 6 units (flats)	6	£1.76	£0.98	£0.88	£0.78	£0.67	£0.62	£0.57	£0.46
7 Small site 6 - 8 units (houses)	8	£2.87	£2.34	£2.15	£1.97	£1.78	£1.69	£1.60	£1.41
8 Small site 8 - 8 units (flats)	8	£2.34	£1.36	£1.21	£1.07	£0.93	£0.85	£0.78	£0.64
9 Small site 9 - 9 units (houses)	9	£3.28	£2.72	£2.51	£2.29	£2.08	£1.97	£1.86	£1.64
10 Small site 10 - 9 units (flats)	9	£2.63	£1.46	£1.30	£1.15	£0.99	£0.91	£0.84	£0.68
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.31	£2.12	£1.93	£1.73	£1.64	£1.54	£1.35
12 Medium housing scheme (10 units)	10	£3.66	£2.98	£2.74	£2.51	£2.27	£2.15	£2.04	£1.80
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.37	£3.09	£2.80	£2.51	£2.36	£2.22	£1.93
14 Medium housing scheme (15 units)	15	£5.48	£4.59	£4.23	£3.86	£3.50	£3.32	£3.14	£2.77
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.83	£6.25	£5.68	£5.10	£4.82	£4.53	£3.95
16 Medium housing scheme (30 units)	30	£10.27	£4.75	£4.24	£3.74	£3.23	£2.98	£2.73	£2.23
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£8.76	£8.00	£7.24	£6.48	£6.10	£5.72	£4.96
18 Medium housing scheme (40 units)	40	£14.63	£10.85	£10.00	£9.16	£8.30	£7.88	£7.45	£6.60
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.48	£9.59	£8.70	£7.81	£7.37	£6.92	£6.03
20 Medium housing scheme (50 units)	50	£18.28	£13.66	£12.59	£11.53	£10.45	£9.92	£9.38	£8.30
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.41	£15.07	£13.72	£12.38	£11.71	£11.04	£9.69
22 Medium housing scheme (75 units)	75	£27.42	£19.71	£18.17	£16.64	£15.11	£14.34	£13.57	£12.04
23 Large flatted scheme (100 units)	100	£14.63	£15.41	£13.79	£12.17	£10.54	£9.73	£8.92	£7.29
24 Large flatted scheme (125 units)	125	£14.63	£17.97	£16.07	£14.17	£12.27	£11.32	£10.37	£8.47
25 Large flatted scheme (150 units)	150	£14.63	£22.06	£19.72	£17.39	£15.05	£13.89	£12.72	£10.38
26 Large flatted scheme (200 units)	200	£21.94	£29.91	£26.72	£23.54	£20.35	£18.76	£17.16	£13.98
27 Large flatted scheme (300 units)	300	£23.40	£29.70	£25.02	£20.33	£15.65	£13.31	£10.97	£6.26
28 Large flatted scheme (400 units)	400	£29.25	£36.92	£30.99	£25.07	£19.15	£16.19	£13.22	£7.26
29 Large flatted scheme (600 units)	600	£39.00	£54.13	£45.33	£36.50	£27.65	£23.22	£18.80	£9.95
30 Large flatted scheme (1000 units)	1,000	£106.37	£132.87	£118.60	£104.33	£90.06	£82.93	£75.80	£61.53

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.58	£0.53	£0.47	£0.42	£0.39	£0.36	£0.31
2 Small site 2 - 3 units (houses)	3	£0.33	£0.73	£0.66	£0.60	£0.53	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£0.47	£1.21	£1.11	£1.02	£0.92	£0.87	£0.83	£0.73
4 Small site 3 - 5 units (houses)	5	£0.59	£1.55	£1.43	£1.31	£1.18	£1.12	£1.06	£0.94
5 Small site 4 - 5 units (flats)	5	£0.47	£0.87	£0.77	£0.68	£0.59	£0.54	£0.50	£0.41
6 Small site 5 - 6 units (flats)	6	£0.57	£0.98	£0.88	£0.78	£0.67	£0.62	£0.57	£0.46
7 Small site 6 - 8 units (houses)	8	£0.92	£2.34	£2.15	£1.97	£1.78	£1.69	£1.60	£1.41
8 Small site 8 - 8 units (flats)	8	£0.75	£1.36	£1.21	£1.07	£0.93	£0.85	£0.78	£0.64
9 Small site 9 - 9 units (houses)	9	£1.06	£2.72	£2.51	£2.29	£2.08	£1.97	£1.86	£1.64
10 Small site 10 - 9 units (flats)	9	£0.85	£1.46	£1.30	£1.15	£0.99	£0.91	£0.84	£0.68
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.31	£2.12	£1.93	£1.73	£1.64	£1.54	£1.35
12 Medium housing scheme (10 units)	10	£1.18	£2.98	£2.74	£2.51	£2.27	£2.15	£2.04	£1.80
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.37	£3.09	£2.80	£2.51	£2.36	£2.22	£1.93
14 Medium housing scheme (15 units)	15	£1.77	£4.59	£4.23	£3.86	£3.50	£3.32	£3.14	£2.77
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.83	£6.25	£5.68	£5.10	£4.82	£4.53	£3.95
16 Medium housing scheme (30 units)	30	£3.31	£4.75	£4.24	£3.74	£3.23	£2.98	£2.73	£2.23
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£8.76	£8.00	£7.24	£6.48	£6.10	£5.72	£4.96
18 Medium housing scheme (40 units)	40	£4.72	£10.85	£10.00	£9.16	£8.30	£7.88	£7.45	£6.60
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.48	£9.59	£8.70	£7.81	£7.37	£6.92	£6.03
20 Medium housing scheme (50 units)	50	£5.89	£13.66	£12.59	£11.53	£10.45	£9.92	£9.38	£8.30
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.41	£15.07	£13.72	£12.38	£11.71	£11.04	£9.69
22 Medium housing scheme (75 units)	75	£8.84	£19.71	£18.17	£16.64	£15.11	£14.34	£13.57	£12.04
23 Large flatted scheme (100 units)	100	£4.72	£15.41	£13.79	£12.17	£10.54	£9.73	£8.92	£7.29
24 Large flatted scheme (125 units)	125	£4.72	£17.97	£16.07	£14.17	£12.27	£11.32	£10.37	£8.47
25 Large flatted scheme (150 units)	150	£4.72	£22.06	£19.72	£17.39	£15.05	£13.89	£12.72	£10.38
26 Large flatted scheme (200 units)	200	£7.07	£29.91	£26.72	£23.54	£20.35	£18.76	£17.16	£13.98
27 Large flatted scheme (300 units)	300	£7.54	£29.70	£25.02	£20.33	£15.65	£13.31	£10.97	£6.26
28 Large flatted scheme (400 units)	400	£9.43	£36.92	£30.99	£25.07	£19.15	£16.19	£13.22	£7.26
29 Large flatted scheme (600 units)	600	£12.57	£54.13	£45.33	£36.50	£27.65	£23.22	£18.80	£9.95
30 Large flatted scheme (1000 units)	1,000	£34.30	£132.87	£118.60	£104.33	£90.06	£82.93	£75.80	£61.53

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.58	£0.53	£0.47	£0.42	£0.39	£0.36	£0.31
2 Small site 2 - 3 units (houses)	3	£0.12	£0.73	£0.66	£0.60	£0.53	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£0.17	£1.21	£1.11	£1.02	£0.92	£0.87	£0.83	£0.73
4 Small site 3 - 5 units (houses)	5	£0.21	£1.55	£1.43	£1.31	£1.18	£1.12	£1.06	£0.94
5 Small site 4 - 5 units (flats)	5	£0.17	£0.87	£0.77	£0.68	£0.59	£0.54	£0.50	£0.41
6 Small site 5 - 6 units (flats)	6	£0.21	£0.98	£0.88	£0.78	£0.67	£0.62	£0.57	£0.46
7 Small site 6 - 8 units (houses)	8	£0.34	£2.34	£2.15	£1.97	£1.78	£1.69	£1.60	£1.41
8 Small site 8 - 8 units (flats)	8	£0.28	£1.36	£1.21	£1.07	£0.93	£0.85	£0.78	£0.64
9 Small site 9 - 9 units (houses)	9	£0.39	£2.72	£2.51	£2.29	£2.08	£1.97	£1.86	£1.64
10 Small site 10 - 9 units (flats)	9	£0.31	£1.46	£1.30	£1.15	£0.99	£0.91	£0.84	£0.68
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.31	£2.12	£1.93	£1.73	£1.64	£1.54	£1.35
12 Medium housing scheme (10 units)	10	£0.43	£2.98	£2.74	£2.51	£2.27	£2.15	£2.04	£1.80
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£3						

LB MERTON LOCAL PLAN VIABILITY

8200

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.98	£0.70	£0.63	£0.57	£0.50	£0.47	£0.43	£0.37
2 Small site 2 - 3 units (houses)	3	£1.38	£0.88	£0.79	£0.71	£0.63	£0.59	£0.55	£0.46
3 Small site 2 - 4 units (houses)	4	£1.97	£1.41	£1.30	£1.18	£1.06	£1.01	£0.95	£0.83
4 Small site 3 - 5 units (houses)	5	£2.45	£1.81	£1.66	£1.52	£1.37	£1.29	£1.22	£1.07
5 Small site 4 - 5 units (flats)	5	£1.97	£1.07	£0.96	£0.85	£0.73	£0.68	£0.62	£0.51
6 Small site 5 - 6 units (flats)	6	£2.36	£1.22	£1.09	£0.96	£0.83	£0.77	£0.71	£0.58
7 Small site 6 - 8 units (houses)	8	£3.86	£2.73	£2.50	£2.28	£2.06	£1.94	£1.83	£1.61
8 Small site 8 - 8 units (flats)	8	£3.15	£1.68	£1.50	£1.33	£1.15	£1.06	£0.97	£0.80
9 Small site 9 - 9 units (houses)	9	£4.41	£3.18	£2.92	£2.66	£2.39	£2.26	£2.13	£1.87
10 Small site 10 - 9 units (flats)	9	£3.54	£1.80	£1.61	£1.42	£1.23	£1.14	£1.04	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£2.72	£2.49	£2.26	£2.03	£1.91	£1.79	£1.56
12 Medium housing scheme (10 units)	10	£4.92	£3.48	£3.19	£2.91	£2.62	£2.48	£2.33	£2.05
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£4.00	£3.65	£3.30	£2.95	£2.77	£2.60	£2.25
14 Medium housing scheme (15 units)	15	£7.38	£5.36	£4.92	£4.48	£4.04	£3.82	£3.60	£3.16
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£8.09	£7.39	£6.69	£5.99	£5.64	£5.29	£4.58
16 Medium housing scheme (30 units)	30	£13.82	£5.88	£5.26	£4.65	£4.03	£3.72	£3.41	£2.79
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£10.44	£9.51	£8.58	£7.66	£7.19	£6.73	£5.80
18 Medium housing scheme (40 units)	40	£19.68	£12.71	£11.67	£10.63	£9.59	£9.07	£8.55	£7.52
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£12.47	£11.38	£10.29	£9.20	£8.66	£8.11	£7.02
20 Medium housing scheme (50 units)	50	£24.60	£16.00	£14.69	£13.38	£12.08	£11.42	£10.77	£9.46
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£19.45	£17.80	£16.15	£14.51	£13.68	£12.86	£11.21
22 Medium housing scheme (75 units)	75	£36.90	£23.10	£21.23	£19.35	£17.48	£16.55	£15.61	£13.73
23 Large flatted scheme (100 units)	100	£19.68	£19.09	£17.09	£15.10	£13.11	£12.12	£11.12	£9.13
24 Large flatted scheme (125 units)	125	£19.68	£22.36	£20.02	£17.68	£15.34	£14.18	£13.01	£10.67
25 Large flatted scheme (150 units)	150	£19.68	£27.45	£24.58	£21.71	£18.83	£17.39	£15.96	£13.08
26 Large flatted scheme (200 units)	200	£29.52	£37.07	£33.17	£29.27	£25.37	£23.41	£21.46	£17.56
27 Large flatted scheme (300 units)	300	£31.49	£40.31	£34.57	£28.83	£23.08	£20.21	£17.34	£11.60
28 Large flatted scheme (400 units)	400	£39.36	£50.67	£43.38	£36.08	£28.78	£25.13	£21.48	£14.18
29 Large flatted scheme (600 units)	600	£52.48	£74.51	£63.67	£52.83	£41.99	£36.57	£31.14	£20.25
30 Large flatted scheme (1000 units)	1,000	£143.13	£165.38	£147.87	£130.36	£112.84	£104.09	£95.33	£77.82

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.70	£0.63	£0.57	£0.50	£0.47	£0.43	£0.37
2 Small site 2 - 3 units (houses)	3	£1.02	£0.88	£0.79	£0.71	£0.63	£0.59	£0.55	£0.46
3 Small site 2 - 4 units (houses)	4	£1.46	£1.41	£1.30	£1.18	£1.06	£1.01	£0.95	£0.83
4 Small site 3 - 5 units (houses)	5	£1.82	£1.81	£1.66	£1.52	£1.37	£1.29	£1.22	£1.07
5 Small site 4 - 5 units (flats)	5	£1.46	£1.07	£0.96	£0.85	£0.73	£0.68	£0.62	£0.51
6 Small site 5 - 6 units (flats)	6	£1.76	£1.22	£1.09	£0.96	£0.83	£0.77	£0.71	£0.58
7 Small site 6 - 8 units (houses)	8	£2.87	£2.73	£2.50	£2.28	£2.06	£1.94	£1.83	£1.61
8 Small site 8 - 8 units (flats)	8	£2.34	£1.68	£1.50	£1.33	£1.15	£1.06	£0.97	£0.80
9 Small site 9 - 9 units (houses)	9	£3.28	£3.18	£2.92	£2.66	£2.39	£2.26	£2.13	£1.87
10 Small site 10 - 9 units (flats)	9	£2.63	£1.80	£1.61	£1.42	£1.23	£1.14	£1.04	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.72	£2.49	£2.26	£2.03	£1.91	£1.79	£1.56
12 Medium housing scheme (10 units)	10	£3.66	£3.48	£3.19	£2.91	£2.62	£2.48	£2.33	£2.05
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.00	£3.65	£3.30	£2.95	£2.77	£2.60	£2.25
14 Medium housing scheme (15 units)	15	£5.48	£5.36	£4.92	£4.48	£4.04	£3.82	£3.60	£3.16
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£8.09	£7.39	£6.69	£5.99	£5.64	£5.29	£4.58
16 Medium housing scheme (30 units)	30	£10.27	£5.88	£5.26	£4.65	£4.03	£3.72	£3.41	£2.79
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.44	£9.51	£8.58	£7.66	£7.19	£6.73	£5.80
18 Medium housing scheme (40 units)	40	£14.63	£12.71	£11.67	£10.63	£9.59	£9.07	£8.55	£7.52
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£12.47	£11.38	£10.29	£9.20	£8.66	£8.11	£7.02
20 Medium housing scheme (50 units)	50	£18.28	£16.00	£14.69	£13.38	£12.08	£11.42	£10.77	£9.46
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£19.45	£17.80	£16.15	£14.51	£13.68	£12.86	£11.21
22 Medium housing scheme (75 units)	75	£27.42	£23.10	£21.23	£19.35	£17.48	£16.55	£15.61	£13.73
23 Large flatted scheme (100 units)	100	£14.63	£19.09	£17.09	£15.10	£13.11	£12.12	£11.12	£9.13
24 Large flatted scheme (125 units)	125	£14.63	£22.36	£20.02	£17.68	£15.34	£14.18	£13.01	£10.67
25 Large flatted scheme (150 units)	150	£14.63	£27.45	£24.58	£21.71	£18.83	£17.39	£15.96	£13.08
26 Large flatted scheme (200 units)	200	£21.94	£37.07	£33.17	£29.27	£25.37	£23.41	£21.46	£17.56
27 Large flatted scheme (300 units)	300	£23.40	£40.31	£34.57	£28.83	£23.08	£20.21	£17.34	£11.60
28 Large flatted scheme (400 units)	400	£29.25	£50.67	£43.38	£36.08	£28.78	£25.13	£21.48	£14.18
29 Large flatted scheme (600 units)	600	£39.00	£74.51	£63.67	£52.83	£41.99	£36.57	£31.14	£20.25
30 Large flatted scheme (1000 units)	1,000	£106.37	£165.38	£147.87	£130.36	£112.84	£104.09	£95.33	£77.82

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.70	£0.63	£0.57	£0.50	£0.47	£0.43	£0.37
2 Small site 2 - 3 units (houses)	3	£0.33	£0.88	£0.79	£0.71	£0.63	£0.59	£0.55	£0.46
3 Small site 2 - 4 units (houses)	4	£0.47	£1.41	£1.30	£1.18	£1.06	£1.01	£0.95	£0.83
4 Small site 3 - 5 units (houses)	5	£0.59	£1.81	£1.66	£1.52	£1.37	£1.29	£1.22	£1.07
5 Small site 4 - 5 units (flats)	5	£0.47	£1.07	£0.96	£0.85	£0.73	£0.68	£0.62	£0.51
6 Small site 5 - 6 units (flats)	6	£0.57	£1.22	£1.09	£0.96	£0.83	£0.77	£0.71	£0.58
7 Small site 6 - 8 units (houses)	8	£0.92	£2.73	£2.50	£2.28	£2.06	£1.94	£1.83	£1.61
8 Small site 8 - 8 units (flats)	8	£0.75	£1.68	£1.50	£1.33	£1.15	£1.06	£0.97	£0.80
9 Small site 9 - 9 units (houses)	9	£1.06	£3.18	£2.92	£2.66	£2.39	£2.26	£2.13	£1.87
10 Small site 10 - 9 units (flats)	9	£0.85	£1.80	£1.61	£1.42	£1.23	£1.14	£1.04	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.72	£2.49	£2.26	£2.03	£1.91	£1.79	£1.56
12 Medium housing scheme (10 units)	10	£1.18	£3.48	£3.19	£2.91	£2.62	£2.48	£2.33	£2.05
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.00	£3.65	£3.30	£2.95	£2.77	£2.60	£2.25
14 Medium housing scheme (15 units)	15	£1.77	£5.36	£4.92	£4.48	£4.04	£3.82	£3.60	£3.16
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£8.09	£7.39	£6.69	£5.99	£5.64	£5.29	£4.58
16 Medium housing scheme (30 units)	30	£3.31	£5.88	£5.26	£4.65	£4.03	£3.72	£3.41	£2.79
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£10.44	£9.51	£8.58	£7.66	£7.19	£6.73	£5.80
18 Medium housing scheme (40 units)	40	£4.72	£12.71	£11.67	£10.63	£9.59	£9.07	£8.55	£7.52
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£12.47	£11.38	£10.29	£9.20	£8.66	£8.11	£7.02
20 Medium housing scheme (50 units)	50	£5.89	£16.00	£14.69	£13.38	£12.08	£11.42	£10.77	£9.46
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£19.45	£17.80	£16.15	£14.51	£13.68	£12.86	£11.21
22 Medium housing scheme (75 units)	75	£8.84	£23.10	£21.23	£19.35	£17.48	£16.55	£15.61	£13.73
23 Large flatted scheme (100 units)	100	£4.72	£19.09	£17.09	£15.10	£13.11	£12.12	£11.12	£9.13
24 Large flatted scheme (125 units)	125	£4.72	£22.36	£20.02	£17.68	£15.34	£14.18	£13.01	£10.67
25 Large flatted scheme (150 units)	150	£4.72	£27.45	£24.58	£21.71	£18.83	£17.39	£15.96	£13.08
26 Large flatted scheme (200 units)	200	£7.07	£37.07	£33.17	£29.27	£25.37	£23.41	£21.46	£17.56
27 Large flatted scheme (300 units)	300	£7.54	£40.31	£34.57	£28.83	£23.08	£20.21	£17.34	£11.60
28 Large flatted scheme (400 units)	400	£9.43	£50.67	£43.38	£36.08	£28.78	£25.13	£21.48	£14.18
29 Large flatted scheme (600 units)	600	£12.57	£74.51	£63.67	£52.83	£41.99	£36.57	£31.14	£20.25
30 Large flatted scheme (1000 units)	1,000	£34.30	£165.38	£147.87	£130.36	£112.84	£104.09	£95.33	£77.82

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.70	£0.63	£0.57	£0.50	£0.47	£0.43	£0.37
2 Small site 2 - 3 units (houses)	3	£0.12	£0.88	£0.79	£0.71	£0.63	£0.59	£0.55	£0.46
3 Small site 2 - 4 units (houses)	4	£0.17	£1.41	£1.30	£1.18	£1.06	£1.01	£0.95	£0.83
4 Small site 3 - 5 units (houses)	5	£0.21	£1.81	£1.66	£1.52	£1.37	£1.29	£1.22	£1.07
5 Small site 4 - 5 units (flats)	5	£0.17	£1.07	£0.96	£0.85	£0.73	£0.68	£0.62	£0.51
6 Small site 5 - 6 units (flats)	6	£0.21	£1.22	£1.09	£0.96	£0.83	£0.77	£0.71	£0.58
7 Small site 6 - 8 units (houses)	8	£0.34	£2.73	£2.50	£2.28	£2.06	£1.94	£1.83	£1.61
8 Small site 8 - 8 units (flats)	8	£0.28	£1.68	£1.50	£1.33	£1.15	£1.06	£0.97	£0.80
9 Small site 9 - 9 units (houses)	9	£0.39	£3.18	£2.92	£2.66	£2.39	£2.26	£2.13	£1.87
10 Small site 10 - 9 units (flats)	9	£0.31	£1.80	£1.61	£1.42	£1.23	£1.14	£1.04	£0.85
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.72	£2.49	£2.26	£2.03	£1.91	£1.79	£1.56
12 Medium housing scheme (10 units)	10	£0.43	£3.48	£3.19	£2.91	£2.62	£2.48	£2.33	£2.05</

LB MERTON LOCAL PLAN VIABILITY

8900

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£1.07	£0.81	£0.73	£0.66	£0.58	£0.54	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£1.50	£1.02	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
3 Small site 2 - 4 units (houses)	4	£2.14	£1.61	£1.48	£1.34	£1.21	£1.14	£1.07	£0.93
4 Small site 3 - 5 units (houses)	5	£2.66	£2.07	£1.90	£1.72	£1.55	£1.46	£1.37	£1.20
5 Small site 4 - 5 units (flats)	5	£2.14	£1.27	£1.14	£1.01	£0.88	£0.81	£0.74	£0.61
6 Small site 5 - 6 units (flats)	6	£2.56	£1.45	£1.30	£1.15	£1.00	£0.92	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£4.19	£3.12	£2.86	£2.59	£2.33	£2.20	£2.07	£1.80
8 Small site 8 - 8 units (flats)	8	£3.42	£2.00	£1.79	£1.58	£1.37	£1.27	£1.17	£0.96
9 Small site 9 - 9 units (houses)	9	£4.78	£3.63	£3.33	£3.02	£2.71	£2.56	£2.41	£2.10
10 Small site 10 - 9 units (flats)	9	£3.84	£2.14	£1.92	£1.70	£1.47	£1.36	£1.25	£1.03
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£3.14	£2.87	£2.59	£2.32	£2.18	£2.04	£1.77
12 Medium housing scheme (10 units)	10	£5.34	£3.98	£3.64	£3.31	£2.97	£2.80	£2.63	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£4.63	£4.22	£3.80	£3.39	£3.18	£2.97	£2.56
14 Medium housing scheme (15 units)	15	£8.01	£6.13	£5.61	£5.09	£4.58	£4.32	£4.06	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£9.36	£8.53	£7.70	£6.87	£6.46	£6.04	£5.21
16 Medium housing scheme (30 units)	30	£14.99	£7.01	£6.28	£5.55	£4.82	£4.46	£4.09	£3.36
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£12.12	£11.02	£9.93	£8.83	£8.28	£7.73	£6.63
18 Medium housing scheme (40 units)	40	£21.36	£14.55	£13.33	£12.10	£10.88	£10.27	£9.66	£8.44
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£14.46	£13.17	£11.88	£10.59	£9.95	£9.30	£8.01
20 Medium housing scheme (50 units)	50	£26.70	£18.32	£16.78	£15.24	£13.70	£12.93	£12.16	£10.62
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£22.49	£20.54	£18.58	£16.63	£15.66	£14.68	£12.73
22 Medium housing scheme (75 units)	75	£40.05	£28.49	£24.28	£22.07	£19.86	£18.75	£17.64	£15.42
23 Large flatted scheme (100 units)	100	£21.36	£22.76	£20.40	£18.04	£15.68	£14.50	£13.33	£10.97
24 Large flatted scheme (125 units)	125	£21.36	£26.76	£23.98	£21.20	£18.42	£17.03	£15.64	£12.86
25 Large flatted scheme (150 units)	150	£21.36	£32.85	£29.44	£26.02	£22.61	£20.90	£19.19	£15.78
26 Large flatted scheme (200 units)	200	£32.04	£44.24	£39.62	£35.00	£30.38	£28.07	£25.76	£21.14
27 Large flatted scheme (300 units)	300	£34.18	£50.93	£44.12	£37.32	£30.51	£27.11	£23.71	£16.90
28 Large flatted scheme (400 units)	400	£42.72	£64.43	£55.76	£47.08	£38.41	£34.07	£29.74	£21.06
29 Large flatted scheme (600 units)	600	£56.96	£94.90	£82.02	£69.14	£56.25	£49.81	£43.37	£30.49
30 Large flatted scheme (1000 units)	1,000	£155.35	£197.85	£177.10	£156.35	£135.59	£125.22	£114.83	£94.07

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£0.73	£0.81	£0.73	£0.66	£0.58	£0.54	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£1.02	£1.02	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
3 Small site 2 - 4 units (houses)	4	£1.46	£1.61	£1.48	£1.34	£1.21	£1.14	£1.07	£0.93
4 Small site 3 - 5 units (houses)	5	£1.82	£2.07	£1.90	£1.72	£1.55	£1.46	£1.37	£1.20
5 Small site 4 - 5 units (flats)	5	£1.46	£1.27	£1.14	£1.01	£0.88	£0.81	£0.74	£0.61
6 Small site 5 - 6 units (flats)	6	£1.76	£1.45	£1.30	£1.15	£1.00	£0.92	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£2.87	£3.12	£2.86	£2.59	£2.33	£2.20	£2.07	£1.80
8 Small site 8 - 8 units (flats)	8	£2.34	£2.00	£1.79	£1.58	£1.37	£1.27	£1.17	£0.96
9 Small site 9 - 9 units (houses)	9	£3.28	£3.63	£3.33	£3.02	£2.71	£2.56	£2.41	£2.10
10 Small site 10 - 9 units (flats)	9	£2.63	£2.14	£1.92	£1.70	£1.47	£1.36	£1.25	£1.03
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.14	£2.87	£2.59	£2.32	£2.18	£2.04	£1.77
12 Medium housing scheme (10 units)	10	£3.66	£3.98	£3.64	£3.31	£2.97	£2.80	£2.63	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.63	£4.22	£3.80	£3.39	£3.18	£2.97	£2.56
14 Medium housing scheme (15 units)	15	£5.48	£6.13	£5.61	£5.09	£4.58	£4.32	£4.06	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.36	£8.53	£7.70	£6.87	£6.46	£6.04	£5.21
16 Medium housing scheme (30 units)	30	£10.27	£7.01	£6.28	£5.55	£4.82	£4.46	£4.09	£3.36
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.12	£11.02	£9.93	£8.83	£8.28	£7.73	£6.63
18 Medium housing scheme (40 units)	40	£14.63	£14.55	£13.33	£12.10	£10.88	£10.27	£9.66	£8.44
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£14.46	£13.17	£11.88	£10.59	£9.95	£9.30	£8.01
20 Medium housing scheme (50 units)	50	£18.28	£18.32	£16.78	£15.24	£13.70	£12.93	£12.16	£10.62
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£22.49	£20.54	£18.58	£16.63	£15.66	£14.68	£12.73
22 Medium housing scheme (75 units)	75	£27.42	£28.49	£24.28	£22.07	£19.86	£18.75	£17.64	£15.42
23 Large flatted scheme (100 units)	100	£14.63	£22.76	£20.40	£18.04	£15.68	£14.50	£13.33	£10.97
24 Large flatted scheme (125 units)	125	£14.63	£26.76	£23.98	£21.20	£18.42	£17.03	£15.64	£12.86
25 Large flatted scheme (150 units)	150	£14.63	£32.85	£29.44	£26.02	£22.61	£20.90	£19.19	£15.78
26 Large flatted scheme (200 units)	200	£21.94	£44.24	£39.62	£35.00	£30.38	£28.07	£25.76	£21.14
27 Large flatted scheme (300 units)	300	£23.40	£50.93	£44.12	£37.32	£30.51	£27.11	£23.71	£16.90
28 Large flatted scheme (400 units)	400	£29.25	£64.43	£55.76	£47.08	£38.41	£34.07	£29.74	£21.06
29 Large flatted scheme (600 units)	600	£39.00	£94.90	£82.02	£69.14	£56.25	£49.81	£43.37	£30.49
30 Large flatted scheme (1000 units)	1,000	£106.37	£197.85	£177.10	£156.35	£135.59	£125.22	£114.83	£94.07

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£0.24	£0.81	£0.73	£0.66	£0.58	£0.54	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£0.33	£1.02	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
3 Small site 2 - 4 units (houses)	4	£0.47	£1.61	£1.48	£1.34	£1.21	£1.14	£1.07	£0.93
4 Small site 3 - 5 units (houses)	5	£0.59	£2.07	£1.90	£1.72	£1.55	£1.46	£1.37	£1.20
5 Small site 4 - 5 units (flats)	5	£0.47	£1.27	£1.14	£1.01	£0.88	£0.81	£0.74	£0.61
6 Small site 5 - 6 units (flats)	6	£0.57	£1.45	£1.30	£1.15	£1.00	£0.92	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£0.92	£3.12	£2.86	£2.59	£2.33	£2.20	£2.07	£1.80
8 Small site 8 - 8 units (flats)	8	£0.75	£2.00	£1.79	£1.58	£1.37	£1.27	£1.17	£0.96
9 Small site 9 - 9 units (houses)	9	£1.06	£3.63	£3.33	£3.02	£2.71	£2.56	£2.41	£2.10
10 Small site 10 - 9 units (flats)	9	£0.85	£2.14	£1.92	£1.70	£1.47	£1.36	£1.25	£1.03
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.14	£2.87	£2.59	£2.32	£2.18	£2.04	£1.77
12 Medium housing scheme (10 units)	10	£1.18	£3.98	£3.64	£3.31	£2.97	£2.80	£2.63	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.63	£4.22	£3.80	£3.39	£3.18	£2.97	£2.56
14 Medium housing scheme (15 units)	15	£1.77	£6.13	£5.61	£5.09	£4.58	£4.32	£4.06	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£9.36	£8.53	£7.70	£6.87	£6.46	£6.04	£5.21
16 Medium housing scheme (30 units)	30	£3.31	£7.01	£6.28	£5.55	£4.82	£4.46	£4.09	£3.36
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£12.12	£11.02	£9.93	£8.83	£8.28	£7.73	£6.63
18 Medium housing scheme (40 units)	40	£4.72	£14.55	£13.33	£12.10	£10.88	£10.27	£9.66	£8.44
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£14.46	£13.17	£11.88	£10.59	£9.95	£9.30	£8.01
20 Medium housing scheme (50 units)	50	£5.89	£18.32	£16.78	£15.24	£13.70	£12.93	£12.16	£10.62
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£22.49	£20.54	£18.58	£16.63	£15.66	£14.68	£12.73
22 Medium housing scheme (75 units)	75	£8.84	£28.49	£24.28	£22.07	£19.86	£18.75	£17.64	£15.42
23 Large flatted scheme (100 units)	100	£4.72	£22.76	£20.40	£18.04	£15.68	£14.50	£13.33	£10.97
24 Large flatted scheme (125 units)	125	£4.72	£26.76	£23.98	£21.20	£18.42	£17.03	£15.64	£12.86
25 Large flatted scheme (150 units)	150	£4.72	£32.85	£29.44	£26.02	£22.61	£20.90	£19.19	£15.78
26 Large flatted scheme (200 units)	200	£7.07	£44.24	£39.62	£35.00	£30.38	£28.07	£25.76	£21.14
27 Large flatted scheme (300 units)	300	£7.54	£50.93	£44.12	£37.32	£30.51	£27.11	£23.71	£16.90
28 Large flatted scheme (400 units)	400	£9.43	£64.43	£55.76	£47.08	£38.41	£34.07	£29.74	£21.06
29 Large flatted scheme (600 units)	600	£12.57	£94.90	£82.02	£69.14	£56.25	£49.81	£43.37	£30.49
30 Large flatted scheme (1000 units)	1,000	£34.30	£197.85	£177.10	£156.35	£135.59	£125.22	£114.83	£94.07

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£0.09	£0.81	£0.73	£0.66	£0.58	£0.54	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£0.12	£1.02	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
3 Small site 2 - 4 units (houses)	4	£0.17	£1.61	£1.48	£1.34	£1.21	£1.14	£1.07	£0.93
4 Small site 3 - 5 units (houses)	5	£0.21	£2.07	£1.90	£1.72	£1.55	£1.46	£1.37	£1.20
5 Small site 4 - 5 units (flats)	5	£0.17	£1.27	£1.14	£1.01	£0.88	£0.81	£0.74	£0.61
6 Small site 5 - 6 units (flats)	6	£0.21	£1.45	£1.30	£1.15	£1.00	£0.92	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£0.34	£3.12	£2.86	£2.59	£2.33	£2.20	£2.07	£1.80
8 Small site 8 - 8 units (flats)	8	£0.28	£2.00	£1.79	£1.58	£1.37	£1.27	£1.17	£0.96
9 Small site 9 - 9 units (houses)	9	£0.39	£3.63	£3.33	£3.02	£2.71	£2.56	£2.41	£2.10
10 Small site 10 - 9 units (flats)	9	£0.31	£2.14	£1.92	£1.70	£1.47	£1.36	£1.25	£1.03
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.14	£2.87	£2.59	£2.32	£2.18	£2.04	£1.77
12 Medium housing scheme (10 units)	10	£0.43	£3.98	£3.64	£3.31	£2.97	£2.80	£2.63	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£4.63	£4.22					

LB MERTON LOCAL PLAN VIABILITY

9600

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.93	£0.84	£0.75	£0.66	£0.62	£0.57	£0.48
2 Small site 2 - 3 units (houses)	3	£1.61	£1.17	£1.06	£0.94	£0.83	£0.78	£0.72	£0.61
3 Small site 2 - 4 units (houses)	4	£2.30	£1.82	£1.66	£1.50	£1.35	£1.27	£1.19	£1.03
4 Small site 3 - 5 units (houses)	5	£2.87	£2.33	£2.13	£1.93	£1.73	£1.63	£1.53	£1.33
5 Small site 4 - 5 units (flats)	5	£2.30	£1.48	£1.33	£1.17	£1.02	£0.94	£0.87	£0.71
6 Small site 5 - 6 units (flats)	6	£2.76	£1.68	£1.51	£1.33	£1.16	£1.07	£0.98	£0.81
7 Small site 6 - 8 units (houses)	8	£4.52	£3.51	£3.21	£2.91	£2.60	£2.45	£2.30	£2.00
8 Small site 8 - 8 units (flats)	8	£3.69	£2.32	£2.08	£1.84	£1.60	£1.48	£1.36	£1.12
9 Small site 9 - 9 units (houses)	9	£5.16	£4.09	£3.74	£3.38	£3.03	£2.86	£2.68	£2.33
10 Small site 10 - 9 units (flats)	9	£4.15	£2.49	£2.23	£1.97	£1.71	£1.58	£1.46	£1.20
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£3.56	£3.24	£2.92	£2.61	£2.45	£2.29	£1.98
12 Medium housing scheme (10 units)	10	£5.76	£4.47	£4.09	£3.70	£3.32	£3.13	£2.93	£2.55
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£5.26	£4.78	£4.31	£3.83	£3.59	£3.35	£2.87
14 Medium housing scheme (15 units)	15	£8.64	£6.90	£6.30	£5.71	£5.11	£4.82	£4.52	£3.93
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£10.62	£9.67	£8.71	£7.76	£7.28	£6.80	£5.84
16 Medium housing scheme (30 units)	30	£16.17	£8.15	£7.31	£6.46	£5.62	£5.19	£4.77	£3.93
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£13.80	£12.53	£11.26	£10.00	£9.37	£8.73	£7.47
18 Medium housing scheme (40 units)	40	£23.04	£16.39	£14.99	£13.58	£12.17	£11.47	£10.77	£9.36
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£16.44	£14.96	£13.47	£11.98	£11.23	£10.49	£9.00
20 Medium housing scheme (50 units)	50	£28.80	£20.63	£18.86	£17.09	£15.32	£14.44	£13.55	£11.78
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£25.53	£23.27	£21.02	£18.76	£17.63	£16.50	£14.24
22 Medium housing scheme (75 units)	75	£43.20	£29.88	£27.33	£24.78	£22.23	£20.95	£19.67	£17.11
23 Large flatted scheme (100 units)	100	£23.04	£26.43	£23.71	£20.98	£18.25	£16.89	£15.53	£12.80
24 Large flatted scheme (125 units)	125	£23.04	£31.15	£27.93	£24.71	£21.49	£19.88	£18.28	£15.06
25 Large flatted scheme (150 units)	150	£23.04	£38.25	£34.29	£30.34	£26.39	£24.41	£22.43	£18.48
26 Large flatted scheme (200 units)	200	£34.56	£51.40	£46.06	£40.73	£35.39	£32.73	£30.06	£24.72
27 Large flatted scheme (300 units)	300	£36.86	£61.45	£53.61	£45.78	£37.94	£34.01	£30.08	£22.21
28 Large flatted scheme (400 units)	400	£46.08	£78.10	£68.08	£58.07	£48.04	£43.02	£37.99	£27.94
29 Large flatted scheme (600 units)	600	£61.44	£115.18	£100.31	£85.44	£70.52	£63.06	£55.60	£40.68
30 Large flatted scheme (1000 units)	1,000	£167.56	£230.15	£206.16	£182.18	£158.20	£146.21	£134.22	£110.24

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.93	£0.84	£0.75	£0.66	£0.62	£0.57	£0.48
2 Small site 2 - 3 units (houses)	3	£1.02	£1.17	£1.06	£0.94	£0.83	£0.78	£0.72	£0.61
3 Small site 2 - 4 units (houses)	4	£1.46	£1.82	£1.66	£1.50	£1.35	£1.27	£1.19	£1.03
4 Small site 3 - 5 units (houses)	5	£1.82	£2.33	£2.13	£1.93	£1.73	£1.63	£1.53	£1.33
5 Small site 4 - 5 units (flats)	5	£1.46	£1.48	£1.33	£1.17	£1.02	£0.94	£0.87	£0.71
6 Small site 5 - 6 units (flats)	6	£1.76	£1.68	£1.51	£1.33	£1.16	£1.07	£0.98	£0.81
7 Small site 6 - 8 units (houses)	8	£2.87	£3.51	£3.21	£2.91	£2.60	£2.45	£2.30	£2.00
8 Small site 8 - 8 units (flats)	8	£2.34	£2.32	£2.08	£1.84	£1.60	£1.48	£1.36	£1.12
9 Small site 9 - 9 units (houses)	9	£3.28	£4.09	£3.74	£3.38	£3.03	£2.86	£2.68	£2.33
10 Small site 10 - 9 units (flats)	9	£2.63	£2.49	£2.23	£1.97	£1.71	£1.58	£1.46	£1.20
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.56	£3.24	£2.92	£2.61	£2.45	£2.29	£1.98
12 Medium housing scheme (10 units)	10	£3.66	£4.47	£4.09	£3.70	£3.32	£3.13	£2.93	£2.55
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£5.26	£4.78	£4.31	£3.83	£3.59	£3.35	£2.87
14 Medium housing scheme (15 units)	15	£5.48	£6.90	£6.30	£5.71	£5.11	£4.82	£4.52	£3.93
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£10.62	£9.67	£8.71	£7.76	£7.28	£6.80	£5.84
16 Medium housing scheme (30 units)	30	£10.27	£8.15	£7.31	£6.46	£5.62	£5.19	£4.77	£3.93
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£13.80	£12.53	£11.26	£10.00	£9.37	£8.73	£7.47
18 Medium housing scheme (40 units)	40	£14.63	£16.39	£14.99	£13.58	£12.17	£11.47	£10.77	£9.36
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£16.44	£14.96	£13.47	£11.98	£11.23	£10.49	£9.00
20 Medium housing scheme (50 units)	50	£18.28	£20.63	£18.86	£17.09	£15.32	£14.44	£13.55	£11.78
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£25.53	£23.27	£21.02	£18.76	£17.63	£16.50	£14.24
22 Medium housing scheme (75 units)	75	£27.42	£29.88	£27.33	£24.78	£22.23	£20.95	£19.67	£17.11
23 Large flatted scheme (100 units)	100	£14.63	£26.43	£23.71	£20.98	£18.25	£16.89	£15.53	£12.80
24 Large flatted scheme (125 units)	125	£14.63	£31.15	£27.93	£24.71	£21.49	£19.88	£18.28	£15.06
25 Large flatted scheme (150 units)	150	£14.63	£38.25	£34.29	£30.34	£26.39	£24.41	£22.43	£18.48
26 Large flatted scheme (200 units)	200	£21.94	£51.40	£46.06	£40.73	£35.39	£32.73	£30.06	£24.72
27 Large flatted scheme (300 units)	300	£23.40	£61.45	£53.61	£45.78	£37.94	£34.01	£30.08	£22.21
28 Large flatted scheme (400 units)	400	£29.25	£78.10	£68.08	£58.07	£48.04	£43.02	£37.99	£27.94
29 Large flatted scheme (600 units)	600	£39.00	£115.18	£100.31	£85.44	£70.52	£63.06	£55.60	£40.68
30 Large flatted scheme (1000 units)	1,000	£106.37	£230.15	£206.16	£182.18	£158.20	£146.21	£134.22	£110.24

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.93	£0.84	£0.75	£0.66	£0.62	£0.57	£0.48
2 Small site 2 - 3 units (houses)	3	£0.33	£1.17	£1.06	£0.94	£0.83	£0.78	£0.72	£0.61
3 Small site 2 - 4 units (houses)	4	£0.47	£1.82	£1.66	£1.50	£1.35	£1.27	£1.19	£1.03
4 Small site 3 - 5 units (houses)	5	£0.59	£2.33	£2.13	£1.93	£1.73	£1.63	£1.53	£1.33
5 Small site 4 - 5 units (flats)	5	£0.47	£1.48	£1.33	£1.17	£1.02	£0.94	£0.87	£0.71
6 Small site 5 - 6 units (flats)	6	£0.57	£1.68	£1.51	£1.33	£1.16	£1.07	£0.98	£0.81
7 Small site 6 - 8 units (houses)	8	£0.92	£3.51	£3.21	£2.91	£2.60	£2.45	£2.30	£2.00
8 Small site 8 - 8 units (flats)	8	£0.75	£2.32	£2.08	£1.84	£1.60	£1.48	£1.36	£1.12
9 Small site 9 - 9 units (houses)	9	£1.06	£4.09	£3.74	£3.38	£3.03	£2.86	£2.68	£2.33
10 Small site 10 - 9 units (flats)	9	£0.85	£2.49	£2.23	£1.97	£1.71	£1.58	£1.46	£1.20
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.56	£3.24	£2.92	£2.61	£2.45	£2.29	£1.98
12 Medium housing scheme (10 units)	10	£1.18	£4.47	£4.09	£3.70	£3.32	£3.13	£2.93	£2.55
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£5.26	£4.78	£4.31	£3.83	£3.59	£3.35	£2.87
14 Medium housing scheme (15 units)	15	£1.77	£6.90	£6.30	£5.71	£5.11	£4.82	£4.52	£3.93
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£10.62	£9.67	£8.71	£7.76	£7.28	£6.80	£5.84
16 Medium housing scheme (30 units)	30	£3.31	£8.15	£7.31	£6.46	£5.62	£5.19	£4.77	£3.93
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£13.80	£12.53	£11.26	£10.00	£9.37	£8.73	£7.47
18 Medium housing scheme (40 units)	40	£4.72	£16.39	£14.99	£13.58	£12.17	£11.47	£10.77	£9.36
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£16.44	£14.96	£13.47	£11.98	£11.23	£10.49	£9.00
20 Medium housing scheme (50 units)	50	£5.89	£20.63	£18.86	£17.09	£15.32	£14.44	£13.55	£11.78
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£25.53	£23.27	£21.02	£18.76	£17.63	£16.50	£14.24
22 Medium housing scheme (75 units)	75	£8.84	£29.88	£27.33	£24.78	£22.23	£20.95	£19.67	£17.11
23 Large flatted scheme (100 units)	100	£4.72	£26.43	£23.71	£20.98	£18.25	£16.89	£15.53	£12.80
24 Large flatted scheme (125 units)	125	£4.72	£31.15	£27.93	£24.71	£21.49	£19.88	£18.28	£15.06
25 Large flatted scheme (150 units)	150	£4.72	£38.25	£34.29	£30.34	£26.39	£24.41	£22.43	£18.48
26 Large flatted scheme (200 units)	200	£7.07	£51.40	£46.06	£40.73	£35.39	£32.73	£30.06	£24.72
27 Large flatted scheme (300 units)	300	£7.54	£61.45	£53.61	£45.78	£37.94	£34.01	£30.08	£22.21
28 Large flatted scheme (400 units)	400	£9.43	£78.10	£68.08	£58.07	£48.04	£43.02	£37.99	£27.94
29 Large flatted scheme (600 units)	600	£12.57	£115.18	£100.31	£85.44	£70.52	£63.06	£55.60	£40.68
30 Large flatted scheme (1000 units)	1,000	£34.30	£230.15	£206.16	£182.18	£158.20	£146.21	£134.22	£110.24

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.93	£0.84	£0.75	£0.66	£0.62	£0.57	£0.48
2 Small site 2 - 3 units (houses)	3	£0.12	£1.17	£1.06	£0.94	£0.83	£0.78	£0.72	£0.61
3 Small site 2 - 4 units (houses)	4	£0.17	£1.82	£1.66	£1.50	£1.35	£1.27	£1.19	£1.03
4 Small site 3 - 5 units (houses)	5	£0.21	£2.33	£2.13	£1.93	£1.73	£1.63	£1.53	£1.33
5 Small site 4 - 5 units (flats)	5	£0.17	£1.48	£1.33	£1.17	£1.02	£0.94	£0.87	£0.71
6 Small site 5 - 6 units (flats)	6	£0.21	£1.68	£1.51	£1.33	£1.16	£1.07	£0.98	£0.81
7 Small site 6 - 8 units (houses)	8	£0.34	£3.51	£3.21	£2.91	£2.60	£2.45	£2.30	£2.00
8 Small site 8 - 8 units (flats)	8	£0.28	£2.32	£2.08	£1.84	£1.60	£1.48	£1.36	£1.12
9 Small site 9 - 9 units (houses)	9	£0.39	£4.09	£3.74	£3.38	£3.03	£2.86	£2.68	£2.33
10 Small site 10 - 9 units (flats)	9	£0.31	£2.49	£2.23	£1.97	£1.71	£1.58	£1.46	£1.20
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.56	£3.24	£2.92	£2.61	£2.45	£2.29	£1.98
12 Medium housing scheme (10 units)	10	£0.43	£4.47	£4.09					

LB MERTON LOCAL PLAN VIABILITY

10300

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£1.04	£0.94	£0.84	£0.74	£0.69	£0.64	£0.54
2 Small site 2 - 3 units (houses)	3	£1.73	£1.31	£1.19	£1.06	£0.93	£0.87	£0.81	£0.68
3 Small site 2 - 4 units (houses)	4	£2.47	£2.02	£1.84	£1.67	£1.49	£1.40	£1.31	£1.14
4 Small site 3 - 5 units (houses)	5	£3.08	£2.59	£2.37	£2.14	£1.91	£1.80	£1.69	£1.46
5 Small site 4 - 5 units (flats)	5	£2.47	£1.68	£1.51	£1.34	£1.16	£1.08	£0.99	£0.82
6 Small site 5 - 6 units (flats)	6	£2.97	£1.91	£1.72	£1.52	£1.32	£1.22	£1.12	£0.93
7 Small site 6 - 8 units (houses)	8	£4.85	£3.90	£3.56	£3.22	£2.88	£2.71	£2.53	£2.19
8 Small site 8 - 8 units (flats)	8	£3.96	£2.64	£2.37	£2.10	£1.82	£1.69	£1.55	£1.28
9 Small site 9 - 9 units (houses)	9	£5.54	£4.54	£4.15	£3.75	£3.35	£3.15	£2.95	£2.56
10 Small site 10 - 9 units (flats)	9	£4.45	£2.83	£2.54	£2.25	£1.95	£1.81	£1.66	£1.37
11 Medium mixed housing/flatted scheme (10 units)	10	£3.96	£3.97	£3.61	£3.26	£2.90	£2.72	£2.54	£2.18
12 Medium housing scheme (10 units)	10	£6.18	£4.97	£4.54	£4.10	£3.67	£3.45	£3.23	£2.80
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£5.89	£5.35	£4.81	£4.27	£4.00	£3.73	£3.19
14 Medium housing scheme (15 units)	15	£9.27	£7.66	£6.99	£6.32	£5.65	£5.32	£4.98	£4.31
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£11.89	£10.80	£9.72	£8.64	£8.10	£7.56	£6.47
16 Medium housing scheme (30 units)	30	£17.35	£9.28	£8.33	£7.37	£6.41	£5.93	£5.45	£4.50
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£15.47	£14.03	£12.60	£11.17	£10.45	£9.74	£8.31
18 Medium housing scheme (40 units)	40	£24.72	£18.23	£16.64	£15.05	£13.46	£12.67	£11.87	£10.28
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£18.42	£16.74	£15.05	£13.36	£12.52	£11.67	£9.99
20 Medium housing scheme (50 units)	50	£30.90	£22.95	£20.95	£18.95	£16.95	£15.95	£14.94	£12.94
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£28.56	£26.00	£23.45	£20.89	£19.61	£18.32	£15.76
22 Medium housing scheme (75 units)	75	£46.35	£33.27	£30.38	£27.49	£24.59	£23.14	£21.69	£18.79
23 Large flatted scheme (100 units)	100	£24.72	£30.10	£27.01	£23.92	£20.83	£19.28	£17.73	£14.64
24 Large flatted scheme (125 units)	125	£24.72	£35.54	£31.88	£28.22	£24.57	£22.74	£20.91	£17.25
25 Large flatted scheme (150 units)	150	£24.72	£43.64	£39.15	£34.66	£30.16	£27.92	£25.67	£21.18
26 Large flatted scheme (200 units)	200	£39.55	£58.56	£52.51	£46.46	£40.41	£37.38	£34.36	£28.30
27 Large flatted scheme (300 units)	300	£39.55	£71.97	£63.08	£54.19	£45.30	£40.86	£36.41	£27.52
28 Large flatted scheme (400 units)	400	£49.44	£91.74	£80.36	£68.98	£57.60	£51.91	£46.22	£34.82
29 Large flatted scheme (600 units)	600	£65.92	£135.38	£118.49	£101.61	£84.72	£76.27	£67.83	£50.88
30 Large flatted scheme (1000 units)	1,000	£179.78	£262.44	£235.23	£208.02	£180.81	£167.20	£153.60	£126.39

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£1.04	£0.94	£0.84	£0.74	£0.69	£0.64	£0.54
2 Small site 2 - 3 units (houses)	3	£1.02	£1.31	£1.19	£1.06	£0.93	£0.87	£0.81	£0.68
3 Small site 2 - 4 units (houses)	4	£1.46	£2.02	£1.84	£1.67	£1.49	£1.40	£1.31	£1.14
4 Small site 3 - 5 units (houses)	5	£1.82	£2.59	£2.37	£2.14	£1.91	£1.80	£1.69	£1.46
5 Small site 4 - 5 units (flats)	5	£1.46	£1.68	£1.51	£1.34	£1.16	£1.08	£0.99	£0.82
6 Small site 5 - 6 units (flats)	6	£1.76	£1.91	£1.72	£1.52	£1.32	£1.22	£1.12	£0.93
7 Small site 6 - 8 units (houses)	8	£2.87	£3.90	£3.56	£3.22	£2.88	£2.71	£2.53	£2.19
8 Small site 8 - 8 units (flats)	8	£2.34	£2.64	£2.37	£2.10	£1.82	£1.69	£1.55	£1.28
9 Small site 9 - 9 units (houses)	9	£3.28	£4.54	£4.15	£3.75	£3.35	£3.15	£2.95	£2.56
10 Small site 10 - 9 units (flats)	9	£2.63	£2.83	£2.54	£2.25	£1.95	£1.81	£1.66	£1.37
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.97	£3.61	£3.26	£2.90	£2.72	£2.54	£2.18
12 Medium housing scheme (10 units)	10	£3.66	£4.97	£4.54	£4.10	£3.67	£3.45	£3.23	£2.80
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£5.89	£5.35	£4.81	£4.27	£4.00	£3.73	£3.19
14 Medium housing scheme (15 units)	15	£5.48	£7.66	£6.99	£6.32	£5.65	£5.32	£4.98	£4.31
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£11.89	£10.80	£9.72	£8.64	£8.10	£7.56	£6.47
16 Medium housing scheme (30 units)	30	£10.27	£9.28	£8.33	£7.37	£6.41	£5.93	£5.45	£4.50
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£15.47	£14.03	£12.60	£11.17	£10.45	£9.74	£8.31
18 Medium housing scheme (40 units)	40	£14.63	£18.23	£16.64	£15.05	£13.46	£12.67	£11.87	£10.28
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£18.42	£16.74	£15.05	£13.36	£12.52	£11.67	£9.99
20 Medium housing scheme (50 units)	50	£18.28	£22.95	£20.95	£18.95	£16.95	£15.95	£14.94	£12.94
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£28.56	£26.00	£23.45	£20.89	£19.61	£18.32	£15.76
22 Medium housing scheme (75 units)	75	£27.42	£33.27	£30.38	£27.49	£24.59	£23.14	£21.69	£18.79
23 Large flatted scheme (100 units)	100	£14.63	£30.10	£27.01	£23.92	£20.83	£19.28	£17.73	£14.64
24 Large flatted scheme (125 units)	125	£14.63	£35.54	£31.88	£28.22	£24.57	£22.74	£20.91	£17.25
25 Large flatted scheme (150 units)	150	£14.63	£43.64	£39.15	£34.66	£30.16	£27.92	£25.67	£21.18
26 Large flatted scheme (200 units)	200	£21.94	£58.56	£52.51	£46.46	£40.41	£37.38	£34.36	£28.30
27 Large flatted scheme (300 units)	300	£23.40	£71.97	£63.08	£54.19	£45.30	£40.86	£36.41	£27.52
28 Large flatted scheme (400 units)	400	£29.25	£91.74	£80.36	£68.98	£57.60	£51.91	£46.22	£34.82
29 Large flatted scheme (600 units)	600	£39.00	£135.38	£118.49	£101.61	£84.72	£76.27	£67.83	£50.88
30 Large flatted scheme (1000 units)	1,000	£106.37	£262.44	£235.23	£208.02	£180.81	£167.20	£153.60	£126.39

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£1.04	£0.94	£0.84	£0.74	£0.69	£0.64	£0.54
2 Small site 2 - 3 units (houses)	3	£0.33	£1.31	£1.19	£1.06	£0.93	£0.87	£0.81	£0.68
3 Small site 2 - 4 units (houses)	4	£0.47	£2.02	£1.84	£1.67	£1.49	£1.40	£1.31	£1.14
4 Small site 3 - 5 units (houses)	5	£0.59	£2.59	£2.37	£2.14	£1.91	£1.80	£1.69	£1.46
5 Small site 4 - 5 units (flats)	5	£0.47	£1.68	£1.51	£1.34	£1.16	£1.08	£0.99	£0.82
6 Small site 5 - 6 units (flats)	6	£0.57	£1.91	£1.72	£1.52	£1.32	£1.22	£1.12	£0.93
7 Small site 6 - 8 units (houses)	8	£0.92	£3.90	£3.56	£3.22	£2.88	£2.71	£2.53	£2.19
8 Small site 8 - 8 units (flats)	8	£0.75	£2.64	£2.37	£2.10	£1.82	£1.69	£1.55	£1.28
9 Small site 9 - 9 units (houses)	9	£1.06	£4.54	£4.15	£3.75	£3.35	£3.15	£2.95	£2.56
10 Small site 10 - 9 units (flats)	9	£0.85	£2.83	£2.54	£2.25	£1.95	£1.81	£1.66	£1.37
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.97	£3.61	£3.26	£2.90	£2.72	£2.54	£2.18
12 Medium housing scheme (10 units)	10	£1.18	£4.97	£4.54	£4.10	£3.67	£3.45	£3.23	£2.80
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£5.89	£5.35	£4.81	£4.27	£4.00	£3.73	£3.19
14 Medium housing scheme (15 units)	15	£1.77	£7.66	£6.99	£6.32	£5.65	£5.32	£4.98	£4.31
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£11.89	£10.80	£9.72	£8.64	£8.10	£7.56	£6.47
16 Medium housing scheme (30 units)	30	£3.31	£9.28	£8.33	£7.37	£6.41	£5.93	£5.45	£4.50
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£15.47	£14.03	£12.60	£11.17	£10.45	£9.74	£8.31
18 Medium housing scheme (40 units)	40	£4.72	£18.23	£16.64	£15.05	£13.46	£12.67	£11.87	£10.28
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£18.42	£16.74	£15.05	£13.36	£12.52	£11.67	£9.99
20 Medium housing scheme (50 units)	50	£5.89	£22.95	£20.95	£18.95	£16.95	£15.95	£14.94	£12.94
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£28.56	£26.00	£23.45	£20.89	£19.61	£18.32	£15.76
22 Medium housing scheme (75 units)	75	£8.84	£33.27	£30.38	£27.49	£24.59	£23.14	£21.69	£18.79
23 Large flatted scheme (100 units)	100	£4.72	£30.10	£27.01	£23.92	£20.83	£19.28	£17.73	£14.64
24 Large flatted scheme (125 units)	125	£4.72	£35.54	£31.88	£28.22	£24.57	£22.74	£20.91	£17.25
25 Large flatted scheme (150 units)	150	£4.72	£43.64	£39.15	£34.66	£30.16	£27.92	£25.67	£21.18
26 Large flatted scheme (200 units)	200	£7.07	£58.56	£52.51	£46.46	£40.41	£37.38	£34.36	£28.30
27 Large flatted scheme (300 units)	300	£7.54	£71.97	£63.08	£54.19	£45.30	£40.86	£36.41	£27.52
28 Large flatted scheme (400 units)	400	£9.43	£91.74	£80.36	£68.98	£57.60	£51.91	£46.22	£34.82
29 Large flatted scheme (600 units)	600	£12.57	£135.38	£118.49	£101.61	£84.72	£76.27	£67.83	£50.88
30 Large flatted scheme (1000 units)	1,000	£34.30	£262.44	£235.23	£208.02	£180.81	£167.20	£153.60	£126.39

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£1.04	£0.94	£0.84	£0.74	£0.69	£0.64	£0.54
2 Small site 2 - 3 units (houses)	3	£0.12	£1.31	£1.19	£1.06	£0.93	£0.87	£0.81	£0.68
3 Small site 2 - 4 units (houses)	4	£0.17	£2.02	£1.84	£1.67	£1.49	£1.40	£1.31	£1.14
4 Small site 3 - 5 units (houses)	5	£0.21	£2.59	£2.37	£2.14	£1.91	£1.80	£1.69	£1.46
5 Small site 4 - 5 units (flats)	5	£0.17	£1.68	£1.51	£1.34	£1.16	£1.08	£0.99	£0.82
6 Small site 5 - 6 units (flats)	6	£0.21	£1.91	£1.72	£1.52	£1.32	£1.22	£1.12	£0.93
7 Small site 6 - 8 units (houses)	8	£0.34	£3.90	£3.56	£3.22	£2.88	£2.71	£2.53	£2.19
8 Small site 8 - 8 units (flats)	8	£0.28	£2.64	£2.37	£2.10	£1.82	£1.69	£1.55	£1.28
9 Small site 9 - 9 units (houses)	9	£0.39	£4.54	£4.15	£3.75	£3.35	£3.15	£2.95	£2.56
10 Small site 10 - 9 units (flats)	9	£0.31	£2.83	£2.54	£2.25	£1.95	£1.81	£1.66	£1.37
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.97	£3.61	£3.26	£2.90	£2.72	£2.54	£2.18
12 Medium housing scheme (10 units)	10	£0.43	£4.9						

Appendix 7 - Fifteen-year growth analyses

LB MERTON LOCAL PLAN VIABILITY

4500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.54	£0.31	£0.30	£0.28	£0.27	£0.26	£0.26	£0.24
2 Small site 2 - 3 units (houses)	3	£0.76	£0.39	£0.37	£0.36	£0.34	£0.33	£0.32	£0.31
3 Small site 2 - 4 units (houses)	4	£1.08	£0.78	£0.76	£0.74	£0.71	£0.70	£0.69	£0.67
4 Small site 3 - 5 units (houses)	5	£1.34	£1.01	£0.98	£0.95	£0.92	£0.90	£0.89	£0.85
5 Small site 4 - 5 units (flats)	5	£1.08	£0.36	£0.34	£0.32	£0.30	£0.29	£0.28	£0.26
6 Small site 5 - 6 units (flats)	6	£1.30	£0.41	£0.38	£0.36	£0.34	£0.33	£0.32	£0.30
7 Small site 6 - 8 units (houses)	8	£2.12	£1.52	£1.47	£1.42	£1.38	£1.35	£1.33	£1.28
8 Small site 8 - 8 units (flats)	8	£1.73	£0.56	£0.53	£0.50	£0.47	£0.45	£0.44	£0.41
9 Small site 9 - 9 units (houses)	9	£2.42	£1.77	£1.71	£1.66	£1.60	£1.58	£1.55	£1.50
10 Small site 10 - 9 units (flats)	9	£1.94	£0.59	£0.56	£0.53	£0.50	£0.48	£0.47	£0.43
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£1.40	£1.36	£1.31	£1.27	£1.25	£1.23	£1.19
12 Medium housing scheme (10 units)	10	£2.70	£1.93	£1.87	£1.81	£1.76	£1.73	£1.70	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£1.97	£1.91	£1.84	£1.78	£1.75	£1.71	£1.65
14 Medium housing scheme (15 units)	15	£4.05	£2.98	£2.89	£2.80	£2.71	£2.66	£2.62	£2.53
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£3.83	£3.72	£3.60	£3.48	£3.42	£3.36	£3.24
16 Medium housing scheme (30 units)	30	£7.58	£1.91	£1.81	£1.71	£1.61	£1.56	£1.51	£1.41
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£4.78	£4.63	£4.47	£4.32	£4.24	£4.16	£4.00
18 Medium housing scheme (40 units)	40	£10.80	£6.93	£6.75	£6.57	£6.39	£6.30	£6.20	£6.01
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£5.56	£5.39	£5.21	£5.04	£4.96	£4.87	£4.70
20 Medium housing scheme (50 units)	50	£13.50	£6.72	£6.50	£6.27	£6.04	£5.93	£5.81	£5.56
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£8.94	£8.71	£8.49	£8.25	£8.12	£8.00	£7.76
22 Medium housing scheme (75 units)	75	£20.25	£12.51	£12.20	£11.90	£11.59	£11.44	£11.29	£10.98
23 Large flatted scheme (100 units)	100	£10.80	£6.01	£5.71	£5.42	£5.12	£4.97	£4.82	£4.53
24 Large flatted scheme (125 units)	125	£10.80	£6.66	£6.37	£6.07	£5.77	£5.62	£5.48	£5.18
25 Large flatted scheme (150 units)	150	£10.80	£8.19	£7.83	£7.46	£7.10	£6.92	£6.73	£6.37
26 Large flatted scheme (200 units)	200	£16.20	£11.85	£11.24	£10.64	£10.03	£9.73	£9.43	£8.82
27 Large flatted scheme (300 units)	300	£17.28	£1.06	£1.94	£2.82	£3.71	£4.16	£4.60	£5.49
28 Large flatted scheme (400 units)	400	£21.60	£3.40	£4.36	£5.31	£6.27	£6.75	£7.23	£8.18
29 Large flatted scheme (600 units)	600	£28.80	£6.22	£7.66	£9.10	£10.54	£11.25	£11.97	£13.43
30 Large flatted scheme (1000 units)	1,000	£78.55	£49.06	£46.66	£44.25	£41.85	£40.85	£39.44	£36.96

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.31	£0.30	£0.28	£0.27	£0.26	£0.26	£0.24
2 Small site 2 - 3 units (houses)	3	£1.02	£0.39	£0.37	£0.36	£0.34	£0.33	£0.32	£0.31
3 Small site 2 - 4 units (houses)	4	£1.46	£0.78	£0.76	£0.74	£0.71	£0.70	£0.69	£0.67
4 Small site 3 - 5 units (houses)	5	£1.82	£1.01	£0.98	£0.95	£0.92	£0.90	£0.89	£0.85
5 Small site 4 - 5 units (flats)	5	£1.46	£0.36	£0.34	£0.32	£0.30	£0.29	£0.28	£0.26
6 Small site 5 - 6 units (flats)	6	£1.76	£0.41	£0.38	£0.36	£0.34	£0.33	£0.32	£0.30
7 Small site 6 - 8 units (houses)	8	£2.87	£1.52	£1.47	£1.42	£1.38	£1.35	£1.33	£1.28
8 Small site 8 - 8 units (flats)	8	£2.34	£0.56	£0.53	£0.50	£0.47	£0.45	£0.44	£0.41
9 Small site 9 - 9 units (houses)	9	£3.28	£1.77	£1.71	£1.66	£1.60	£1.58	£1.55	£1.50
10 Small site 10 - 9 units (flats)	9	£2.63	£0.59	£0.56	£0.53	£0.50	£0.48	£0.47	£0.43
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.40	£1.36	£1.31	£1.27	£1.25	£1.23	£1.19
12 Medium housing scheme (10 units)	10	£3.66	£1.93	£1.87	£1.81	£1.76	£1.73	£1.70	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.97	£1.91	£1.84	£1.78	£1.75	£1.71	£1.65
14 Medium housing scheme (15 units)	15	£5.48	£2.98	£2.89	£2.80	£2.71	£2.66	£2.62	£2.53
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.83	£3.72	£3.60	£3.48	£3.42	£3.36	£3.24
16 Medium housing scheme (30 units)	30	£10.27	£1.91	£1.81	£1.71	£1.61	£1.56	£1.51	£1.41
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.78	£4.63	£4.47	£4.32	£4.24	£4.16	£4.00
18 Medium housing scheme (40 units)	40	£14.63	£6.93	£6.75	£6.57	£6.39	£6.30	£6.20	£6.01
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.56	£5.39	£5.21	£5.04	£4.96	£4.87	£4.70
20 Medium housing scheme (50 units)	50	£18.28	£8.72	£8.50	£8.27	£8.04	£7.93	£7.81	£7.56
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.94	£8.71	£8.49	£8.25	£8.12	£8.00	£7.76
22 Medium housing scheme (75 units)	75	£27.42	£12.51	£12.20	£11.90	£11.59	£11.44	£11.29	£10.98
23 Large flatted scheme (100 units)	100	£14.63	£6.01	£5.71	£5.42	£5.12	£4.97	£4.82	£4.53
24 Large flatted scheme (125 units)	125	£14.63	£6.66	£6.37	£6.07	£5.77	£5.62	£5.48	£5.18
25 Large flatted scheme (150 units)	150	£14.63	£8.19	£7.83	£7.46	£7.10	£6.92	£6.73	£6.37
26 Large flatted scheme (200 units)	200	£21.94	£11.85	£11.24	£10.64	£10.03	£9.73	£9.43	£8.82
27 Large flatted scheme (300 units)	300	£23.40	£1.06	£1.94	£2.82	£3.71	£4.16	£4.60	£5.49
28 Large flatted scheme (400 units)	400	£29.25	£3.40	£4.36	£5.31	£6.27	£6.75	£7.23	£8.18
29 Large flatted scheme (600 units)	600	£39.00	£6.22	£7.66	£9.10	£10.54	£11.25	£11.97	£13.43
30 Large flatted scheme (1000 units)	1,000	£106.37	£49.06	£46.66	£44.25	£41.85	£40.85	£39.44	£36.96

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.31	£0.30	£0.28	£0.27	£0.26	£0.26	£0.24
2 Small site 2 - 3 units (houses)	3	£0.33	£0.39	£0.37	£0.36	£0.34	£0.33	£0.32	£0.31
3 Small site 2 - 4 units (houses)	4	£0.47	£0.78	£0.76	£0.74	£0.71	£0.70	£0.69	£0.67
4 Small site 3 - 5 units (houses)	5	£0.59	£1.01	£0.98	£0.95	£0.92	£0.90	£0.89	£0.85
5 Small site 4 - 5 units (flats)	5	£0.47	£0.36	£0.34	£0.32	£0.30	£0.29	£0.28	£0.26
6 Small site 5 - 6 units (flats)	6	£0.57	£0.41	£0.38	£0.36	£0.34	£0.33	£0.32	£0.30
7 Small site 6 - 8 units (houses)	8	£0.92	£1.52	£1.47	£1.42	£1.38	£1.35	£1.33	£1.28
8 Small site 8 - 8 units (flats)	8	£0.75	£0.56	£0.53	£0.50	£0.47	£0.45	£0.44	£0.41
9 Small site 9 - 9 units (houses)	9	£1.06	£1.77	£1.71	£1.66	£1.60	£1.58	£1.55	£1.50
10 Small site 10 - 9 units (flats)	9	£0.85	£0.59	£0.56	£0.53	£0.50	£0.48	£0.47	£0.43
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.40	£1.36	£1.31	£1.27	£1.25	£1.23	£1.19
12 Medium housing scheme (10 units)	10	£1.18	£1.93	£1.87	£1.81	£1.76	£1.73	£1.70	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.97	£1.91	£1.84	£1.78	£1.75	£1.71	£1.65
14 Medium housing scheme (15 units)	15	£1.77	£2.98	£2.89	£2.80	£2.71	£2.66	£2.62	£2.53
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£3.83	£3.72	£3.60	£3.48	£3.42	£3.36	£3.24
16 Medium housing scheme (30 units)	30	£3.31	£1.91	£1.81	£1.71	£1.61	£1.56	£1.51	£1.41
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£4.78	£4.63	£4.47	£4.32	£4.24	£4.16	£4.00
18 Medium housing scheme (40 units)	40	£4.72	£6.93	£6.75	£6.57	£6.39	£6.30	£6.20	£6.01
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.56	£5.39	£5.21	£5.04	£4.96	£4.87	£4.70
20 Medium housing scheme (50 units)	50	£5.89	£8.72	£8.50	£8.27	£8.04	£7.93	£7.81	£7.56
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£8.94	£8.71	£8.49	£8.25	£8.12	£8.00	£7.76
22 Medium housing scheme (75 units)	75	£8.84	£12.51	£12.20	£11.90	£11.59	£11.44	£11.29	£10.98
23 Large flatted scheme (100 units)	100	£4.72	£6.01	£5.71	£5.42	£5.12	£4.97	£4.82	£4.53
24 Large flatted scheme (125 units)	125	£4.72	£6.66	£6.37	£6.07	£5.77	£5.62	£5.48	£5.18
25 Large flatted scheme (150 units)	150	£4.72	£8.19	£7.83	£7.46	£7.10	£6.92	£6.73	£6.37
26 Large flatted scheme (200 units)	200	£7.07	£11.85	£11.24	£10.64	£10.03	£9.73	£9.43	£8.82
27 Large flatted scheme (300 units)	300	£7.54	£1.06	£1.94	£2.82	£3.71	£4.16	£4.60	£5.49
28 Large flatted scheme (400 units)	400	£9.43	£3.40	£4.36	£5.31	£6.27	£6.75	£7.23	£8.18
29 Large flatted scheme (600 units)	600	£12.57	£6.22	£7.66	£9.10	£10.54	£11.25	£11.97	£13.43
30 Large flatted scheme (1000 units)	1,000	£34.30	£49.06	£46.66	£44.25	£41.85	£40.85	£39.44	£36.96

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.31	£0.30	£0.28	£0.27	£0.26	£0.26	£0.24
2 Small site 2 - 3 units (houses)	3	£0.12	£0.39	£0.37	£0.36	£0.34	£0.33	£0.32	£0.31
3 Small site 2 - 4 units (houses)	4	£0.17	£0.78	£0.76	£0.74	£0.71	£0.70	£0.69	£0.67
4 Small site 3 - 5 units (houses)	5	£0.21	£1.01	£0.98	£0.95	£0.92	£0.90	£0.89	£0.85
5 Small site 4 - 5 units (flats)	5	£0.17	£0.36	£0.34	£0.32	£0.30	£0.29	£0.28	£0.26
6 Small site 5 - 6 units (flats)	6	£0.21	£0.41	£0.38	£0.36	£0.34	£0.33	£0.32	£0.30
7 Small site 6 - 8 units (houses)	8	£0.34	£1.52	£1.47	£1.42	£1.38	£1.35	£1.33	£1.28
8 Small site 8 - 8 units (flats)	8	£0.28	£0.56	£0.53	£0.50	£0.47	£0.45	£0.44	£0.41
9 Small site 9 - 9 units (houses)	9	£0.39	£1.77	£1.71	£1.66	£1.60	£1.58	£1.55	£1.50
10 Small site 10 - 9 units (flats)	9	£0.31	£0.59	£0.56	£0.53	£0.50	£0.48	£0.47	£0.43
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.40	£1.36	£1.31	£1.27	£1.25	£1.23	£1.19
12 Medium housing scheme (10 units)	10	£0.43	£1.93	£1.87	£1.81	£1.76	£1.73	£1.70	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.97	£1.91	£1.84	£1.78	£1.75	£1.71	£1.65
14 Medium housing scheme (15 units)	15	£0.65	£2.98	£2.89	£2.80	£2.71	£2.66		

LB MERTON LOCAL PLAN VIABILITY

5200

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.48	£0.45	£0.42	£0.39	£0.37	£0.36	£0.33
2 Small site 2 - 3 units (houses)	3	£0.87	£0.61	£0.57	£0.53	£0.49	£0.47	£0.45	£0.41
3 Small site 2 - 4 units (houses)	4	£1.25	£1.08	£1.03	£0.98	£0.92	£0.90	£0.87	£0.81
4 Small site 3 - 5 units (houses)	5	£1.55	£1.39	£1.32	£1.25	£1.18	£1.15	£1.12	£1.05
5 Small site 4 - 5 units (flats)	5	£1.25	£0.66	£0.61	£0.56	£0.51	£0.49	£0.46	£0.41
6 Small site 5 - 6 units (flats)	6	£1.50	£0.75	£0.69	£0.64	£0.58	£0.55	£0.52	£0.47
7 Small site 6 - 8 units (houses)	8	£2.45	£2.09	£1.99	£1.88	£1.78	£1.73	£1.68	£1.57
8 Small site 8 - 8 units (flats)	8	£2.00	£1.03	£0.96	£0.88	£0.80	£0.76	£0.72	£0.65
9 Small site 9 - 9 units (houses)	9	£2.80	£2.44	£2.32	£2.20	£2.08	£2.01	£1.95	£1.83
10 Small site 10 - 9 units (flats)	9	£2.25	£1.10	£1.02	£0.94	£0.86	£0.81	£0.77	£0.69
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£2.01	£1.91	£1.81	£1.70	£1.65	£1.60	£1.49
12 Medium housing scheme (10 units)	10	£3.12	£2.67	£2.54	£2.40	£2.27	£2.20	£2.14	£2.01
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£2.90	£2.74	£2.59	£2.43	£2.35	£2.27	£2.12
14 Medium housing scheme (15 units)	15	£4.68	£4.11	£3.91	£3.70	£3.50	£3.40	£3.30	£3.09
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£5.71	£5.40	£5.10	£4.79	£4.64	£4.48	£4.17
16 Medium housing scheme (30 units)	30	£8.76	£3.58	£3.32	£3.05	£2.78	£2.65	£2.52	£2.25
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£7.27	£6.86	£6.46	£6.05	£5.85	£5.65	£5.24
18 Medium housing scheme (40 units)	40	£12.48	£9.67	£9.21	£8.76	£8.30	£8.07	£7.84	£7.37
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£8.50	£8.03	£7.57	£7.10	£6.87	£6.63	£6.16
20 Medium housing scheme (50 units)	50	£15.60	£12.17	£11.60	£11.03	£10.45	£10.16	£9.86	£9.28
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£13.46	£12.77	£12.08	£11.39	£11.04	£10.70	£10.01
22 Medium housing scheme (75 units)	75	£23.40	£17.52	£16.71	£15.91	£15.10	£14.70	£14.30	£13.47
23 Large flatted scheme (100 units)	100	£12.48	£11.48	£10.64	£9.80	£8.95	£8.53	£8.11	£7.26
24 Large flatted scheme (125 units)	125	£12.48	£13.21	£12.26	£11.31	£10.35	£9.88	£9.40	£8.45
25 Large flatted scheme (150 units)	150	£12.48	£16.23	£15.07	£13.90	£12.73	£12.14	£11.56	£10.38
26 Large flatted scheme (200 units)	200	£18.72	£22.53	£20.85	£19.18	£17.51	£16.67	£15.83	£14.15
27 Large flatted scheme (300 units)	300	£19.97	£14.82	£12.36	£9.91	£7.45	£6.22	£4.99	£2.54
28 Large flatted scheme (400 units)	400	£24.96	£17.22	£14.22	£11.23	£8.24	£6.74	£5.25	£2.26
29 Large flatted scheme (600 units)	600	£33.28	£24.60	£20.12	£15.65	£11.17	£8.93	£6.69	£2.20
30 Large flatted scheme (1000 units)	1,000	£90.76	£98.25	£90.88	£83.51	£76.08	£72.37	£68.66	£61.23

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.48	£0.45	£0.42	£0.39	£0.37	£0.36	£0.33
2 Small site 2 - 3 units (houses)	3	£1.02	£0.61	£0.57	£0.53	£0.49	£0.47	£0.45	£0.41
3 Small site 2 - 4 units (houses)	4	£1.46	£1.08	£1.03	£0.98	£0.92	£0.90	£0.87	£0.81
4 Small site 3 - 5 units (houses)	5	£1.82	£1.39	£1.32	£1.25	£1.18	£1.15	£1.12	£1.05
5 Small site 4 - 5 units (flats)	5	£1.46	£0.66	£0.61	£0.56	£0.51	£0.49	£0.46	£0.41
6 Small site 5 - 6 units (flats)	6	£1.76	£0.75	£0.69	£0.64	£0.58	£0.55	£0.52	£0.47
7 Small site 6 - 8 units (houses)	8	£2.87	£2.09	£1.99	£1.88	£1.78	£1.73	£1.68	£1.57
8 Small site 8 - 8 units (flats)	8	£2.34	£1.03	£0.96	£0.88	£0.80	£0.76	£0.72	£0.65
9 Small site 9 - 9 units (houses)	9	£3.28	£2.44	£2.32	£2.20	£2.08	£2.01	£1.95	£1.83
10 Small site 10 - 9 units (flats)	9	£2.63	£1.10	£1.02	£0.94	£0.86	£0.81	£0.77	£0.69
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.01	£1.91	£1.81	£1.70	£1.65	£1.60	£1.49
12 Medium housing scheme (10 units)	10	£3.66	£2.67	£2.54	£2.40	£2.27	£2.20	£2.14	£2.01
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.90	£2.74	£2.59	£2.43	£2.35	£2.27	£2.12
14 Medium housing scheme (15 units)	15	£5.48	£4.11	£3.91	£3.70	£3.50	£3.40	£3.30	£3.09
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.71	£5.40	£5.10	£4.79	£4.64	£4.48	£4.17
16 Medium housing scheme (30 units)	30	£10.27	£3.58	£3.32	£3.05	£2.78	£2.65	£2.52	£2.25
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.27	£6.86	£6.46	£6.05	£5.85	£5.65	£5.24
18 Medium housing scheme (40 units)	40	£14.63	£9.67	£9.21	£8.76	£8.30	£8.07	£7.84	£7.37
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.50	£8.03	£7.57	£7.10	£6.87	£6.63	£6.16
20 Medium housing scheme (50 units)	50	£18.28	£12.17	£11.60	£11.03	£10.45	£10.16	£9.86	£9.28
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.46	£12.77	£12.08	£11.39	£11.04	£10.70	£10.01
22 Medium housing scheme (75 units)	75	£27.42	£17.52	£16.71	£15.91	£15.10	£14.70	£14.30	£13.47
23 Large flatted scheme (100 units)	100	£14.63	£11.48	£10.64	£9.80	£8.95	£8.53	£8.11	£7.26
24 Large flatted scheme (125 units)	125	£14.63	£13.21	£12.26	£11.31	£10.35	£9.88	£9.40	£8.45
25 Large flatted scheme (150 units)	150	£14.63	£16.23	£15.07	£13.90	£12.73	£12.14	£11.56	£10.38
26 Large flatted scheme (200 units)	200	£21.94	£22.53	£20.85	£19.18	£17.51	£16.67	£15.83	£14.15
27 Large flatted scheme (300 units)	300	£23.40	£14.82	£12.36	£9.91	£7.45	£6.22	£4.99	£2.54
28 Large flatted scheme (400 units)	400	£29.25	£17.22	£14.22	£11.23	£8.24	£6.74	£5.25	£2.26
29 Large flatted scheme (600 units)	600	£39.00	£24.60	£20.12	£15.65	£11.17	£8.93	£6.69	£2.20
30 Large flatted scheme (1000 units)	1,000	£106.37	£98.25	£90.88	£83.51	£76.08	£72.37	£68.66	£61.23

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.48	£0.45	£0.42	£0.39	£0.37	£0.36	£0.33
2 Small site 2 - 3 units (houses)	3	£0.33	£0.61	£0.57	£0.53	£0.49	£0.47	£0.45	£0.41
3 Small site 2 - 4 units (houses)	4	£0.47	£1.08	£1.03	£0.98	£0.92	£0.90	£0.87	£0.81
4 Small site 3 - 5 units (houses)	5	£0.59	£1.39	£1.32	£1.25	£1.18	£1.15	£1.12	£1.05
5 Small site 4 - 5 units (flats)	5	£0.47	£0.66	£0.61	£0.56	£0.51	£0.49	£0.46	£0.41
6 Small site 5 - 6 units (flats)	6	£0.57	£0.75	£0.69	£0.64	£0.58	£0.55	£0.52	£0.47
7 Small site 6 - 8 units (houses)	8	£0.92	£2.09	£1.99	£1.88	£1.78	£1.73	£1.68	£1.57
8 Small site 8 - 8 units (flats)	8	£0.75	£1.03	£0.96	£0.88	£0.80	£0.76	£0.72	£0.65
9 Small site 9 - 9 units (houses)	9	£1.06	£2.44	£2.32	£2.20	£2.08	£2.01	£1.95	£1.83
10 Small site 10 - 9 units (flats)	9	£0.85	£1.10	£1.02	£0.94	£0.86	£0.81	£0.77	£0.69
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.01	£1.91	£1.81	£1.70	£1.65	£1.60	£1.49
12 Medium housing scheme (10 units)	10	£1.18	£2.67	£2.54	£2.40	£2.27	£2.20	£2.14	£2.01
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.90	£2.74	£2.59	£2.43	£2.35	£2.27	£2.12
14 Medium housing scheme (15 units)	15	£1.77	£4.11	£3.91	£3.70	£3.50	£3.40	£3.30	£3.09
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£5.71	£5.40	£5.10	£4.79	£4.64	£4.48	£4.17
16 Medium housing scheme (30 units)	30	£3.31	£3.58	£3.32	£3.05	£2.78	£2.65	£2.52	£2.25
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£7.27	£6.86	£6.46	£6.05	£5.85	£5.65	£5.24
18 Medium housing scheme (40 units)	40	£4.72	£9.67	£9.21	£8.76	£8.30	£8.07	£7.84	£7.37
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.50	£8.03	£7.57	£7.10	£6.87	£6.63	£6.16
20 Medium housing scheme (50 units)	50	£5.89	£12.17	£11.60	£11.03	£10.45	£10.16	£9.86	£9.28
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.46	£12.77	£12.08	£11.39	£11.04	£10.70	£10.01
22 Medium housing scheme (75 units)	75	£8.84	£17.52	£16.71	£15.91	£15.10	£14.70	£14.30	£13.47
23 Large flatted scheme (100 units)	100	£4.72	£11.48	£10.64	£9.80	£8.95	£8.53	£8.11	£7.26
24 Large flatted scheme (125 units)	125	£4.72	£13.21	£12.26	£11.31	£10.35	£9.88	£9.40	£8.45
25 Large flatted scheme (150 units)	150	£4.72	£16.23	£15.07	£13.90	£12.73	£12.14	£11.56	£10.38
26 Large flatted scheme (200 units)	200	£7.07	£22.53	£20.85	£19.18	£17.51	£16.67	£15.83	£14.15
27 Large flatted scheme (300 units)	300	£7.54	£14.82	£12.36	£9.91	£7.45	£6.22	£4.99	£2.54
28 Large flatted scheme (400 units)	400	£9.43	£17.22	£14.22	£11.23	£8.24	£6.74	£5.25	£2.26
29 Large flatted scheme (600 units)	600	£12.57	£24.60	£20.12	£15.65	£11.17	£8.93	£6.69	£2.20
30 Large flatted scheme (1000 units)	1,000	£34.30	£98.25	£90.88	£83.51	£76.08	£72.37	£68.66	£61.23

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.48	£0.45	£0.42	£0.39	£0.37	£0.36	£0.33
2 Small site 2 - 3 units (houses)	3	£0.12	£0.61	£0.57	£0.53	£0.49	£0.47	£0.45	£0.41
3 Small site 2 - 4 units (houses)	4	£0.17	£1.08	£1.03	£0.98	£0.92	£0.90	£0.87	£0.81
4 Small site 3 - 5 units (houses)	5	£0.21	£1.39	£1.32	£1.25	£1.18	£1.15	£1.12	£1.05
5 Small site 4 - 5 units (flats)	5	£0.17	£0.66	£0.61	£0.56	£0.51	£0.49	£0.46	£0.41
6 Small site 5 - 6 units (flats)	6	£0.21	£0.75	£0.69	£0.64	£0.58	£0.55	£0.52	£0.47
7 Small site 6 - 8 units (houses)	8	£0.34	£2.09	£1.99	£1.88	£1.78	£1.73	£1.68	£1.57
8 Small site 8 - 8 units (flats)	8	£0.28	£1.03	£0.96	£0.88	£0.80	£0.76	£0.72	£0.65
9 Small site 9 - 9 units (houses)	9	£0.39	£2.44	£2.32	£2.20	£2.08	£2.01	£1.95	£1.83
10 Small site 10 - 9 units (flats)	9	£0.31	£1.10	£1.02	£0.94	£0.86	£0.81	£0.77	£0.69
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.01	£1.91	£1.81	£1.70	£1.65	£1.60	£1.49
12 Medium housing scheme (10 units)	10	£0.43	£2.67	£2.54	£2.40	£2.27	£2.20	£2.14	£2.01
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.90	£2.74	£2.59	£2.43	£2.35	£2.27	

LB MERTON LOCAL PLAN VIABILITY

6000

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.72	£0.68	£0.63	£0.58	£0.53	£0.50	£0.48	£0.43
2 Small site 2 - 3 units (houses)	3	£1.01	£0.85	£0.79	£0.72	£0.66	£0.63	£0.60	£0.54
3 Small site 2 - 4 units (houses)	4	£1.44	£1.43	£1.34	£1.25	£1.16	£1.12	£1.07	£0.99
4 Small site 3 - 5 units (houses)	5	£1.79	£1.83	£1.72	£1.60	£1.49	£1.44	£1.38	£1.27
5 Small site 4 - 5 units (flats)	5	£1.44	£1.00	£0.92	£0.84	£0.75	£0.71	£0.67	£0.58
6 Small site 5 - 6 units (flats)	6	£1.73	£1.14	£1.05	£0.95	£0.85	£0.81	£0.76	£0.66
7 Small site 6 - 8 units (houses)	8	£2.82	£2.75	£2.58	£2.41	£2.24	£2.16	£2.07	£1.90
8 Small site 8 - 8 units (flats)	8	£2.30	£1.58	£1.44	£1.31	£1.18	£1.11	£1.05	£0.92
9 Small site 9 - 9 units (houses)	9	£3.23	£3.21	£3.01	£2.81	£2.61	£2.51	£2.42	£2.22
10 Small site 10 - 9 units (flats)	9	£2.59	£1.69	£1.55	£1.40	£1.26	£1.19	£1.12	£0.98
11 Medium mixed housing/flatted scheme (10 units)	10	£2.30	£2.72	£2.54	£2.37	£2.19	£2.11	£2.02	£1.84
12 Medium housing scheme (10 units)	10	£3.60	£3.51	£3.29	£3.08	£2.86	£2.75	£2.64	£2.43
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£3.96	£3.70	£3.44	£3.17	£3.04	£2.91	£2.65
14 Medium housing scheme (15 units)	15	£5.40	£5.41	£5.08	£4.74	£4.41	£4.24	£4.07	£3.74
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£7.85	£7.33	£6.81	£6.29	£6.03	£5.76	£5.24
16 Medium housing scheme (30 units)	30	£10.11	£5.50	£5.04	£4.58	£4.13	£3.90	£3.67	£3.21
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£10.10	£9.42	£8.73	£8.04	£7.70	£7.35	£6.65
18 Medium housing scheme (40 units)	40	£14.40	£12.80	£12.03	£11.26	£10.48	£10.09	£9.70	£8.92
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£11.86	£11.06	£10.25	£9.45	£9.05	£8.65	£7.83
20 Medium housing scheme (50 units)	50	£18.00	£16.11	£15.14	£14.17	£13.19	£12.70	£12.21	£11.24
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£18.59	£17.39	£16.18	£14.98	£14.38	£13.78	£12.57
22 Medium housing scheme (75 units)	75	£27.00	£23.24	£21.86	£20.49	£19.11	£18.42	£17.72	£16.32
23 Large flatted scheme (100 units)	100	£14.40	£17.74	£16.26	£14.79	£13.31	£12.57	£11.84	£10.36
24 Large flatted scheme (125 units)	125	£14.40	£20.69	£18.99	£17.28	£15.57	£14.72	£13.86	£12.15
25 Large flatted scheme (150 units)	150	£14.40	£25.42	£23.34	£21.24	£19.14	£18.09	£17.04	£14.94
26 Large flatted scheme (200 units)	200	£21.60	£34.73	£31.82	£28.91	£26.01	£24.55	£23.10	£20.19
27 Large flatted scheme (300 units)	300	£23.40	£32.83	£28.58	£24.32	£20.07	£17.95	£15.82	£11.57
28 Large flatted scheme (400 units)	400	£28.80	£40.58	£35.26	£29.94	£24.62	£21.96	£19.30	£13.98
29 Large flatted scheme (600 units)	600	£38.40	£59.38	£51.44	£43.48	£35.53	£31.55	£27.57	£19.61
30 Large flatted scheme (1000 units)	1,000	£104.73	£153.69	£140.70	£127.70	£114.70	£108.20	£101.70	£88.69

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.68	£0.63	£0.58	£0.53	£0.50	£0.48	£0.43
2 Small site 2 - 3 units (houses)	3	£1.02	£0.85	£0.79	£0.72	£0.66	£0.63	£0.60	£0.54
3 Small site 2 - 4 units (houses)	4	£1.46	£1.43	£1.34	£1.25	£1.16	£1.12	£1.07	£0.99
4 Small site 3 - 5 units (houses)	5	£1.82	£1.83	£1.72	£1.60	£1.49	£1.44	£1.38	£1.27
5 Small site 4 - 5 units (flats)	5	£1.46	£1.00	£0.92	£0.84	£0.75	£0.71	£0.67	£0.58
6 Small site 5 - 6 units (flats)	6	£1.76	£1.14	£1.05	£0.95	£0.85	£0.81	£0.76	£0.66
7 Small site 6 - 8 units (houses)	8	£2.87	£2.75	£2.58	£2.41	£2.24	£2.16	£2.07	£1.90
8 Small site 8 - 8 units (flats)	8	£2.34	£1.58	£1.44	£1.31	£1.18	£1.11	£1.05	£0.92
9 Small site 9 - 9 units (houses)	9	£3.28	£3.21	£3.01	£2.81	£2.61	£2.51	£2.42	£2.22
10 Small site 10 - 9 units (flats)	9	£2.63	£1.69	£1.55	£1.40	£1.26	£1.19	£1.12	£0.98
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.72	£2.54	£2.37	£2.19	£2.11	£2.02	£1.84
12 Medium housing scheme (10 units)	10	£3.66	£3.51	£3.29	£3.08	£2.86	£2.75	£2.64	£2.43
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.96	£3.70	£3.44	£3.17	£3.04	£2.91	£2.65
14 Medium housing scheme (15 units)	15	£5.48	£5.41	£5.08	£4.74	£4.41	£4.24	£4.07	£3.74
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.85	£7.33	£6.81	£6.29	£6.03	£5.76	£5.24
16 Medium housing scheme (30 units)	30	£10.27	£5.50	£5.04	£4.58	£4.13	£3.90	£3.67	£3.21
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.10	£9.42	£8.73	£8.04	£7.70	£7.35	£6.65
18 Medium housing scheme (40 units)	40	£14.63	£12.80	£12.03	£11.26	£10.48	£10.09	£9.70	£8.92
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£11.86	£11.06	£10.25	£9.45	£9.05	£8.65	£7.83
20 Medium housing scheme (50 units)	50	£18.28	£16.11	£15.14	£14.17	£13.19	£12.70	£12.21	£11.24
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.59	£17.39	£16.18	£14.98	£14.38	£13.78	£12.57
22 Medium housing scheme (75 units)	75	£27.42	£23.24	£21.86	£20.49	£19.11	£18.42	£17.72	£16.32
23 Large flatted scheme (100 units)	100	£14.63	£17.74	£16.26	£14.79	£13.31	£12.57	£11.84	£10.36
24 Large flatted scheme (125 units)	125	£14.63	£20.69	£18.99	£17.28	£15.57	£14.72	£13.86	£12.15
25 Large flatted scheme (150 units)	150	£14.63	£25.42	£23.34	£21.24	£19.14	£18.09	£17.04	£14.94
26 Large flatted scheme (200 units)	200	£21.94	£34.73	£31.82	£28.91	£26.01	£24.55	£23.10	£20.19
27 Large flatted scheme (300 units)	300	£23.40	£32.83	£28.58	£24.32	£20.07	£17.95	£15.82	£11.57
28 Large flatted scheme (400 units)	400	£29.25	£40.58	£35.26	£29.94	£24.62	£21.96	£19.30	£13.98
29 Large flatted scheme (600 units)	600	£39.00	£59.38	£51.44	£43.48	£35.53	£31.55	£27.57	£19.61
30 Large flatted scheme (1000 units)	1,000	£106.37	£153.69	£140.70	£127.70	£114.70	£108.20	£101.70	£88.69

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.68	£0.63	£0.58	£0.53	£0.50	£0.48	£0.43
2 Small site 2 - 3 units (houses)	3	£0.33	£0.85	£0.79	£0.72	£0.66	£0.63	£0.60	£0.54
3 Small site 2 - 4 units (houses)	4	£0.47	£1.43	£1.34	£1.25	£1.16	£1.12	£1.07	£0.99
4 Small site 3 - 5 units (houses)	5	£0.59	£1.83	£1.72	£1.60	£1.49	£1.44	£1.38	£1.27
5 Small site 4 - 5 units (flats)	5	£0.47	£1.00	£0.92	£0.84	£0.75	£0.71	£0.67	£0.58
6 Small site 5 - 6 units (flats)	6	£0.57	£1.14	£1.05	£0.95	£0.85	£0.81	£0.76	£0.66
7 Small site 6 - 8 units (houses)	8	£0.92	£2.75	£2.58	£2.41	£2.24	£2.16	£2.07	£1.90
8 Small site 8 - 8 units (flats)	8	£0.75	£1.58	£1.44	£1.31	£1.18	£1.11	£1.05	£0.92
9 Small site 9 - 9 units (houses)	9	£1.06	£3.21	£3.01	£2.81	£2.61	£2.51	£2.42	£2.22
10 Small site 10 - 9 units (flats)	9	£0.85	£1.69	£1.55	£1.40	£1.26	£1.19	£1.12	£0.98
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.72	£2.54	£2.37	£2.19	£2.11	£2.02	£1.84
12 Medium housing scheme (10 units)	10	£1.18	£3.51	£3.29	£3.08	£2.86	£2.75	£2.64	£2.43
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.96	£3.70	£3.44	£3.17	£3.04	£2.91	£2.65
14 Medium housing scheme (15 units)	15	£1.77	£5.41	£5.08	£4.74	£4.41	£4.24	£4.07	£3.74
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£7.85	£7.33	£6.81	£6.29	£6.03	£5.76	£5.24
16 Medium housing scheme (30 units)	30	£3.31	£5.50	£5.04	£4.58	£4.13	£3.90	£3.67	£3.21
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£10.10	£9.42	£8.73	£8.04	£7.70	£7.35	£6.65
18 Medium housing scheme (40 units)	40	£4.72	£12.80	£12.03	£11.26	£10.48	£10.09	£9.70	£8.92
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£11.86	£11.06	£10.25	£9.45	£9.05	£8.65	£7.83
20 Medium housing scheme (50 units)	50	£5.89	£16.11	£15.14	£14.17	£13.19	£12.70	£12.21	£11.24
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.59	£17.39	£16.18	£14.98	£14.38	£13.78	£12.57
22 Medium housing scheme (75 units)	75	£8.84	£23.24	£21.86	£20.49	£19.11	£18.42	£17.72	£16.32
23 Large flatted scheme (100 units)	100	£4.72	£17.74	£16.26	£14.79	£13.31	£12.57	£11.84	£10.36
24 Large flatted scheme (125 units)	125	£4.72	£20.69	£18.99	£17.28	£15.57	£14.72	£13.86	£12.15
25 Large flatted scheme (150 units)	150	£4.72	£25.42	£23.34	£21.24	£19.14	£18.09	£17.04	£14.94
26 Large flatted scheme (200 units)	200	£7.07	£34.73	£31.82	£28.91	£26.01	£24.55	£23.10	£20.19
27 Large flatted scheme (300 units)	300	£7.54	£32.83	£28.58	£24.32	£20.07	£17.95	£15.82	£11.57
28 Large flatted scheme (400 units)	400	£9.43	£40.58	£35.26	£29.94	£24.62	£21.96	£19.30	£13.98
29 Large flatted scheme (600 units)	600	£12.57	£59.38	£51.44	£43.48	£35.53	£31.55	£27.57	£19.61
30 Large flatted scheme (1000 units)	1,000	£34.30	£153.69	£140.70	£127.70	£114.70	£108.20	£101.70	£88.69

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.68	£0.63	£0.58	£0.53	£0.50	£0.48	£0.43
2 Small site 2 - 3 units (houses)	3	£0.12	£0.85	£0.79	£0.72	£0.66	£0.63	£0.60	£0.54
3 Small site 2 - 4 units (houses)	4	£0.17	£1.43	£1.34	£1.25	£1.16	£1.12	£1.07	£0.99
4 Small site 3 - 5 units (houses)	5	£0.21	£1.83	£1.72	£1.60	£1.49	£1.44	£1.38	£1.27
5 Small site 4 - 5 units (flats)	5	£0.17	£1.00	£0.92	£0.84	£0.75	£0.71	£0.67	£0.58
6 Small site 5 - 6 units (flats)	6	£0.21	£1.14	£1.05	£0.95	£0.85	£0.81	£0.76	£0.66
7 Small site 6 - 8 units (houses)	8	£0.34	£2.75	£2.58	£2.41	£2.24	£2.16	£2.07	£1.90
8 Small site 8 - 8 units (flats)	8	£0.28	£1.58	£1.44	£1.31	£1.18	£1.11	£1.05	£0.92
9 Small site 9 - 9 units (houses)	9	£0.39	£3.21	£3.01	£2.81	£2.61	£2.51	£2.42	£2.22
10 Small site 10 - 9 units (flats)	9	£0.31	£1.69	£1.55	£1.40	£1.26	£1.19	£1.12	£0.98
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.72	£2.54	£2.37	£2.19	£2.11	£2.02	£1.84
12 Medium housing scheme (10 units)	10	£0.43	£3.51	£3.29	£3.08	£2.86	£2.75	£2	

LB MERTON LOCAL PLAN VIABILITY

6700

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.80	£0.85	£0.78	£0.71	£0.64	£0.61	£0.58	£0.51
2 Small site 2 - 3 units (houses)	3	£1.13	£1.06	£0.98	£0.90	£0.81	£0.77	£0.73	£0.64
3 Small site 2 - 4 units (houses)	4	£1.61	£1.72	£1.61	£1.49	£1.37	£1.31	£1.25	£1.13
4 Small site 3 - 5 units (houses)	5	£2.00	£2.21	£2.06	£1.91	£1.76	£1.68	£1.61	£1.46
5 Small site 4 - 5 units (flats)	5	£1.61	£1.31	£1.19	£1.08	£0.96	£0.91	£0.85	£0.73
6 Small site 5 - 6 units (flats)	6	£1.93	£1.49	£1.36	£1.23	£1.09	£1.03	£0.96	£0.83
7 Small site 6 - 8 units (houses)	8	£3.15	£3.33	£3.10	£2.88	£2.65	£2.53	£2.42	£2.19
8 Small site 8 - 8 units (flats)	8	£2.57	£2.05	£1.87	£1.69	£1.51	£1.42	£1.33	£1.15
9 Small site 9 - 9 units (houses)	9	£3.60	£3.88	£3.61	£3.35	£3.08	£2.95	£2.82	£2.55
10 Small site 10 - 9 units (flats)	9	£2.89	£2.19	£2.00	£1.81	£1.62	£1.52	£1.43	£1.23
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£3.33	£3.09	£2.86	£2.62	£2.50	£2.39	£2.15
12 Medium housing scheme (10 units)	10	£4.02	£4.25	£3.96	£3.67	£3.38	£3.23	£3.09	£2.80
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£4.89	£4.54	£4.18	£3.82	£3.65	£3.47	£3.11
14 Medium housing scheme (15 units)	15	£6.03	£6.54	£6.10	£5.65	£5.20	£4.98	£4.76	£4.31
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£9.72	£9.02	£8.31	£7.59	£7.24	£6.88	£6.17
16 Medium housing scheme (30 units)	30	£11.29	£7.18	£6.55	£5.92	£5.30	£4.99	£4.67	£4.05
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£12.59	£11.65	£10.71	£9.77	£9.30	£8.83	£7.89
18 Medium housing scheme (40 units)	40	£16.08	£15.53	£14.48	£13.43	£12.38	£11.86	£11.34	£10.29
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£14.80	£13.70	£12.61	£11.51	£10.95	£10.40	£9.30
20 Medium housing scheme (50 units)	50	£20.10	£19.55	£18.23	£16.91	£15.59	£14.93	£14.27	£12.95
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£23.08	£21.43	£19.77	£18.12	£17.29	£16.47	£14.81
22 Medium housing scheme (75 units)	75	£30.15	£28.25	£26.37	£24.50	£22.62	£21.67	£20.72	£18.82
23 Large flatted scheme (100 units)	100	£16.08	£23.17	£21.15	£19.13	£17.11	£16.10	£15.09	£13.07
24 Large flatted scheme (125 units)	125	£16.08	£27.19	£24.83	£22.47	£20.11	£18.94	£17.76	£15.40
25 Large flatted scheme (150 units)	150	£16.08	£33.41	£30.51	£27.62	£24.72	£23.27	£21.82	£18.93
26 Large flatted scheme (200 units)	200	£24.12	£45.31	£41.34	£37.38	£33.41	£31.43	£29.45	£25.49
27 Large flatted scheme (300 units)	300	£25.73	£48.51	£42.69	£36.87	£31.05	£28.14	£25.23	£19.41
28 Large flatted scheme (400 units)	400	£32.16	£60.91	£53.55	£46.20	£38.85	£35.17	£31.50	£24.15
29 Large flatted scheme (600 units)	600	£42.88	£89.49	£78.54	£67.59	£56.64	£51.16	£45.69	£34.74
30 Large flatted scheme (1000 units)	1,000	£116.95	£201.72	£183.92	£166.12	£148.29	£139.37	£130.44	£112.59

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.85	£0.78	£0.71	£0.64	£0.61	£0.58	£0.51
2 Small site 2 - 3 units (houses)	3	£1.02	£1.06	£0.98	£0.90	£0.81	£0.77	£0.73	£0.64
3 Small site 2 - 4 units (houses)	4	£1.46	£1.72	£1.61	£1.49	£1.37	£1.31	£1.25	£1.13
4 Small site 3 - 5 units (houses)	5	£1.82	£2.21	£2.06	£1.91	£1.76	£1.68	£1.61	£1.46
5 Small site 4 - 5 units (flats)	5	£1.46	£1.31	£1.19	£1.08	£0.96	£0.91	£0.85	£0.73
6 Small site 5 - 6 units (flats)	6	£1.76	£1.49	£1.36	£1.23	£1.09	£1.03	£0.96	£0.83
7 Small site 6 - 8 units (houses)	8	£2.87	£3.33	£3.10	£2.88	£2.65	£2.53	£2.42	£2.19
8 Small site 8 - 8 units (flats)	8	£2.34	£2.05	£1.87	£1.69	£1.51	£1.42	£1.33	£1.15
9 Small site 9 - 9 units (houses)	9	£3.28	£3.88	£3.61	£3.35	£3.08	£2.95	£2.82	£2.55
10 Small site 10 - 9 units (flats)	9	£2.63	£2.19	£2.00	£1.81	£1.62	£1.52	£1.43	£1.23
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.33	£3.09	£2.86	£2.62	£2.50	£2.39	£2.15
12 Medium housing scheme (10 units)	10	£3.66	£4.25	£3.96	£3.67	£3.38	£3.23	£3.09	£2.80
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.89	£4.54	£4.18	£3.82	£3.65	£3.47	£3.11
14 Medium housing scheme (15 units)	15	£5.48	£6.54	£6.10	£5.65	£5.20	£4.98	£4.76	£4.31
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.72	£9.02	£8.31	£7.59	£7.24	£6.88	£6.17
16 Medium housing scheme (30 units)	30	£10.27	£7.18	£6.55	£5.92	£5.30	£4.99	£4.67	£4.05
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.59	£11.65	£10.71	£9.77	£9.30	£8.83	£7.89
18 Medium housing scheme (40 units)	40	£14.63	£15.53	£14.48	£13.43	£12.38	£11.86	£11.34	£10.29
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£14.80	£13.70	£12.61	£11.51	£10.95	£10.40	£9.30
20 Medium housing scheme (50 units)	50	£18.28	£19.55	£18.23	£16.91	£15.59	£14.93	£14.27	£12.95
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£23.08	£21.43	£19.77	£18.12	£17.29	£16.47	£14.81
22 Medium housing scheme (75 units)	75	£27.42	£28.25	£26.37	£24.50	£22.62	£21.67	£20.72	£18.82
23 Large flatted scheme (100 units)	100	£14.63	£23.17	£21.15	£19.13	£17.11	£16.10	£15.09	£13.07
24 Large flatted scheme (125 units)	125	£14.63	£27.19	£24.83	£22.47	£20.11	£18.94	£17.76	£15.40
25 Large flatted scheme (150 units)	150	£14.63	£33.41	£30.51	£27.62	£24.72	£23.27	£21.82	£18.93
26 Large flatted scheme (200 units)	200	£21.94	£45.31	£41.34	£37.38	£33.41	£31.43	£29.45	£25.49
27 Large flatted scheme (300 units)	300	£23.40	£48.51	£42.69	£36.87	£31.05	£28.14	£25.23	£19.41
28 Large flatted scheme (400 units)	400	£29.25	£60.91	£53.55	£46.20	£38.85	£35.17	£31.50	£24.15
29 Large flatted scheme (600 units)	600	£39.00	£89.49	£78.54	£67.59	£56.64	£51.16	£45.69	£34.74
30 Large flatted scheme (1000 units)	1,000	£106.37	£201.72	£183.92	£166.12	£148.29	£139.37	£130.44	£112.59

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.24	£0.85	£0.78	£0.71	£0.64	£0.61	£0.58	£0.51
2 Small site 2 - 3 units (houses)	3	£0.33	£1.06	£0.98	£0.90	£0.81	£0.77	£0.73	£0.64
3 Small site 2 - 4 units (houses)	4	£0.47	£1.72	£1.61	£1.49	£1.37	£1.31	£1.25	£1.13
4 Small site 3 - 5 units (houses)	5	£0.59	£2.21	£2.06	£1.91	£1.76	£1.68	£1.61	£1.46
5 Small site 4 - 5 units (flats)	5	£0.47	£1.31	£1.19	£1.08	£0.96	£0.91	£0.85	£0.73
6 Small site 5 - 6 units (flats)	6	£0.57	£1.49	£1.36	£1.23	£1.09	£1.03	£0.96	£0.83
7 Small site 6 - 8 units (houses)	8	£0.92	£3.33	£3.10	£2.88	£2.65	£2.53	£2.42	£2.19
8 Small site 8 - 8 units (flats)	8	£0.75	£2.05	£1.87	£1.69	£1.51	£1.42	£1.33	£1.15
9 Small site 9 - 9 units (houses)	9	£1.06	£3.88	£3.61	£3.35	£3.08	£2.95	£2.82	£2.55
10 Small site 10 - 9 units (flats)	9	£0.85	£2.19	£2.00	£1.81	£1.62	£1.52	£1.43	£1.23
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.33	£3.09	£2.86	£2.62	£2.50	£2.39	£2.15
12 Medium housing scheme (10 units)	10	£1.18	£4.25	£3.96	£3.67	£3.38	£3.23	£3.09	£2.80
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.89	£4.54	£4.18	£3.82	£3.65	£3.47	£3.11
14 Medium housing scheme (15 units)	15	£1.77	£6.54	£6.10	£5.65	£5.20	£4.98	£4.76	£4.31
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£9.72	£9.02	£8.31	£7.59	£7.24	£6.88	£6.17
16 Medium housing scheme (30 units)	30	£3.31	£7.18	£6.55	£5.92	£5.30	£4.99	£4.67	£4.05
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£12.59	£11.65	£10.71	£9.77	£9.30	£8.83	£7.89
18 Medium housing scheme (40 units)	40	£4.72	£15.53	£14.48	£13.43	£12.38	£11.86	£11.34	£10.29
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£14.80	£13.70	£12.61	£11.51	£10.95	£10.40	£9.30
20 Medium housing scheme (50 units)	50	£5.89	£19.55	£18.23	£16.91	£15.59	£14.93	£14.27	£12.95
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£23.08	£21.43	£19.77	£18.12	£17.29	£16.47	£14.81
22 Medium housing scheme (75 units)	75	£8.84	£28.25	£26.37	£24.50	£22.62	£21.67	£20.72	£18.82
23 Large flatted scheme (100 units)	100	£4.72	£23.17	£21.15	£19.13	£17.11	£16.10	£15.09	£13.07
24 Large flatted scheme (125 units)	125	£4.72	£27.19	£24.83	£22.47	£20.11	£18.94	£17.76	£15.40
25 Large flatted scheme (150 units)	150	£4.72	£33.41	£30.51	£27.62	£24.72	£23.27	£21.82	£18.93
26 Large flatted scheme (200 units)	200	£7.07	£45.31	£41.34	£37.38	£33.41	£31.43	£29.45	£25.49
27 Large flatted scheme (300 units)	300	£7.54	£48.51	£42.69	£36.87	£31.05	£28.14	£25.23	£19.41
28 Large flatted scheme (400 units)	400	£9.43	£60.91	£53.55	£46.20	£38.85	£35.17	£31.50	£24.15
29 Large flatted scheme (600 units)	600	£12.57	£89.49	£78.54	£67.59	£56.64	£51.16	£45.69	£34.74
30 Large flatted scheme (1000 units)	1,000	£34.30	£201.72	£183.92	£166.12	£148.29	£139.37	£130.44	£112.59

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.09	£0.85	£0.78	£0.71	£0.64	£0.61	£0.58	£0.51
2 Small site 2 - 3 units (houses)	3	£0.12	£1.06	£0.98	£0.90	£0.81	£0.77	£0.73	£0.64
3 Small site 2 - 4 units (houses)	4	£0.17	£1.72	£1.61	£1.49	£1.37	£1.31	£1.25	£1.13
4 Small site 3 - 5 units (houses)	5	£0.21	£2.21	£2.06	£1.91	£1.76	£1.68	£1.61	£1.46
5 Small site 4 - 5 units (flats)	5	£0.17	£1.31	£1.19	£1.08	£0.96	£0.91	£0.85	£0.73
6 Small site 5 - 6 units (flats)	6	£0.21	£1.49	£1.36	£1.23	£1.09	£1.03	£0.96	£0.83
7 Small site 6 - 8 units (houses)	8	£0.34	£3.33	£3.10	£2.88	£2.65	£2.53	£2.42	£2.19
8 Small site 8 - 8 units (flats)	8	£0.28	£2.05	£1.87	£1.69	£1.51	£1.42	£1.33	£1.15
9 Small site 9 - 9 units (houses)	9	£0.39	£3.88	£3.61	£3.35	£3.08	£2.95	£2.82	£2.55
10 Small site 10 - 9 units (flats)	9	£0.31	£2.19	£2.00	£1.81	£1.62	£1.52	£1.43	£1.23
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.33	£3.09	£2.86	£2.62	£2.50	£2.39	£2.15
12 Medium housing scheme (10 units)	10	£0.43	£4.25	£3.96	£3.67	£3.38	£3.23	£3.09	£2.80

LB MERTON LOCAL PLAN VIABILITY

7500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£1.01	£0.93	£0.84	£0.76	£0.72	£0.68	£0.59
2 Small site 2 - 3 units (houses)	3	£1.26	£1.27	£1.17	£1.06	£0.96	£0.91	£0.85	£0.75
3 Small site 2 - 4 units (houses)	4	£1.80	£2.02	£1.87	£1.72	£1.58	£1.50	£1.43	£1.28
4 Small site 3 - 5 units (houses)	5	£2.24	£2.59	£2.40	£2.21	£2.02	£1.93	£1.83	£1.65
5 Small site 4 - 5 units (flats)	5	£1.80	£1.59	£1.45	£1.31	£1.16	£1.09	£1.02	£0.88
6 Small site 5 - 6 units (flats)	6	£2.16	£1.81	£1.65	£1.48	£1.32	£1.24	£1.16	£1.00
7 Small site 6 - 8 units (houses)	8	£3.53	£3.90	£3.61	£3.33	£3.04	£2.90	£2.76	£2.47
8 Small site 8 - 8 units (flats)	8	£2.88	£2.50	£2.27	£2.05	£1.82	£1.71	£1.60	£1.38
9 Small site 9 - 9 units (houses)	9	£4.03	£4.54	£4.21	£3.88	£3.55	£3.38	£3.21	£2.88
10 Small site 10 - 9 units (flats)	9	£3.24	£2.67	£2.43	£2.19	£1.95	£1.83	£1.71	£1.47
11 Medium mixed housing/flatted scheme (10 units)	10	£2.88	£3.92	£3.63	£3.33	£3.04	£2.89	£2.74	£2.45
12 Medium housing scheme (10 units)	10	£4.50	£4.97	£4.61	£4.24	£3.88	£3.70	£3.52	£3.16
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£5.79	£5.34	£4.90	£4.45	£4.23	£4.01	£3.56
14 Medium housing scheme (15 units)	15	£6.75	£7.66	£7.10	£6.54	£5.98	£5.70	£5.42	£4.86
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£11.53	£10.64	£9.74	£8.85	£8.40	£7.96	£7.06
16 Medium housing scheme (30 units)	30	£12.64	£8.76	£7.97	£7.19	£6.41	£6.01	£5.62	£4.84
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£14.97	£13.79	£12.61	£11.43	£10.84	£10.25	£9.07
18 Medium housing scheme (40 units)	40	£18.00	£18.19	£16.87	£15.56	£14.24	£13.58	£12.93	£11.61
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£17.62	£16.24	£14.86	£13.47	£12.78	£12.08	£10.70
20 Medium housing scheme (50 units)	50	£22.50	£22.89	£21.24	£19.58	£17.93	£17.10	£16.27	£14.62
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£27.38	£25.30	£23.21	£21.13	£20.09	£19.05	£16.95
22 Medium housing scheme (75 units)	75	£33.75	£33.12	£30.75	£28.39	£26.01	£24.82	£23.63	£21.24
23 Large flatted scheme (100 units)	100	£18.00	£28.27	£25.74	£23.21	£20.68	£19.42	£18.15	£15.62
24 Large flatted scheme (125 units)	125	£18.00	£33.27	£30.30	£27.34	£24.37	£22.89	£21.40	£18.44
25 Large flatted scheme (150 units)	150	£18.00	£40.88	£37.24	£33.59	£29.95	£28.13	£26.31	£22.66
26 Large flatted scheme (200 units)	200	£27.00	£55.27	£50.31	£45.34	£40.38	£37.90	£35.42	£30.46
27 Large flatted scheme (300 units)	300	£28.80	£63.25	£55.95	£48.66	£41.37	£37.72	£34.07	£26.78
28 Large flatted scheme (400 units)	400	£36.00	£79.89	£70.64	£61.39	£52.14	£47.51	£42.89	£33.64
29 Large flatted scheme (600 units)	600	£48.00	£117.56	£103.80	£90.04	£76.29	£69.41	£62.53	£48.77
30 Large flatted scheme (1000 units)	1,000	£130.91	£246.34	£224.04	£201.74	£179.44	£168.28	£157.13	£134.83

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£1.01	£0.93	£0.84	£0.76	£0.72	£0.68	£0.59
2 Small site 2 - 3 units (houses)	3	£1.02	£1.27	£1.17	£1.06	£0.96	£0.91	£0.85	£0.75
3 Small site 2 - 4 units (houses)	4	£1.46	£2.02	£1.87	£1.72	£1.58	£1.50	£1.43	£1.28
4 Small site 3 - 5 units (houses)	5	£1.82	£2.59	£2.40	£2.21	£2.02	£1.93	£1.83	£1.65
5 Small site 4 - 5 units (flats)	5	£1.46	£1.59	£1.45	£1.31	£1.16	£1.09	£1.02	£0.88
6 Small site 5 - 6 units (flats)	6	£1.76	£1.81	£1.65	£1.48	£1.32	£1.24	£1.16	£1.00
7 Small site 6 - 8 units (houses)	8	£2.87	£3.90	£3.61	£3.33	£3.04	£2.90	£2.76	£2.47
8 Small site 8 - 8 units (flats)	8	£2.34	£2.50	£2.27	£2.05	£1.82	£1.71	£1.60	£1.38
9 Small site 9 - 9 units (houses)	9	£3.28	£4.54	£4.21	£3.88	£3.55	£3.38	£3.21	£2.88
10 Small site 10 - 9 units (flats)	9	£2.63	£2.67	£2.43	£2.19	£1.95	£1.83	£1.71	£1.47
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.92	£3.63	£3.33	£3.04	£2.89	£2.74	£2.45
12 Medium housing scheme (10 units)	10	£3.66	£4.97	£4.61	£4.24	£3.88	£3.70	£3.52	£3.16
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£5.79	£5.34	£4.90	£4.45	£4.23	£4.01	£3.56
14 Medium housing scheme (15 units)	15	£5.48	£7.66	£7.10	£6.54	£5.98	£5.70	£5.42	£4.86
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£11.53	£10.64	£9.74	£8.85	£8.40	£7.96	£7.06
16 Medium housing scheme (30 units)	30	£10.27	£8.76	£7.97	£7.19	£6.41	£6.01	£5.62	£4.84
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£14.97	£13.79	£12.61	£11.43	£10.84	£10.25	£9.07
18 Medium housing scheme (40 units)	40	£14.63	£18.19	£16.87	£15.56	£14.24	£13.58	£12.93	£11.61
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£17.62	£16.24	£14.86	£13.47	£12.78	£12.08	£10.70
20 Medium housing scheme (50 units)	50	£18.28	£22.89	£21.24	£19.58	£17.93	£17.10	£16.27	£14.62
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£27.38	£25.30	£23.21	£21.13	£20.09	£19.05	£16.95
22 Medium housing scheme (75 units)	75	£27.42	£33.12	£30.75	£28.39	£26.01	£24.82	£23.63	£21.24
23 Large flatted scheme (100 units)	100	£14.63	£28.27	£25.74	£23.21	£20.68	£19.42	£18.15	£15.62
24 Large flatted scheme (125 units)	125	£14.63	£33.27	£30.30	£27.34	£24.37	£22.89	£21.40	£18.44
25 Large flatted scheme (150 units)	150	£14.63	£40.88	£37.24	£33.59	£29.95	£28.13	£26.31	£22.66
26 Large flatted scheme (200 units)	200	£21.94	£55.27	£50.31	£45.34	£40.38	£37.90	£35.42	£30.46
27 Large flatted scheme (300 units)	300	£23.40	£63.25	£55.95	£48.66	£41.37	£37.72	£34.07	£26.78
28 Large flatted scheme (400 units)	400	£29.25	£79.89	£70.64	£61.39	£52.14	£47.51	£42.89	£33.64
29 Large flatted scheme (600 units)	600	£39.00	£117.56	£103.80	£90.04	£76.29	£69.41	£62.53	£48.77
30 Large flatted scheme (1000 units)	1,000	£106.37	£246.34	£224.04	£201.74	£179.44	£168.28	£157.13	£134.83

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£1.01	£0.93	£0.84	£0.76	£0.72	£0.68	£0.59
2 Small site 2 - 3 units (houses)	3	£0.33	£1.27	£1.17	£1.06	£0.96	£0.91	£0.85	£0.75
3 Small site 2 - 4 units (houses)	4	£0.47	£2.02	£1.87	£1.72	£1.58	£1.50	£1.43	£1.28
4 Small site 3 - 5 units (houses)	5	£0.59	£2.59	£2.40	£2.21	£2.02	£1.93	£1.83	£1.65
5 Small site 4 - 5 units (flats)	5	£0.47	£1.59	£1.45	£1.31	£1.16	£1.09	£1.02	£0.88
6 Small site 5 - 6 units (flats)	6	£0.57	£1.81	£1.65	£1.48	£1.32	£1.24	£1.16	£1.00
7 Small site 6 - 8 units (houses)	8	£0.92	£3.90	£3.61	£3.33	£3.04	£2.90	£2.76	£2.47
8 Small site 8 - 8 units (flats)	8	£0.75	£2.50	£2.27	£2.05	£1.82	£1.71	£1.60	£1.38
9 Small site 9 - 9 units (houses)	9	£1.06	£4.54	£4.21	£3.88	£3.55	£3.38	£3.21	£2.88
10 Small site 10 - 9 units (flats)	9	£0.85	£2.67	£2.43	£2.19	£1.95	£1.83	£1.71	£1.47
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.92	£3.63	£3.33	£3.04	£2.89	£2.74	£2.45
12 Medium housing scheme (10 units)	10	£1.18	£4.97	£4.61	£4.24	£3.88	£3.70	£3.52	£3.16
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£5.79	£5.34	£4.90	£4.45	£4.23	£4.01	£3.56
14 Medium housing scheme (15 units)	15	£1.77	£7.66	£7.10	£6.54	£5.98	£5.70	£5.42	£4.86
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£11.53	£10.64	£9.74	£8.85	£8.40	£7.96	£7.06
16 Medium housing scheme (30 units)	30	£3.31	£8.76	£7.97	£7.19	£6.41	£6.01	£5.62	£4.84
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£14.97	£13.79	£12.61	£11.43	£10.84	£10.25	£9.07
18 Medium housing scheme (40 units)	40	£4.72	£18.19	£16.87	£15.56	£14.24	£13.58	£12.93	£11.61
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£17.62	£16.24	£14.86	£13.47	£12.78	£12.08	£10.70
20 Medium housing scheme (50 units)	50	£5.89	£22.89	£21.24	£19.58	£17.93	£17.10	£16.27	£14.62
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£27.38	£25.30	£23.21	£21.13	£20.09	£19.05	£16.95
22 Medium housing scheme (75 units)	75	£8.84	£33.12	£30.75	£28.39	£26.01	£24.82	£23.63	£21.24
23 Large flatted scheme (100 units)	100	£4.72	£28.27	£25.74	£23.21	£20.68	£19.42	£18.15	£15.62
24 Large flatted scheme (125 units)	125	£4.72	£33.27	£30.30	£27.34	£24.37	£22.89	£21.40	£18.44
25 Large flatted scheme (150 units)	150	£4.72	£40.88	£37.24	£33.59	£29.95	£28.13	£26.31	£22.66
26 Large flatted scheme (200 units)	200	£7.07	£55.27	£50.31	£45.34	£40.38	£37.90	£35.42	£30.46
27 Large flatted scheme (300 units)	300	£7.54	£63.25	£55.95	£48.66	£41.37	£37.72	£34.07	£26.78
28 Large flatted scheme (400 units)	400	£9.43	£79.89	£70.64	£61.39	£52.14	£47.51	£42.89	£33.64
29 Large flatted scheme (600 units)	600	£12.57	£117.56	£103.80	£90.04	£76.29	£69.41	£62.53	£48.77
30 Large flatted scheme (1000 units)	1,000	£34.30	£246.34	£224.04	£201.74	£179.44	£168.28	£157.13	£134.83

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£1.01	£0.93	£0.84	£0.76	£0.72	£0.68	£0.59
2 Small site 2 - 3 units (houses)	3	£0.12	£1.27	£1.17	£1.06	£0.96	£0.91	£0.85	£0.75
3 Small site 2 - 4 units (houses)	4	£0.17	£2.02	£1.87	£1.72	£1.58	£1.50	£1.43	£1.28
4 Small site 3 - 5 units (houses)	5	£0.21	£2.59	£2.40	£2.21	£2.02	£1.93	£1.83	£1.65
5 Small site 4 - 5 units (flats)	5	£0.17	£1.59	£1.45	£1.31	£1.16	£1.09	£1.02	£0.88
6 Small site 5 - 6 units (flats)	6	£0.21	£1.81	£1.65	£1.48	£1.32	£1.24	£1.16	£1.00
7 Small site 6 - 8 units (houses)	8	£0.34	£3.90	£3.61	£3.33	£3.04	£2.90	£2.76	£2.47
8 Small site 8 - 8 units (flats)	8	£0.28	£2.50	£2.27	£2.05	£1.82	£1.71	£1.60	£1.38
9 Small site 9 - 9 units (houses)	9	£0.39	£4.54	£4.21	£3.88	£3.55	£3.38	£3.21	£2.88
10 Small site 10 - 9 units (flats)	9	£0.31	£2.67	£2.43	£2.19	£1.95	£1.83	£1.71	£1.47
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.92	£3.63	£3.33	£3.04	£2.89	£2.74	£2.45
12 Medium housing scheme (10 units)	10	£0.43	£4.						

LB MERTON LOCAL PLAN VIABILITY

8200

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.98	£1.18	£1.08	£0.98	£0.88	£0.83	£0.78	£0.68
2 Small site 2 - 3 units (houses)	3	£1.38	£1.49	£1.36	£1.23	£1.11	£1.04	£0.98	£0.85
3 Small site 2 - 4 units (houses)	4	£1.97	£2.32	£2.14	£1.96	£1.78	£1.70	£1.61	£1.43
4 Small site 3 - 5 units (houses)	5	£2.45	£2.97	£2.75	£2.52	£2.29	£2.18	£2.06	£1.84
5 Small site 4 - 5 units (flats)	5	£1.97	£1.89	£1.72	£1.55	£1.37	£1.29	£1.20	£1.03
6 Small site 5 - 6 units (flats)	6	£2.36	£2.15	£1.96	£1.76	£1.56	£1.46	£1.37	£1.17
7 Small site 6 - 8 units (houses)	8	£3.86	£4.47	£4.13	£3.79	£3.45	£3.28	£3.11	£2.76
8 Small site 8 - 8 units (flats)	8	£3.15	£2.97	£2.70	£2.43	£2.16	£2.02	£1.88	£1.61
9 Small site 9 - 9 units (houses)	9	£4.41	£5.21	£4.81	£4.42	£4.02	£3.82	£3.62	£3.22
10 Small site 10 - 9 units (flats)	9	£3.54	£3.18	£2.89	£2.60	£2.31	£2.16	£2.02	£1.73
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£4.54	£4.18	£3.83	£3.47	£3.29	£3.11	£2.75
12 Medium housing scheme (10 units)	10	£4.92	£5.70	£5.27	£4.83	£4.40	£4.18	£3.96	£3.52
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£6.72	£6.18	£5.64	£5.10	£4.83	£4.56	£4.02
14 Medium housing scheme (15 units)	15	£7.38	£8.79	£8.12	£7.45	£6.77	£6.44	£6.10	£5.43
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£13.39	£12.31	£11.23	£10.15	£9.61	£9.08	£8.00
16 Medium housing scheme (30 units)	30	£13.82	£10.43	£9.48	£8.53	£7.58	£7.10	£6.63	£5.67
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£17.44	£16.02	£14.59	£13.16	£12.45	£11.73	£10.31
18 Medium housing scheme (40 units)	40	£19.68	£20.91	£19.32	£17.73	£16.15	£15.35	£14.56	£12.97
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£20.55	£18.87	£17.20	£15.52	£14.68	£13.84	£12.16
20 Medium housing scheme (50 units)	50	£24.60	£26.32	£24.32	£22.32	£20.33	£19.33	£18.33	£16.33
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£31.87	£29.34	£26.81	£24.27	£23.01	£21.73	£19.19
22 Medium housing scheme (75 units)	75	£36.90	£38.13	£35.26	£32.39	£29.50	£28.06	£26.62	£23.74
23 Large flatted scheme (100 units)	100	£19.68	£33.69	£30.62	£27.55	£24.48	£22.94	£21.41	£18.34
24 Large flatted scheme (125 units)	125	£19.68	£39.76	£36.14	£32.53	£28.91	£27.11	£25.30	£21.68
25 Large flatted scheme (150 units)	150	£19.68	£48.85	£44.41	£39.97	£35.53	£33.31	£31.09	£26.65
26 Large flatted scheme (200 units)	200	£29.52	£65.85	£59.83	£53.81	£47.79	£44.78	£41.77	£35.74
27 Large flatted scheme (300 units)	300	£31.49	£78.80	£69.96	£61.12	£52.27	£47.85	£43.43	£34.59
28 Large flatted scheme (400 units)	400	£39.36	£100.08	£88.82	£77.56	£66.30	£60.67	£55.03	£43.77
29 Large flatted scheme (600 units)	600	£52.48	£147.50	£130.77	£114.03	£97.30	£88.93	£80.57	£63.83
30 Large flatted scheme (1000 units)	1,000	£143.13	£294.06	£266.98	£239.91	£212.84	£199.30	£185.76	£158.66

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£1.18	£1.08	£0.98	£0.88	£0.83	£0.78	£0.68
2 Small site 2 - 3 units (houses)	3	£1.02	£1.49	£1.36	£1.23	£1.11	£1.04	£0.98	£0.85
3 Small site 2 - 4 units (houses)	4	£1.46	£2.32	£2.14	£1.96	£1.78	£1.70	£1.61	£1.43
4 Small site 3 - 5 units (houses)	5	£1.82	£2.97	£2.75	£2.52	£2.29	£2.18	£2.06	£1.84
5 Small site 4 - 5 units (flats)	5	£1.46	£1.89	£1.72	£1.55	£1.37	£1.29	£1.20	£1.03
6 Small site 5 - 6 units (flats)	6	£1.76	£2.15	£1.96	£1.76	£1.56	£1.46	£1.37	£1.17
7 Small site 6 - 8 units (houses)	8	£2.87	£4.47	£4.13	£3.79	£3.45	£3.28	£3.11	£2.76
8 Small site 8 - 8 units (flats)	8	£2.34	£2.97	£2.70	£2.43	£2.16	£2.02	£1.88	£1.61
9 Small site 9 - 9 units (houses)	9	£3.28	£5.21	£4.81	£4.42	£4.02	£3.82	£3.62	£3.22
10 Small site 10 - 9 units (flats)	9	£2.63	£3.18	£2.89	£2.60	£2.31	£2.16	£2.02	£1.73
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£4.54	£4.18	£3.83	£3.47	£3.29	£3.11	£2.75
12 Medium housing scheme (10 units)	10	£3.66	£5.70	£5.27	£4.83	£4.40	£4.18	£3.96	£3.52
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£6.72	£6.18	£5.64	£5.10	£4.83	£4.56	£4.02
14 Medium housing scheme (15 units)	15	£5.48	£8.79	£8.12	£7.45	£6.77	£6.44	£6.10	£5.43
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£13.39	£12.31	£11.23	£10.15	£9.61	£9.08	£8.00
16 Medium housing scheme (30 units)	30	£10.27	£10.43	£9.48	£8.53	£7.58	£7.10	£6.63	£5.67
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£17.44	£16.02	£14.59	£13.16	£12.45	£11.73	£10.31
18 Medium housing scheme (40 units)	40	£14.63	£20.91	£19.32	£17.73	£16.15	£15.35	£14.56	£12.97
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£20.55	£18.87	£17.20	£15.52	£14.68	£13.84	£12.16
20 Medium housing scheme (50 units)	50	£18.28	£26.32	£24.32	£22.32	£20.33	£19.33	£18.33	£16.33
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£31.87	£29.34	£26.81	£24.27	£23.01	£21.73	£19.19
22 Medium housing scheme (75 units)	75	£27.42	£38.13	£35.26	£32.39	£29.50	£28.06	£26.62	£23.74
23 Large flatted scheme (100 units)	100	£14.63	£33.69	£30.62	£27.55	£24.48	£22.94	£21.41	£18.34
24 Large flatted scheme (125 units)	125	£14.63	£39.76	£36.14	£32.53	£28.91	£27.11	£25.30	£21.68
25 Large flatted scheme (150 units)	150	£14.63	£48.85	£44.41	£39.97	£35.53	£33.31	£31.09	£26.65
26 Large flatted scheme (200 units)	200	£21.94	£65.85	£59.83	£53.81	£47.79	£44.78	£41.77	£35.74
27 Large flatted scheme (300 units)	300	£23.40	£78.80	£69.96	£61.12	£52.27	£47.85	£43.43	£34.59
28 Large flatted scheme (400 units)	400	£29.25	£100.08	£88.82	£77.56	£66.30	£60.67	£55.03	£43.77
29 Large flatted scheme (600 units)	600	£39.00	£147.50	£130.77	£114.03	£97.30	£88.93	£80.57	£63.83
30 Large flatted scheme (1000 units)	1,000	£106.37	£294.06	£266.98	£239.91	£212.84	£199.30	£185.76	£158.66

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£1.18	£1.08	£0.98	£0.88	£0.83	£0.78	£0.68
2 Small site 2 - 3 units (houses)	3	£0.33	£1.49	£1.36	£1.23	£1.11	£1.04	£0.98	£0.85
3 Small site 2 - 4 units (houses)	4	£0.47	£2.32	£2.14	£1.96	£1.78	£1.70	£1.61	£1.43
4 Small site 3 - 5 units (houses)	5	£0.59	£2.97	£2.75	£2.52	£2.29	£2.18	£2.06	£1.84
5 Small site 4 - 5 units (flats)	5	£0.47	£1.89	£1.72	£1.55	£1.37	£1.29	£1.20	£1.03
6 Small site 5 - 6 units (flats)	6	£0.57	£2.15	£1.96	£1.76	£1.56	£1.46	£1.37	£1.17
7 Small site 6 - 8 units (houses)	8	£0.92	£4.47	£4.13	£3.79	£3.45	£3.28	£3.11	£2.76
8 Small site 8 - 8 units (flats)	8	£0.75	£2.97	£2.70	£2.43	£2.16	£2.02	£1.88	£1.61
9 Small site 9 - 9 units (houses)	9	£1.06	£5.21	£4.81	£4.42	£4.02	£3.82	£3.62	£3.22
10 Small site 10 - 9 units (flats)	9	£0.85	£3.18	£2.89	£2.60	£2.31	£2.16	£2.02	£1.73
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£4.54	£4.18	£3.83	£3.47	£3.29	£3.11	£2.75
12 Medium housing scheme (10 units)	10	£1.18	£5.70	£5.27	£4.83	£4.40	£4.18	£3.96	£3.52
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£6.72	£6.18	£5.64	£5.10	£4.83	£4.56	£4.02
14 Medium housing scheme (15 units)	15	£1.77	£8.79	£8.12	£7.45	£6.77	£6.44	£6.10	£5.43
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£13.39	£12.31	£11.23	£10.15	£9.61	£9.08	£8.00
16 Medium housing scheme (30 units)	30	£3.31	£10.43	£9.48	£8.53	£7.58	£7.10	£6.63	£5.67
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£17.44	£16.02	£14.59	£13.16	£12.45	£11.73	£10.31
18 Medium housing scheme (40 units)	40	£4.72	£20.91	£19.32	£17.73	£16.15	£15.35	£14.56	£12.97
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£20.55	£18.87	£17.20	£15.52	£14.68	£13.84	£12.16
20 Medium housing scheme (50 units)	50	£5.89	£26.32	£24.32	£22.32	£20.33	£19.33	£18.33	£16.33
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£31.87	£29.34	£26.81	£24.27	£23.01	£21.73	£19.19
22 Medium housing scheme (75 units)	75	£8.84	£38.13	£35.26	£32.39	£29.50	£28.06	£26.62	£23.74
23 Large flatted scheme (100 units)	100	£4.72	£33.69	£30.62	£27.55	£24.48	£22.94	£21.41	£18.34
24 Large flatted scheme (125 units)	125	£4.72	£39.76	£36.14	£32.53	£28.91	£27.11	£25.30	£21.68
25 Large flatted scheme (150 units)	150	£4.72	£48.85	£44.41	£39.97	£35.53	£33.31	£31.09	£26.65
26 Large flatted scheme (200 units)	200	£7.07	£65.85	£59.83	£53.81	£47.79	£44.78	£41.77	£35.74
27 Large flatted scheme (300 units)	300	£7.54	£78.80	£69.96	£61.12	£52.27	£47.85	£43.43	£34.59
28 Large flatted scheme (400 units)	400	£9.43	£100.08	£88.82	£77.56	£66.30	£60.67	£55.03	£43.77
29 Large flatted scheme (600 units)	600	£12.57	£147.50	£130.77	£114.03	£97.30	£88.93	£80.57	£63.83
30 Large flatted scheme (1000 units)	1,000	£34.30	£294.06	£266.98	£239.91	£212.84	£199.30	£185.76	£158.66

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£1.18	£1.08	£0.98	£0.88	£0.83	£0.78	£0.68
2 Small site 2 - 3 units (houses)	3	£0.12	£1.49	£1.36	£1.23	£1.11	£1.04	£0.98	£0.85
3 Small site 2 - 4 units (houses)	4	£0.17	£2.32	£2.14	£1.96	£1.78	£1.70	£1.61	£1.43
4 Small site 3 - 5 units (houses)	5	£0.21	£2.97	£2.75	£2.52	£2.29	£2.18	£2.06	£1.84
5 Small site 4 - 5 units (flats)	5	£0.17	£1.89	£1.72	£1.55	£1.37	£1.29	£1.20	£1.03
6 Small site 5 - 6 units (flats)	6	£0.21	£2.15	£1.96	£1.76	£1.56	£1.46	£1.37	£1.17
7 Small site 6 - 8 units (houses)	8	£0.34	£4.47	£4.13	£3.79	£3.45	£3.28	£3.11	£2.76
8 Small site 8 - 8 units (flats)	8	£0.28	£2.97	£2.70	£2.43	£2.16	£2.02	£1.88	£1.61
9 Small site 9 - 9 units (houses)	9	£0.39	£5.21	£4.81	£4.42	£4.02	£3.82	£3.62	£3.22
10 Small site 10 - 9 units (flats)	9	£0.31	£3.18	£2.89	£2.60	£2.31	£2.16	£2.02	£1.73
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£4.54	£4.18	£3.83	£3.47	£3.29	£3.11	£2.75
12 Medium housing scheme (10 units)	10								

LB MERTON LOCAL PLAN VIABILITY

8900

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.07	£1.35	£1.23	£1.12	£1.00	£0.94	£0.88	£0.76
2 Small site 2 - 3 units (houses)	3	£1.50	£1.70	£1.55	£1.41	£1.26	£1.18	£1.11	£0.96
3 Small site 2 - 4 units (houses)	4	£2.14	£2.62	£2.41	£2.20	£1.99	£1.89	£1.79	£1.58
4 Small site 3 - 5 units (houses)	5	£2.66	£3.36	£3.09	£2.83	£2.56	£2.43	£2.30	£2.03
5 Small site 4 - 5 units (flats)	5	£2.14	£2.19	£1.99	£1.79	£1.59	£1.48	£1.38	£1.18
6 Small site 5 - 6 units (flats)	6	£2.56	£2.50	£2.27	£2.03	£1.80	£1.69	£1.57	£1.34
7 Small site 6 - 8 units (houses)	8	£4.19	£5.05	£4.65	£4.25	£3.85	£3.65	£3.45	£3.05
8 Small site 8 - 8 units (flats)	8	£3.42	£3.44	£3.12	£2.81	£2.49	£2.33	£2.17	£1.85
9 Small site 9 - 9 units (houses)	9	£4.78	£5.88	£5.42	£4.95	£4.49	£4.25	£4.02	£3.56
10 Small site 10 - 9 units (flats)	9	£3.84	£3.69	£3.35	£3.01	£2.66	£2.49	£2.32	£1.98
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£5.15	£4.73	£4.32	£3.90	£3.69	£3.48	£3.06
12 Medium housing scheme (10 units)	10	£5.34	£6.44	£5.93	£5.42	£4.91	£4.66	£4.40	£3.89
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£7.65	£7.02	£6.38	£5.75	£5.44	£5.12	£4.49
14 Medium housing scheme (15 units)	15	£8.01	£9.92	£9.14	£8.35	£7.57	£7.18	£6.78	£6.00
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£15.25	£13.99	£12.72	£11.46	£10.83	£10.19	£8.93
16 Medium housing scheme (30 units)	30	£14.99	£12.11	£10.99	£9.87	£8.75	£8.19	£7.63	£6.51
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£19.91	£18.24	£16.56	£14.89	£14.05	£13.21	£11.54
18 Medium housing scheme (40 units)	40	£21.36	£23.63	£21.77	£19.91	£18.05	£17.12	£16.19	£14.33
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£23.48	£21.50	£19.53	£17.56	£16.58	£15.59	£13.62
20 Medium housing scheme (50 units)	50	£26.70	£29.74	£27.40	£25.06	£22.72	£21.55	£20.38	£18.04
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£36.36	£33.38	£30.40	£27.41	£25.91	£24.42	£21.42
22 Medium housing scheme (75 units)	75	£40.05	£43.14	£39.76	£36.38	£33.00	£31.31	£29.61	£26.23
23 Large flatted scheme (100 units)	100	£21.36	£39.12	£35.51	£31.89	£28.28	£26.47	£24.66	£21.05
24 Large flatted scheme (125 units)	125	£21.36	£46.24	£41.98	£37.72	£33.45	£31.32	£29.19	£24.93
25 Large flatted scheme (150 units)	150	£21.36	£56.82	£51.59	£46.35	£41.11	£38.49	£35.87	£30.63
26 Large flatted scheme (200 units)	200	£21.36	£76.43	£69.35	£62.28	£55.19	£51.64	£48.09	£41.00
27 Large flatted scheme (300 units)	300	£34.18	£94.35	£83.95	£73.55	£63.16	£57.96	£52.76	£42.96
28 Large flatted scheme (400 units)	400	£42.72	£120.23	£106.95	£93.68	£80.40	£73.76	£67.13	£53.85
29 Large flatted scheme (600 units)	600	£56.96	£177.36	£157.64	£137.92	£118.20	£108.34	£98.48	£78.76
30 Large flatted scheme (1000 units)	1,000	£155.35	£341.78	£309.93	£278.06	£246.18	£230.23	£214.29	£182.41

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£1.35	£1.23	£1.12	£1.00	£0.94	£0.88	£0.76
2 Small site 2 - 3 units (houses)	3	£1.02	£1.70	£1.55	£1.41	£1.26	£1.18	£1.11	£0.96
3 Small site 2 - 4 units (houses)	4	£1.46	£2.62	£2.41	£2.20	£1.99	£1.89	£1.79	£1.58
4 Small site 3 - 5 units (houses)	5	£1.82	£3.36	£3.09	£2.83	£2.56	£2.43	£2.30	£2.03
5 Small site 4 - 5 units (flats)	5	£1.46	£2.19	£1.99	£1.79	£1.59	£1.48	£1.38	£1.18
6 Small site 5 - 6 units (flats)	6	£1.76	£2.50	£2.27	£2.03	£1.80	£1.69	£1.57	£1.34
7 Small site 6 - 8 units (houses)	8	£2.87	£5.05	£4.65	£4.25	£3.85	£3.65	£3.45	£3.05
8 Small site 8 - 8 units (flats)	8	£2.34	£3.44	£3.12	£2.81	£2.49	£2.33	£2.17	£1.85
9 Small site 9 - 9 units (houses)	9	£3.28	£5.88	£5.42	£4.95	£4.49	£4.25	£4.02	£3.56
10 Small site 10 - 9 units (flats)	9	£2.63	£3.69	£3.35	£3.01	£2.66	£2.49	£2.32	£1.98
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£5.15	£4.73	£4.32	£3.90	£3.69	£3.48	£3.06
12 Medium housing scheme (10 units)	10	£3.66	£6.44	£5.93	£5.42	£4.91	£4.66	£4.40	£3.89
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£7.65	£7.02	£6.38	£5.75	£5.44	£5.12	£4.49
14 Medium housing scheme (15 units)	15	£5.48	£9.92	£9.14	£8.35	£7.57	£7.18	£6.78	£6.00
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£15.25	£13.99	£12.72	£11.46	£10.83	£10.19	£8.93
16 Medium housing scheme (30 units)	30	£10.27	£12.11	£10.99	£9.87	£8.75	£8.19	£7.63	£6.51
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£19.91	£18.24	£16.56	£14.89	£14.05	£13.21	£11.54
18 Medium housing scheme (40 units)	40	£14.63	£23.63	£21.77	£19.91	£18.05	£17.12	£16.19	£14.33
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£23.48	£21.50	£19.53	£17.56	£16.58	£15.59	£13.62
20 Medium housing scheme (50 units)	50	£18.28	£29.74	£27.40	£25.06	£22.72	£21.55	£20.38	£18.04
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£36.36	£33.38	£30.40	£27.41	£25.91	£24.42	£21.42
22 Medium housing scheme (75 units)	75	£27.42	£43.14	£39.76	£36.38	£33.00	£31.31	£29.61	£26.23
23 Large flatted scheme (100 units)	100	£14.63	£39.12	£35.51	£31.89	£28.28	£26.47	£24.66	£21.05
24 Large flatted scheme (125 units)	125	£14.63	£46.24	£41.98	£37.72	£33.45	£31.32	£29.19	£24.93
25 Large flatted scheme (150 units)	150	£14.63	£56.82	£51.59	£46.35	£41.11	£38.49	£35.87	£30.63
26 Large flatted scheme (200 units)	200	£21.94	£76.43	£69.35	£62.28	£55.19	£51.64	£48.09	£41.00
27 Large flatted scheme (300 units)	300	£23.40	£94.35	£83.95	£73.55	£63.16	£57.96	£52.76	£42.96
28 Large flatted scheme (400 units)	400	£29.25	£120.23	£106.95	£93.68	£80.40	£73.76	£67.13	£53.85
29 Large flatted scheme (600 units)	600	£39.00	£177.36	£157.64	£137.92	£118.20	£108.34	£98.48	£78.76
30 Large flatted scheme (1000 units)	1,000	£106.37	£341.78	£309.93	£278.06	£246.18	£230.23	£214.29	£182.41

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£1.35	£1.23	£1.12	£1.00	£0.94	£0.88	£0.76
2 Small site 2 - 3 units (houses)	3	£0.33	£1.70	£1.55	£1.41	£1.26	£1.18	£1.11	£0.96
3 Small site 2 - 4 units (houses)	4	£0.47	£2.62	£2.41	£2.20	£1.99	£1.89	£1.79	£1.58
4 Small site 3 - 5 units (houses)	5	£0.59	£3.36	£3.09	£2.83	£2.56	£2.43	£2.30	£2.03
5 Small site 4 - 5 units (flats)	5	£0.47	£2.19	£1.99	£1.79	£1.59	£1.48	£1.38	£1.18
6 Small site 5 - 6 units (flats)	6	£0.57	£2.50	£2.27	£2.03	£1.80	£1.69	£1.57	£1.34
7 Small site 6 - 8 units (houses)	8	£0.92	£5.05	£4.65	£4.25	£3.85	£3.65	£3.45	£3.05
8 Small site 8 - 8 units (flats)	8	£0.75	£3.44	£3.12	£2.81	£2.49	£2.33	£2.17	£1.85
9 Small site 9 - 9 units (houses)	9	£1.06	£5.88	£5.42	£4.95	£4.49	£4.25	£4.02	£3.56
10 Small site 10 - 9 units (flats)	9	£0.85	£3.69	£3.35	£3.01	£2.66	£2.49	£2.32	£1.98
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£5.15	£4.73	£4.32	£3.90	£3.69	£3.48	£3.06
12 Medium housing scheme (10 units)	10	£1.18	£6.44	£5.93	£5.42	£4.91	£4.66	£4.40	£3.89
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£7.65	£7.02	£6.38	£5.75	£5.44	£5.12	£4.49
14 Medium housing scheme (15 units)	15	£1.77	£9.92	£9.14	£8.35	£7.57	£7.18	£6.78	£6.00
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£15.25	£13.99	£12.72	£11.46	£10.83	£10.19	£8.93
16 Medium housing scheme (30 units)	30	£3.31	£12.11	£10.99	£9.87	£8.75	£8.19	£7.63	£6.51
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£19.91	£18.24	£16.56	£14.89	£14.05	£13.21	£11.54
18 Medium housing scheme (40 units)	40	£4.72	£23.63	£21.77	£19.91	£18.05	£17.12	£16.19	£14.33
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£23.48	£21.50	£19.53	£17.56	£16.58	£15.59	£13.62
20 Medium housing scheme (50 units)	50	£5.89	£29.74	£27.40	£25.06	£22.72	£21.55	£20.38	£18.04
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£36.36	£33.38	£30.40	£27.41	£25.91	£24.42	£21.42
22 Medium housing scheme (75 units)	75	£8.84	£43.14	£39.76	£36.38	£33.00	£31.31	£29.61	£26.23
23 Large flatted scheme (100 units)	100	£4.72	£39.12	£35.51	£31.89	£28.28	£26.47	£24.66	£21.05
24 Large flatted scheme (125 units)	125	£4.72	£46.24	£41.98	£37.72	£33.45	£31.32	£29.19	£24.93
25 Large flatted scheme (150 units)	150	£4.72	£56.82	£51.59	£46.35	£41.11	£38.49	£35.87	£30.63
26 Large flatted scheme (200 units)	200	£7.07	£76.43	£69.35	£62.28	£55.19	£51.64	£48.09	£41.00
27 Large flatted scheme (300 units)	300	£7.54	£94.35	£83.95	£73.55	£63.16	£57.96	£52.76	£42.96
28 Large flatted scheme (400 units)	400	£9.43	£120.23	£106.95	£93.68	£80.40	£73.76	£67.13	£53.85
29 Large flatted scheme (600 units)	600	£12.57	£177.36	£157.64	£137.92	£118.20	£108.34	£98.48	£78.76
30 Large flatted scheme (1000 units)	1,000	£34.30	£341.78	£309.93	£278.06	£246.18	£230.23	£214.29	£182.41

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£1.35	£1.23	£1.12	£1.00	£0.94	£0.88	£0.76
2 Small site 2 - 3 units (houses)	3	£0.12	£1.70	£1.55	£1.41	£1.26	£1.18	£1.11	£0.96
3 Small site 2 - 4 units (houses)	4	£0.17	£2.62	£2.41	£2.20	£1.99	£1.89	£1.79	£1.58
4 Small site 3 - 5 units (houses)	5	£0.21	£3.36	£3.09	£2.83	£2.56	£2.43	£2.30	£2.03
5 Small site 4 - 5 units (flats)	5	£0.17	£2.19	£1.99	£1.79	£1.59	£1.48	£1.38	£1.18
6 Small site 5 - 6 units (flats)	6	£0.21	£2.50	£2.27	£2.03	£1.80	£1.69	£1.57	£1.34
7 Small site 6 - 8 units (houses)	8	£0.34	£5.05	£4.65	£4.25	£3.85	£3.65	£3.45	£3.05
8 Small site 8 - 8 units (flats)	8	£0.28	£3.44	£3.12	£2.81	£2.49	£2.33	£2.17	£1.85
9 Small site 9 - 9 units (houses)	9	£0.39	£5.88	£5.42	£4.95	£4.49	£4.25	£4.02	£3.56
10 Small site 10 - 9 units (flats)	9	£0.31	£3.69	£3.35	£3.01	£2.66	£2.49	£2.32	£1.98
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£5.15	£4.73	£4.32	£3.90	£3.69	£3	

LB MERTON LOCAL PLAN VIABILITY

9600

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)							
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£1.15	£1.52	£1.39	£1.25	£1.12	£1.05	£0.98	£0.85	
2 Small site 2 - 3 units (houses)	3	£1.61	£1.92	£1.75	£1.58	£1.41	£1.32	£1.24	£1.07	
3 Small site 2 - 4 units (houses)	4	£2.30	£2.91	£2.68	£2.44	£2.20	£2.09	£1.97	£1.73	
4 Small site 3 - 5 units (houses)	5	£2.87	£3.74	£3.44	£3.13	£2.83	£2.68	£2.53	£2.22	
5 Small site 4 - 5 units (flats)	5	£2.30	£2.50	£2.26	£2.03	£1.80	£1.68	£1.56	£1.33	
6 Small site 5 - 6 units (flats)	6	£2.76	£2.84	£2.57	£2.31	£2.04	£1.91	£1.78	£1.51	
7 Small site 6 - 8 units (houses)	8	£4.52	£5.63	£5.17	£4.71	£4.26	£4.03	£3.80	£3.34	
8 Small site 8 - 8 units (flats)	8	£3.69	£3.92	£3.55	£3.18	£2.82	£2.64	£2.45	£2.09	
9 Small site 9 - 9 units (houses)	9	£5.16	£6.56	£6.02	£5.49	£4.96	£4.69	£4.43	£3.89	
10 Small site 10 - 9 units (flats)	9	£4.15	£4.20	£3.80	£3.41	£3.02	£2.82	£2.63	£2.23	
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£5.77	£5.29	£4.81	£4.33	£4.09	£3.85	£3.37	
12 Medium housing scheme (10 units)	10	£5.76	£7.18	£6.59	£6.01	£5.43	£5.14	£4.84	£4.26	
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£8.58	£7.85	£7.13	£6.40	£6.04	£5.68	£4.95	
14 Medium housing scheme (15 units)	15	£8.64	£11.06	£10.16	£9.26	£8.36	£7.91	£7.46	£6.57	
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£17.12	£15.67	£14.21	£12.76	£12.04	£11.31	£9.86	
16 Medium housing scheme (30 units)	30	£16.17	£13.78	£12.49	£11.20	£9.92	£9.27	£8.63	£7.34	
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£22.38	£20.46	£18.54	£16.62	£15.66	£14.69	£12.77	
18 Medium housing scheme (40 units)	40	£23.04	£26.35	£24.22	£22.09	£19.96	£18.89	£17.83	£15.70	
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£26.40	£24.14	£21.87	£19.61	£18.48	£17.35	£15.08	
20 Medium housing scheme (50 units)	50	£28.80	£33.17	£30.49	£27.81	£25.12	£23.78	£22.44	£19.76	
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£40.84	£37.42	£33.98	£30.54	£28.82	£27.10	£23.65	
22 Medium housing scheme (75 units)	75	£43.20	£48.14	£44.25	£40.37	£36.49	£34.55	£32.61	£28.72	
23 Large flatted scheme (100 units)	100	£23.04	£44.55	£40.39	£36.23	£32.08	£30.00	£27.92	£23.76	
24 Large flatted scheme (125 units)	125	£23.04	£52.73	£47.82	£42.91	£38.00	£35.54	£33.08	£28.17	
25 Large flatted scheme (150 units)	150	£23.04	£64.80	£58.76	£52.73	£46.69	£43.67	£40.66	£34.62	
26 Large flatted scheme (200 units)	200	£34.56	£86.98	£78.84	£70.70	£62.55	£58.48	£54.41	£46.26	
27 Large flatted scheme (300 units)	300	£36.86	£109.89	£97.94	£85.99	£74.04	£68.06	£62.09	£50.14	
28 Large flatted scheme (400 units)	400	£46.08	£140.38	£125.09	£109.80	£94.51	£86.86	£79.22	£63.92	
29 Large flatted scheme (600 units)	600	£61.44	£207.19	£184.50	£161.80	£139.09	£127.74	£116.39	£93.68	
30 Large flatted scheme (1000 units)	1,000	£167.56	£389.31	£352.68	£316.05	£279.42	£261.10	£242.79	£206.15	

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)							
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£1.52	£1.39	£1.25	£1.12	£1.05	£0.98	£0.85	
2 Small site 2 - 3 units (houses)	3	£1.02	£1.92	£1.75	£1.58	£1.41	£1.32	£1.24	£1.07	
3 Small site 2 - 4 units (houses)	4	£1.46	£2.91	£2.68	£2.44	£2.20	£2.09	£1.97	£1.73	
4 Small site 3 - 5 units (houses)	5	£1.82	£3.74	£3.44	£3.13	£2.83	£2.68	£2.53	£2.22	
5 Small site 4 - 5 units (flats)	5	£1.46	£2.50	£2.26	£2.03	£1.80	£1.68	£1.56	£1.33	
6 Small site 5 - 6 units (flats)	6	£1.76	£2.84	£2.57	£2.31	£2.04	£1.91	£1.78	£1.51	
7 Small site 6 - 8 units (houses)	8	£2.87	£5.63	£5.17	£4.71	£4.26	£4.03	£3.80	£3.34	
8 Small site 8 - 8 units (flats)	8	£2.34	£3.92	£3.55	£3.18	£2.82	£2.64	£2.45	£2.09	
9 Small site 9 - 9 units (houses)	9	£3.28	£6.56	£6.02	£5.49	£4.96	£4.69	£4.43	£3.89	
10 Small site 10 - 9 units (flats)	9	£2.63	£4.20	£3.80	£3.41	£3.02	£2.82	£2.63	£2.23	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£5.77	£5.29	£4.81	£4.33	£4.09	£3.85	£3.37	
12 Medium housing scheme (10 units)	10	£3.66	£7.18	£6.59	£6.01	£5.43	£5.14	£4.84	£4.26	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£8.58	£7.85	£7.13	£6.40	£6.04	£5.68	£4.95	
14 Medium housing scheme (15 units)	15	£5.48	£11.06	£10.16	£9.26	£8.36	£7.91	£7.46	£6.57	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£17.12	£15.67	£14.21	£12.76	£12.04	£11.31	£9.86	
16 Medium housing scheme (30 units)	30	£10.27	£13.78	£12.49	£11.20	£9.92	£9.27	£8.63	£7.34	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£22.38	£20.46	£18.54	£16.62	£15.66	£14.69	£12.77	
18 Medium housing scheme (40 units)	40	£14.63	£26.35	£24.22	£22.09	£19.96	£18.89	£17.83	£15.70	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£26.40	£24.14	£21.87	£19.61	£18.48	£17.35	£15.08	
20 Medium housing scheme (50 units)	50	£18.28	£33.17	£30.49	£27.81	£25.12	£23.78	£22.44	£19.76	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£40.84	£37.42	£33.98	£30.54	£28.82	£27.10	£23.65	
22 Medium housing scheme (75 units)	75	£27.42	£48.14	£44.25	£40.37	£36.49	£34.55	£32.61	£28.72	
23 Large flatted scheme (100 units)	100	£14.63	£44.55	£40.39	£36.23	£32.08	£30.00	£27.92	£23.76	
24 Large flatted scheme (125 units)	125	£14.63	£52.73	£47.82	£42.91	£38.00	£35.54	£33.08	£28.17	
25 Large flatted scheme (150 units)	150	£14.63	£64.80	£58.76	£52.73	£46.69	£43.67	£40.66	£34.62	
26 Large flatted scheme (200 units)	200	£21.94	£86.98	£78.84	£70.70	£62.55	£58.48	£54.41	£46.26	
27 Large flatted scheme (300 units)	300	£23.40	£109.89	£97.94	£85.99	£74.04	£68.06	£62.09	£50.14	
28 Large flatted scheme (400 units)	400	£29.25	£140.38	£125.09	£109.80	£94.51	£86.86	£79.22	£63.92	
29 Large flatted scheme (600 units)	600	£39.00	£207.19	£184.50	£161.80	£139.09	£127.74	£116.39	£93.68	
30 Large flatted scheme (1000 units)	1,000	£106.37	£389.31	£352.68	£316.05	£279.42	£261.10	£242.79	£206.15	

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)							
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.24	£1.52	£1.39	£1.25	£1.12	£1.05	£0.98	£0.85	
2 Small site 2 - 3 units (houses)	3	£0.33	£1.92	£1.75	£1.58	£1.41	£1.32	£1.24	£1.07	
3 Small site 2 - 4 units (houses)	4	£0.47	£2.91	£2.68	£2.44	£2.20	£2.09	£1.97	£1.73	
4 Small site 3 - 5 units (houses)	5	£0.59	£3.74	£3.44	£3.13	£2.83	£2.68	£2.53	£2.22	
5 Small site 4 - 5 units (flats)	5	£0.47	£2.50	£2.26	£2.03	£1.80	£1.68	£1.56	£1.33	
6 Small site 5 - 6 units (flats)	6	£0.57	£2.84	£2.57	£2.31	£2.04	£1.91	£1.78	£1.51	
7 Small site 6 - 8 units (houses)	8	£0.92	£5.63	£5.17	£4.71	£4.26	£4.03	£3.80	£3.34	
8 Small site 8 - 8 units (flats)	8	£0.75	£3.92	£3.55	£3.18	£2.82	£2.64	£2.45	£2.09	
9 Small site 9 - 9 units (houses)	9	£1.06	£6.56	£6.02	£5.49	£4.96	£4.69	£4.43	£3.89	
10 Small site 10 - 9 units (flats)	9	£0.85	£4.20	£3.80	£3.41	£3.02	£2.82	£2.63	£2.23	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£5.77	£5.29	£4.81	£4.33	£4.09	£3.85	£3.37	
12 Medium housing scheme (10 units)	10	£1.18	£7.18	£6.59	£6.01	£5.43	£5.14	£4.84	£4.26	
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£8.58	£7.85	£7.13	£6.40	£6.04	£5.68	£4.95	
14 Medium housing scheme (15 units)	15	£1.77	£11.06	£10.16	£9.26	£8.36	£7.91	£7.46	£6.57	
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£17.12	£15.67	£14.21	£12.76	£12.04	£11.31	£9.86	
16 Medium housing scheme (30 units)	30	£3.31	£13.78	£12.49	£11.20	£9.92	£9.27	£8.63	£7.34	
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£22.38	£20.46	£18.54	£16.62	£15.66	£14.69	£12.77	
18 Medium housing scheme (40 units)	40	£4.72	£26.35	£24.22	£22.09	£19.96	£18.89	£17.83	£15.70	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£26.40	£24.14	£21.87	£19.61	£18.48	£17.35	£15.08	
20 Medium housing scheme (50 units)	50	£5.89	£33.17	£30.49	£27.81	£25.12	£23.78	£22.44	£19.76	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£40.84	£37.42	£33.98	£30.54	£28.82	£27.10	£23.65	
22 Medium housing scheme (75 units)	75	£8.84	£48.14	£44.25	£40.37	£36.49	£34.55	£32.61	£28.72	
23 Large flatted scheme (100 units)	100	£4.72	£44.55	£40.39	£36.23	£32.08	£30.00	£27.92	£23.76	
24 Large flatted scheme (125 units)	125	£4.72	£52.73	£47.82	£42.91	£38.00	£35.54	£33.08	£28.17	
25 Large flatted scheme (150 units)	150	£4.72	£64.80	£58.76	£52.73	£46.69	£43.67	£40.66	£34.62	
26 Large flatted scheme (200 units)	200	£7.07	£86.98	£78.84	£70.70	£62.55	£58.48	£54.41	£46.26	
27 Large flatted scheme (300 units)	300	£7.54	£109.89	£97.94	£85.99	£74.04	£68.06	£62.09	£50.14	
28 Large flatted scheme (400 units)	400	£9.43	£140.38	£125.09	£109.80	£94.51	£86.86	£79.22	£63.92	
29 Large flatted scheme (600 units)	600	£12.57	£207.19	£184.50	£161.80	£139.09	£127.74	£116.39	£93.68	
30 Large flatted scheme (1000 units)	1,000	£34.30	£389.31	£352.68	£316.05	£279.42	£261.10	£242.79	£206.15	

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)							
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.09	£1.52	£1.39	£1.25	£1.12	£1.05	£0.98	£0.85	
2 Small site 2 - 3 units (houses)	3	£0.12	£1.92	£1.75	£1.58	£1.41	£1.32	£1.24	£1.07	
3 Small site 2 - 4 units (houses)	4	£0.17	£2.91	£2.68	£2.44	£2.20	£2.09	£1.97	£1.73	
4 Small site 3 - 5 units (houses)	5	£0.21	£3.74	£3.44	£3.13	£2.83	£2.68	£2.53	£2.22	
5 Small site 4 - 5 units (flats)	5	£0.17	£2.50	£2.26	£2.03	£1.80	£1.68	£1.56	£1.33	
6 Small site 5 - 6 units (flats)	6	£0.21	£2.84	£2.57	£2.31	£2.04	£1.91	£1.78	£1.51	
7 Small site 6 - 8 units (houses)	8	£0.34	£5.63	£5.17	£4.71	£4.26	£4.03	£3.80	£3.34	
8 Small site 8 - 8 units (flats)	8	£0.28	£3.92	£3.55	£3.18	£2.82	£2.64	£2.45	£2.09	
9 Small site 9 - 9 units (houses)	9	£0.39	£6.56	£6.02	£5.49	£4.96	£4.69	£4.43	£3.89	
10 Small site 10 - 9 units (flats)	9	£0.31	£4.20	£3.80	£3.41	£3.02	£2.82	£2.63	£2.23	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£5.77	£5.29	£4.81	£4.33	£4.09	£3.8		

LB MERTON LOCAL PLAN VIABILITY

10300

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£1.69	£1.54	£1.39	£1.24	£1.16	£1.08	£0.93
2 Small site 2 - 3 units (houses)	3	£1.73	£2.13	£1.94	£1.75	£1.56	£1.46	£1.37	£1.18
3 Small site 2 - 4 units (houses)	4	£2.47	£3.21	£2.95	£2.68	£2.41	£2.28	£2.15	£1.88
4 Small site 3 - 5 units (houses)	5	£3.08	£4.13	£3.78	£3.44	£3.10	£2.93	£2.76	£2.41
5 Small site 4 - 5 units (flats)	5	£2.47	£2.80	£2.53	£2.27	£2.01	£1.88	£1.74	£1.48
6 Small site 5 - 6 units (flats)	6	£2.97	£3.18	£2.88	£2.58	£2.28	£2.13	£1.98	£1.68
7 Small site 6 - 8 units (houses)	8	£4.85	£6.21	£5.69	£5.18	£4.66	£4.40	£4.15	£3.63
8 Small site 8 - 8 units (flats)	8	£3.96	£4.39	£3.98	£3.56	£3.15	£2.94	£2.74	£2.32
9 Small site 9 - 9 units (houses)	9	£5.54	£7.23	£6.63	£6.03	£5.43	£5.13	£4.83	£4.23
10 Small site 10 - 9 units (flats)	9	£4.45	£4.70	£4.26	£3.82	£3.37	£3.15	£2.93	£2.49
11 Medium mixed housing/flatted scheme (10 units)	10	£3.96	£6.38	£5.84	£5.30	£4.76	£4.49	£4.22	£3.68
12 Medium housing scheme (10 units)	10	£6.18	£7.91	£7.26	£6.60	£5.94	£5.61	£5.29	£4.63
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£9.51	£8.69	£7.87	£7.05	£6.64	£6.24	£5.42
14 Medium housing scheme (15 units)	15	£9.27	£12.19	£11.18	£10.17	£9.16	£8.65	£8.15	£7.13
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£18.98	£17.34	£15.70	£14.07	£13.25	£12.43	£10.79
16 Medium housing scheme (30 units)	30	£17.35	£25.45	£23.99	£22.54	£21.08	£20.36	£19.63	£17.17
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£24.85	£22.68	£20.51	£18.34	£17.26	£16.18	£14.01
18 Medium housing scheme (40 units)	40	£24.72	£29.07	£26.67	£24.27	£21.86	£20.66	£19.46	£17.06
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£29.32	£26.77	£24.21	£21.66	£20.38	£19.10	£16.55
20 Medium housing scheme (50 units)	50	£30.90	£36.60	£33.57	£30.55	£27.52	£26.01	£24.50	£21.47
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£45.33	£41.45	£37.56	£33.67	£31.72	£29.78	£25.89
22 Medium housing scheme (75 units)	75	£46.35	£53.13	£48.74	£44.36	£39.98	£37.79	£35.60	£31.22
23 Large flatted scheme (100 units)	100	£24.72	£49.97	£45.27	£40.57	£35.87	£33.52	£31.17	£26.48
24 Large flatted scheme (125 units)	125	£24.72	£59.22	£53.66	£48.10	£42.54	£39.76	£36.98	£31.42
25 Large flatted scheme (150 units)	150	£24.72	£72.77	£65.94	£59.10	£52.27	£48.86	£45.44	£38.61
26 Large flatted scheme (200 units)	200	£37.08	£97.51	£88.31	£79.11	£69.92	£65.32	£60.72	£51.52
27 Large flatted scheme (300 units)	300	£39.55	£125.44	£111.93	£98.43	£84.92	£78.17	£71.42	£57.91
28 Large flatted scheme (400 units)	400	£49.44	£160.53	£143.23	£125.92	£108.61	£99.96	£91.31	£74.00
29 Large flatted scheme (600 units)	600	£65.92	£236.85	£211.20	£185.54	£159.89	£147.06	£134.24	£108.59
30 Large flatted scheme (1000 units)	1,000	£179.78	£436.80	£395.42	£354.04	£312.66	£291.97	£271.28	£229.90

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£1.69	£1.54	£1.39	£1.24	£1.16	£1.08	£0.93
2 Small site 2 - 3 units (houses)	3	£1.02	£2.13	£1.94	£1.75	£1.56	£1.46	£1.37	£1.18
3 Small site 2 - 4 units (houses)	4	£1.46	£3.21	£2.95	£2.68	£2.41	£2.28	£2.15	£1.88
4 Small site 3 - 5 units (houses)	5	£1.82	£4.13	£3.78	£3.44	£3.10	£2.93	£2.76	£2.41
5 Small site 4 - 5 units (flats)	5	£1.46	£2.80	£2.53	£2.27	£2.01	£1.88	£1.74	£1.48
6 Small site 5 - 6 units (flats)	6	£1.76	£3.18	£2.88	£2.58	£2.28	£2.13	£1.98	£1.68
7 Small site 6 - 8 units (houses)	8	£2.87	£6.21	£5.69	£5.18	£4.66	£4.40	£4.15	£3.63
8 Small site 8 - 8 units (flats)	8	£2.34	£4.39	£3.98	£3.56	£3.15	£2.94	£2.74	£2.32
9 Small site 9 - 9 units (houses)	9	£3.28	£7.23	£6.63	£6.03	£5.43	£5.13	£4.83	£4.23
10 Small site 10 - 9 units (flats)	9	£2.63	£4.70	£4.26	£3.82	£3.37	£3.15	£2.93	£2.49
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£6.38	£5.84	£5.30	£4.76	£4.49	£4.22	£3.68
12 Medium housing scheme (10 units)	10	£3.66	£7.91	£7.26	£6.60	£5.94	£5.61	£5.29	£4.63
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£9.51	£8.69	£7.87	£7.05	£6.64	£6.24	£5.42
14 Medium housing scheme (15 units)	15	£5.48	£12.19	£11.18	£10.17	£9.16	£8.65	£8.15	£7.13
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£18.98	£17.34	£15.70	£14.07	£13.25	£12.43	£10.79
16 Medium housing scheme (30 units)	30	£10.27	£15.45	£13.99	£12.54	£11.08	£10.36	£9.63	£8.17
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£24.85	£22.68	£20.51	£18.34	£17.26	£16.18	£14.01
18 Medium housing scheme (40 units)	40	£14.63	£29.07	£26.67	£24.27	£21.86	£20.66	£19.46	£17.06
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£29.32	£26.77	£24.21	£21.66	£20.38	£19.10	£16.55
20 Medium housing scheme (50 units)	50	£18.28	£36.60	£33.57	£30.55	£27.52	£26.01	£24.50	£21.47
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£45.33	£41.45	£37.56	£33.67	£31.72	£29.78	£25.89
22 Medium housing scheme (75 units)	75	£27.42	£53.13	£48.74	£44.36	£39.98	£37.79	£35.60	£31.22
23 Large flatted scheme (100 units)	100	£14.63	£49.97	£45.27	£40.57	£35.87	£33.52	£31.17	£26.48
24 Large flatted scheme (125 units)	125	£14.63	£59.22	£53.66	£48.10	£42.54	£39.76	£36.98	£31.42
25 Large flatted scheme (150 units)	150	£14.63	£72.77	£65.94	£59.10	£52.27	£48.86	£45.44	£38.61
26 Large flatted scheme (200 units)	200	£21.94	£97.51	£88.31	£79.11	£69.92	£65.32	£60.72	£51.52
27 Large flatted scheme (300 units)	300	£23.40	£125.44	£111.93	£98.43	£84.92	£78.17	£71.42	£57.91
28 Large flatted scheme (400 units)	400	£29.25	£160.53	£143.23	£125.92	£108.61	£99.96	£91.31	£74.00
29 Large flatted scheme (600 units)	600	£39.00	£236.85	£211.20	£185.54	£159.89	£147.06	£134.24	£108.59
30 Large flatted scheme (1000 units)	1,000	£106.37	£436.80	£395.42	£354.04	£312.66	£291.97	£271.28	£229.90

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£1.69	£1.54	£1.39	£1.24	£1.16	£1.08	£0.93
2 Small site 2 - 3 units (houses)	3	£0.33	£2.13	£1.94	£1.75	£1.56	£1.46	£1.37	£1.18
3 Small site 2 - 4 units (houses)	4	£0.47	£3.21	£2.95	£2.68	£2.41	£2.28	£2.15	£1.88
4 Small site 3 - 5 units (houses)	5	£0.59	£4.13	£3.78	£3.44	£3.10	£2.93	£2.76	£2.41
5 Small site 4 - 5 units (flats)	5	£0.47	£2.80	£2.53	£2.27	£2.01	£1.88	£1.74	£1.48
6 Small site 5 - 6 units (flats)	6	£0.57	£3.18	£2.88	£2.58	£2.28	£2.13	£1.98	£1.68
7 Small site 6 - 8 units (houses)	8	£0.92	£6.21	£5.69	£5.18	£4.66	£4.40	£4.15	£3.63
8 Small site 8 - 8 units (flats)	8	£0.75	£4.39	£3.98	£3.56	£3.15	£2.94	£2.74	£2.32
9 Small site 9 - 9 units (houses)	9	£1.06	£7.23	£6.63	£6.03	£5.43	£5.13	£4.83	£4.23
10 Small site 10 - 9 units (flats)	9	£0.85	£4.70	£4.26	£3.82	£3.37	£3.15	£2.93	£2.49
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£6.38	£5.84	£5.30	£4.76	£4.49	£4.22	£3.68
12 Medium housing scheme (10 units)	10	£1.18	£7.91	£7.26	£6.60	£5.94	£5.61	£5.29	£4.63
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£9.51	£8.69	£7.87	£7.05	£6.64	£6.24	£5.42
14 Medium housing scheme (15 units)	15	£1.77	£12.19	£11.18	£10.17	£9.16	£8.65	£8.15	£7.13
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£18.98	£17.34	£15.70	£14.07	£13.25	£12.43	£10.79
16 Medium housing scheme (30 units)	30	£3.31	£15.45	£13.99	£12.54	£11.08	£10.36	£9.63	£8.17
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£24.85	£22.68	£20.51	£18.34	£17.26	£16.18	£14.01
18 Medium housing scheme (40 units)	40	£4.72	£29.07	£26.67	£24.27	£21.86	£20.66	£19.46	£17.06
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£29.32	£26.77	£24.21	£21.66	£20.38	£19.10	£16.55
20 Medium housing scheme (50 units)	50	£5.89	£36.60	£33.57	£30.55	£27.52	£26.01	£24.50	£21.47
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£45.33	£41.45	£37.56	£33.67	£31.72	£29.78	£25.89
22 Medium housing scheme (75 units)	75	£8.84	£53.13	£48.74	£44.36	£39.98	£37.79	£35.60	£31.22
23 Large flatted scheme (100 units)	100	£4.72	£49.97	£45.27	£40.57	£35.87	£33.52	£31.17	£26.48
24 Large flatted scheme (125 units)	125	£4.72	£59.22	£53.66	£48.10	£42.54	£39.76	£36.98	£31.42
25 Large flatted scheme (150 units)	150	£4.72	£72.77	£65.94	£59.10	£52.27	£48.86	£45.44	£38.61
26 Large flatted scheme (200 units)	200	£7.07	£97.51	£88.31	£79.11	£69.92	£65.32	£60.72	£51.52
27 Large flatted scheme (300 units)	300	£7.54	£125.44	£111.93	£98.43	£84.92	£78.17	£71.42	£57.91
28 Large flatted scheme (400 units)	400	£9.43	£160.53	£143.23	£125.92	£108.61	£99.96	£91.31	£74.00
29 Large flatted scheme (600 units)	600	£12.57	£236.85	£211.20	£185.54	£159.89	£147.06	£134.24	£108.59
30 Large flatted scheme (1000 units)	1,000	£34.30	£436.80	£395.42	£354.04	£312.66	£291.97	£271.28	£229.90

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£1.69	£1.54	£1.39	£1.24	£1.16	£1.08	£0.93
2 Small site 2 - 3 units (houses)	3	£0.12	£2.13	£1.94	£1.75	£1.56	£1.46	£1.37	£1.18
3 Small site 2 - 4 units (houses)	4	£0.17	£3.21	£2.95	£2.68	£2.41	£2.28	£2.15	£1.88
4 Small site 3 - 5 units (houses)	5	£0.21	£4.13	£3.78	£3.44	£3.10	£2.93	£2.76	£2.41
5 Small site 4 - 5 units (flats)	5	£0.17	£2.80	£2.53	£2.27	£2.01	£1.88	£1.74	£1.48
6 Small site 5 - 6 units (flats)	6	£0.21	£3.18	£2.88	£2.58	£2.28	£2.13	£1.98	£1.68
7 Small site 6 - 8 units (houses)	8	£0.34	£6.21	£5.69	£5.18	£4.66	£4.40	£4.15	£3.63
8 Small site 8 - 8 units (flats)	8	£0.28	£4.39	£3.98	£3.56	£3.15	£2.94	£2.74	£2.32
9 Small site 9 - 9 units (houses)	9	£0.39	£7.23	£6.63	£6.03	£5.43	£5.13	£4.83	£4.23
10 Small site 10 - 9 units (flats)	9	£0.31	£4.70	£4.26	£3.82	£3.37	£3.15	£2.93	£2.49
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£6.38	£5.84	£5.30				

Appendix 8 - 70% / 30% with grant results

LB MERTON LOCAL PLAN VIABILITY

4500

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.54	£0.08	£0.07	£0.07	£0.06	£0.06	£0.06	£0.06
2 Small site 2 - 3 units (houses)	3	£0.76	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09
3 Small site 2 - 4 units (houses)	4	£1.08	£0.30	£0.29	£0.29	£0.28	£0.28	£0.28	£0.28
4 Small site 3 - 5 units (houses)	5	£1.34	£0.38	£0.38	£0.37	£0.36	£0.36	£0.36	£0.35
5 Small site 4 - 5 units (flats)	5	£1.08	-£0.01	-£0.01	-£0.00	-£0.00	£0.00	£0.00	£0.01
6 Small site 5 - 6 units (flats)	6	£1.30	-£0.01	-£0.01	-£0.00	£0.00	£0.01	£0.01	£0.01
7 Small site 6 - 8 units (houses)	8	£2.12	£0.57	£0.57	£0.56	£0.55	£0.55	£0.55	£0.54
8 Small site 8 - 8 units (flats)	8	£1.73	-£0.02	-£0.01	-£0.00	£0.00	£0.00	£0.01	£0.01
9 Small site 9 - 9 units (houses)	9	£2.42	£0.66	£0.65	£0.65	£0.64	£0.63	£0.63	£0.62
10 Small site 10 - 9 units (flats)	9	£1.94	-£0.03	-£0.02	-£0.01	-£0.00	£0.00	£0.01	£0.01
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.45	£0.45	£0.46	£0.46	£0.46	£0.47	£0.47
12 Medium housing scheme (10 units)	10	£2.70	£0.73	£0.72	£0.71	£0.70	£0.70	£0.69	£0.68
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.58	£0.58	£0.59	£0.59	£0.60	£0.60	£0.60
14 Medium housing scheme (15 units)	15	£4.05	£1.12	£1.10	£1.09	£1.08	£1.07	£1.06	£1.04
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.28	£1.29	£1.30	£1.31	£1.32	£1.32	£1.33
16 Medium housing scheme (30 units)	30	£7.58	-£0.13	-£0.10	-£0.07	-£0.03	-£0.02	£0.00	£0.03
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£1.41	£1.43	£1.45	£1.47	£1.48	£1.49	£1.51
18 Medium housing scheme (40 units)	40	£10.80	£2.53	£2.52	£2.51	£2.51	£2.51	£2.50	£2.50
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£1.87	£1.91	£1.95	£1.99	£2.01	£2.02	£2.06
20 Medium housing scheme (50 units)	50	£13.50	£3.18	£3.17	£3.16	£3.15	£3.15	£3.15	£3.14
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£3.20	£3.26	£3.33	£3.40	£3.43	£3.46	£3.52
22 Medium housing scheme (75 units)	75	£20.25	£4.45	£4.47	£4.49	£4.50	£4.51	£4.51	£4.51
23 Large flatted scheme (100 units)	100	£10.80	-£0.40	-£0.27	-£0.15	-£0.02	£0.04	£0.10	£0.22
24 Large flatted scheme (125 units)	125	£10.80	-£0.90	-£0.70	-£0.49	-£0.29	-£0.19	-£0.09	£0.12
25 Large flatted scheme (150 units)	150	£10.80	-£1.14	-£0.91	-£0.68	-£0.44	-£0.32	-£0.21	£0.03
26 Large flatted scheme (200 units)	200	£16.20	-£1.11	-£0.87	-£0.63	-£0.39	-£0.26	-£0.14	£0.10
27 Large flatted scheme (300 units)	300	£17.28	-£1.91	-£1.52	-£1.13	-£1.74	-£1.35	-£1.35	-£1.97
28 Large flatted scheme (400 units)	400	£21.60	-£2.64	-£2.00	-£1.36	-£1.73	-£1.81	-£1.89	-£1.46
29 Large flatted scheme (600 units)	600	£28.80	-£3.56	-£3.65	-£2.75	-£2.85	-£2.39	-£2.74	-£2.04
30 Large flatted scheme (1000 units)	1,000	£78.55	-£8.33	-£6.91	-£5.49	-£4.07	-£3.36	-£2.67	-£1.28

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.08	£0.07	£0.07	£0.06	£0.06	£0.06	£0.06
2 Small site 2 - 3 units (houses)	3	£1.02	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09
3 Small site 2 - 4 units (houses)	4	£1.46	£0.30	£0.29	£0.29	£0.28	£0.28	£0.28	£0.28
4 Small site 3 - 5 units (houses)	5	£1.82	£0.38	£0.38	£0.37	£0.36	£0.36	£0.36	£0.35
5 Small site 4 - 5 units (flats)	5	£1.46	-£0.01	-£0.01	-£0.00	-£0.00	£0.00	£0.00	£0.01
6 Small site 5 - 6 units (flats)	6	£1.76	-£0.01	-£0.01	-£0.00	£0.00	£0.01	£0.01	£0.01
7 Small site 6 - 8 units (houses)	8	£2.87	£0.57	£0.57	£0.56	£0.55	£0.55	£0.55	£0.54
8 Small site 8 - 8 units (flats)	8	£2.34	-£0.02	-£0.01	-£0.00	£0.00	£0.00	£0.01	£0.01
9 Small site 9 - 9 units (houses)	9	£3.28	£0.66	£0.65	£0.65	£0.64	£0.63	£0.63	£0.62
10 Small site 10 - 9 units (flats)	9	£2.63	-£0.03	-£0.02	-£0.01	-£0.00	£0.00	£0.01	£0.01
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.45	£0.45	£0.46	£0.46	£0.46	£0.47	£0.47
12 Medium housing scheme (10 units)	10	£3.66	£0.73	£0.72	£0.71	£0.70	£0.70	£0.69	£0.68
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.58	£0.58	£0.59	£0.59	£0.60	£0.60	£0.60
14 Medium housing scheme (15 units)	15	£5.48	£1.12	£1.10	£1.09	£1.08	£1.07	£1.06	£1.04
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.28	£1.29	£1.30	£1.31	£1.32	£1.32	£1.33
16 Medium housing scheme (30 units)	30	£10.27	-£0.13	-£0.10	-£0.07	-£0.03	-£0.02	£0.00	£0.03
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£1.41	£1.43	£1.45	£1.47	£1.48	£1.49	£1.51
18 Medium housing scheme (40 units)	40	£14.63	£2.53	£2.52	£2.51	£2.51	£2.51	£2.50	£2.50
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.87	£1.91	£1.95	£1.99	£2.01	£2.02	£2.06
20 Medium housing scheme (50 units)	50	£18.28	£3.18	£3.17	£3.16	£3.15	£3.15	£3.15	£3.14
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£3.20	£3.26	£3.33	£3.40	£3.43	£3.46	£3.52
22 Medium housing scheme (75 units)	75	£27.42	£4.45	£4.47	£4.49	£4.50	£4.51	£4.51	£4.51
23 Large flatted scheme (100 units)	100	£14.63	-£0.40	-£0.27	-£0.15	-£0.02	£0.04	£0.10	£0.22
24 Large flatted scheme (125 units)	125	£14.63	-£0.90	-£0.70	-£0.49	-£0.29	-£0.19	-£0.09	£0.12
25 Large flatted scheme (150 units)	150	£14.63	-£1.14	-£0.91	-£0.68	-£0.44	-£0.32	-£0.21	£0.03
26 Large flatted scheme (200 units)	200	£21.94	-£1.11	-£0.87	-£0.63	-£0.39	-£0.26	-£0.14	£0.10
27 Large flatted scheme (300 units)	300	£23.40	-£1.91	-£1.52	-£1.13	-£1.74	-£1.35	-£1.35	-£1.97
28 Large flatted scheme (400 units)	400	£29.25	-£2.64	-£2.00	-£1.36	-£1.73	-£1.81	-£1.89	-£1.46
29 Large flatted scheme (600 units)	600	£39.00	-£3.56	-£3.65	-£2.75	-£2.85	-£2.39	-£2.74	-£2.04
30 Large flatted scheme (1000 units)	1,000	£106.37	-£8.33	-£6.91	-£5.49	-£4.07	-£3.36	-£2.67	-£1.28

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.08	£0.07	£0.07	£0.06	£0.06	£0.06	£0.06
2 Small site 2 - 3 units (houses)	3	£0.33	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09
3 Small site 2 - 4 units (houses)	4	£0.47	£0.30	£0.29	£0.29	£0.28	£0.28	£0.28	£0.28
4 Small site 3 - 5 units (houses)	5	£0.59	£0.38	£0.38	£0.37	£0.36	£0.36	£0.36	£0.35
5 Small site 4 - 5 units (flats)	5	£0.47	-£0.01	-£0.01	-£0.00	-£0.00	£0.00	£0.00	£0.01
6 Small site 5 - 6 units (flats)	6	£0.57	-£0.01	-£0.01	-£0.00	£0.00	£0.01	£0.01	£0.01
7 Small site 6 - 8 units (houses)	8	£0.92	£0.57	£0.57	£0.56	£0.55	£0.55	£0.55	£0.54
8 Small site 8 - 8 units (flats)	8	£0.75	-£0.02	-£0.01	-£0.00	£0.00	£0.00	£0.01	£0.01
9 Small site 9 - 9 units (houses)	9	£1.06	£0.66	£0.65	£0.65	£0.64	£0.63	£0.63	£0.62
10 Small site 10 - 9 units (flats)	9	£0.85	-£0.03	-£0.02	-£0.01	-£0.00	£0.00	£0.01	£0.01
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.45	£0.45	£0.46	£0.46	£0.46	£0.47	£0.47
12 Medium housing scheme (10 units)	10	£1.18	£0.73	£0.72	£0.71	£0.70	£0.70	£0.69	£0.68
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£0.58	£0.58	£0.59	£0.59	£0.60	£0.60	£0.60
14 Medium housing scheme (15 units)	15	£1.77	£1.12	£1.10	£1.09	£1.08	£1.07	£1.06	£1.04
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£1.28	£1.29	£1.30	£1.31	£1.32	£1.32	£1.33
16 Medium housing scheme (30 units)	30	£3.31	-£0.13	-£0.10	-£0.07	-£0.03	-£0.02	£0.00	£0.03
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£1.41	£1.43	£1.45	£1.47	£1.48	£1.49	£1.51
18 Medium housing scheme (40 units)	40	£4.72	£2.53	£2.52	£2.51	£2.51	£2.51	£2.50	£2.50
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.87	£1.91	£1.95	£1.99	£2.01	£2.02	£2.06
20 Medium housing scheme (50 units)	50	£5.89	£3.18	£3.17	£3.16	£3.15	£3.15	£3.15	£3.14
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£3.20	£3.26	£3.33	£3.40	£3.43	£3.46	£3.52
22 Medium housing scheme (75 units)	75	£8.84	£4.45	£4.47	£4.49	£4.50	£4.51	£4.51	£4.51
23 Large flatted scheme (100 units)	100	£4.72	-£0.40	-£0.27	-£0.15	-£0.02	£0.04	£0.10	£0.22
24 Large flatted scheme (125 units)	125	£4.72	-£0.90	-£0.70	-£0.49	-£0.29	-£0.19	-£0.09	£0.12
25 Large flatted scheme (150 units)	150	£4.72	-£1.14	-£0.91	-£0.68	-£0.44	-£0.32	-£0.21	£0.03
26 Large flatted scheme (200 units)	200	£7.07	-£1.11	-£0.87	-£0.63	-£0.39	-£0.26	-£0.14	£0.10
27 Large flatted scheme (300 units)	300	£7.54	-£1.91	-£1.52	-£1.13	-£1.74	-£1.35	-£1.35	-£1.97
28 Large flatted scheme (400 units)	400	£9.43	-£2.64	-£2.00	-£1.36	-£1.73	-£1.81	-£1.89	-£1.46
29 Large flatted scheme (600 units)	600	£12.57	-£3.56	-£3.65	-£2.75	-£2.85	-£2.39	-£2.74	-£2.04
30 Large flatted scheme (1000 units)	1,000	£34.30	-£8.33	-£6.91	-£5.49	-£4.07	-£3.36	-£2.67	-£1.28

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.08	£0.07	£0.07	£0.06	£0.06	£0.06	£0.06
2 Small site 2 - 3 units (houses)	3	£0.12	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09	£0.09
3 Small site 2 - 4 units (houses)	4	£0.17	£0.30	£0.29	£0.29	£0.28	£0.28	£0.28	£0.28
4 Small site 3 - 5 units (houses)	5	£0.21	£0.38	£0.38	£0.37	£0.36	£0.36	£0.36	£0.35
5 Small site 4 - 5 units (flats)	5	£0.17	-£0.01	-£0.01	-£0.00	-£0.00	£0.00	£0.00	£0.01
6 Small site 5 - 6 units (flats)	6	£0.21	-£0.01	-£0.01	-£0.00	£0.00	£0.01	£0.01	£0.01
7 Small site 6 - 8 units (houses)	8	£0.34	£0.57	£0.57	£0.56	£0.55	£0.55	£0.55	£0.54
8 Small site 8 - 8 units (flats)	8	£0.28	-£0.02	-£0.01	-£0.00	£0.00	£0.00	£0.01	£0.01
9 Small site 9 - 9 units (houses)	9	£0.39	£0.66	£0.65	£0.65	£0.64	£0.63	£0.63	£0.62
10 Small site 10 - 9 units (flats)	9	£0.31	-£0.03	-£0.02	-£0.01	-£0.00	£0.00	£0.01	£0.01
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.45	£0.45	£0.46	£0.46	£0.46	£0.47	£0.47
12 Medium housing scheme (10 units)	10	£0.43	£0.73	£0.72	£0.71	£0.70	£0.70	£0.69	£0.68
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£0.58	£0.58	£0.59	£0.59	£0.60	£0.60	£0.60
14 Medium housing scheme (15 units)	15	£0.65	£1.12	£1.10	£1.09	£1.08	£1.07	£1.06	£1.04
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69	£1.28	£1.29	£1.30	£1.31	£1.32	£1.32	£1.33
16 Medium housing scheme (30 units)	30	£1.21	-£0.13	-£0.10	-£0.07	-£0.			

LB MERTON LOCAL PLAN VIABILITY

5200

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.17	£0.16	£0.15	£0.13	£0.12	£0.11
2 Small site 2 - 3 units (houses)	3	£0.87	£0.22	£0.20	£0.19	£0.17	£0.16	£0.14
3 Small site 2 - 4 units (houses)	4	£1.25	£0.47	£0.45	£0.43	£0.41	£0.40	£0.38
4 Small site 3 - 5 units (houses)	5	£1.55	£0.60	£0.58	£0.55	£0.52	£0.51	£0.49
5 Small site 4 - 5 units (flats)	5	£1.25	£0.17	£0.15	£0.14	£0.12	£0.11	£0.09
6 Small site 5 - 6 units (flats)	6	£1.50	£0.19	£0.17	£0.16	£0.14	£0.13	£0.11
7 Small site 6 - 8 units (houses)	8	£2.45	£0.91	£0.87	£0.83	£0.79	£0.77	£0.75
8 Small site 8 - 8 units (flats)	8	£2.00	£0.26	£0.24	£0.22	£0.19	£0.18	£0.15
9 Small site 9 - 9 units (houses)	9	£2.80	£1.06	£1.01	£0.96	£0.91	£0.89	£0.86
10 Small site 10 - 9 units (flats)	9	£2.25	£0.27	£0.25	£0.23	£0.21	£0.19	£0.18
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£0.81	£0.78	£0.75	£0.71	£0.70	£0.68
12 Medium housing scheme (10 units)	10	£3.12	£1.16	£1.11	£1.05	£1.00	£0.97	£0.95
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.12	£1.07	£1.02	£0.97	£0.95	£0.92
14 Medium housing scheme (15 units)	15	£4.68	£1.78	£1.70	£1.62	£1.54	£1.50	£1.45
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£2.36	£2.27	£2.17	£2.07	£2.02	£1.98
16 Medium housing scheme (30 units)	30	£8.76	£0.85	£0.79	£0.72	£0.66	£0.62	£0.59
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£2.86	£2.73	£2.61	£2.48	£2.42	£2.35
18 Medium housing scheme (40 units)	40	£12.48	£4.12	£3.95	£3.79	£3.62	£3.54	£3.46
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£3.58	£3.45	£3.32	£3.18	£3.12	£3.05
20 Medium housing scheme (50 units)	50	£15.60	£5.18	£4.98	£4.77	£4.56	£4.45	£4.35
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£5.83	£5.63	£5.44	£5.23	£5.13	£5.03
22 Medium housing scheme (75 units)	75	£23.40	£7.39	£7.12	£6.83	£6.55	£6.40	£6.26
23 Large flatted scheme (100 units)	100	£12.48	£2.82	£2.62	£2.42	£2.22	£2.12	£2.02
24 Large flatted scheme (125 units)	125	£21.48	£2.96	£2.77	£2.58	£2.40	£2.30	£2.21
25 Large flatted scheme (150 units)	150	£12.48	£3.60	£3.35	£3.11	£2.86	£2.74	£2.62
26 Large flatted scheme (200 units)	200	£18.72	£5.18	£4.79	£4.40	£4.01	£3.82	£3.63
27 Large flatted scheme (300 units)	300	£19.97	£5.42	£5.98	£6.54	£7.10	£7.38	£7.66
28 Large flatted scheme (400 units)	400	£24.96	£6.34	£8.93	£9.52	£10.12	£10.41	£10.71
29 Large flatted scheme (600 units)	600	£33.28	£13.10	£14.04	£14.98	£15.92	£16.39	£16.86
30 Large flatted scheme (1000 units)	1,000	£90.76	£20.98	£19.43	£17.88	£16.32	£15.54	£14.76

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.17	£0.16	£0.15	£0.13	£0.12	£0.11
2 Small site 2 - 3 units (houses)	3	£1.02	£0.22	£0.20	£0.19	£0.17	£0.16	£0.14
3 Small site 2 - 4 units (houses)	4	£1.46	£0.47	£0.45	£0.43	£0.41	£0.40	£0.38
4 Small site 3 - 5 units (houses)	5	£1.82	£0.60	£0.58	£0.55	£0.52	£0.51	£0.49
5 Small site 4 - 5 units (flats)	5	£1.46	£0.17	£0.15	£0.14	£0.12	£0.11	£0.09
6 Small site 5 - 6 units (flats)	6	£1.76	£0.19	£0.17	£0.16	£0.14	£0.13	£0.11
7 Small site 6 - 8 units (houses)	8	£2.87	£0.91	£0.87	£0.83	£0.79	£0.77	£0.75
8 Small site 8 - 8 units (flats)	8	£2.34	£0.26	£0.24	£0.22	£0.19	£0.18	£0.15
9 Small site 9 - 9 units (houses)	9	£3.28	£1.06	£1.01	£0.96	£0.91	£0.89	£0.86
10 Small site 10 - 9 units (flats)	9	£2.63	£0.27	£0.25	£0.23	£0.21	£0.19	£0.18
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.81	£0.78	£0.75	£0.71	£0.70	£0.68
12 Medium housing scheme (10 units)	10	£3.66	£1.16	£1.11	£1.05	£1.00	£0.97	£0.95
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.12	£1.07	£1.02	£0.97	£0.95	£0.92
14 Medium housing scheme (15 units)	15	£5.48	£1.78	£1.70	£1.62	£1.54	£1.50	£1.45
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£2.36	£2.27	£2.17	£2.07	£2.02	£1.98
16 Medium housing scheme (30 units)	30	£10.27	£0.85	£0.79	£0.72	£0.66	£0.62	£0.59
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.86	£2.73	£2.61	£2.48	£2.42	£2.35
18 Medium housing scheme (40 units)	40	£14.63	£4.12	£3.95	£3.79	£3.62	£3.54	£3.46
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.58	£3.45	£3.32	£3.18	£3.12	£3.05
20 Medium housing scheme (50 units)	50	£18.28	£5.18	£4.98	£4.77	£4.56	£4.45	£4.35
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.83	£5.63	£5.44	£5.23	£5.13	£5.03
22 Medium housing scheme (75 units)	75	£27.42	£7.39	£7.12	£6.83	£6.55	£6.40	£6.26
23 Large flatted scheme (100 units)	100	£14.63	£2.82	£2.62	£2.42	£2.22	£2.12	£2.02
24 Large flatted scheme (125 units)	125	£14.63	£2.96	£2.77	£2.58	£2.40	£2.30	£2.21
25 Large flatted scheme (150 units)	150	£14.63	£3.60	£3.35	£3.11	£2.86	£2.74	£2.62
26 Large flatted scheme (200 units)	200	£21.94	£5.18	£4.79	£4.40	£4.01	£3.82	£3.63
27 Large flatted scheme (300 units)	300	£23.40	£5.42	£5.98	£6.54	£7.10	£7.38	£7.66
28 Large flatted scheme (400 units)	400	£29.25	£6.34	£8.93	£9.52	£10.12	£10.41	£10.71
29 Large flatted scheme (600 units)	600	£39.00	£13.10	£14.04	£14.98	£15.92	£16.39	£16.86
30 Large flatted scheme (1000 units)	1,000	£106.37	£20.98	£19.43	£17.88	£16.32	£15.54	£14.76

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.17	£0.16	£0.15	£0.13	£0.12	£0.11
2 Small site 2 - 3 units (houses)	3	£0.33	£0.22	£0.20	£0.19	£0.17	£0.16	£0.14
3 Small site 2 - 4 units (houses)	4	£0.47	£0.47	£0.45	£0.43	£0.41	£0.40	£0.38
4 Small site 3 - 5 units (houses)	5	£0.59	£0.60	£0.58	£0.55	£0.52	£0.51	£0.49
5 Small site 4 - 5 units (flats)	5	£0.47	£0.17	£0.15	£0.14	£0.12	£0.11	£0.09
6 Small site 5 - 6 units (flats)	6	£0.57	£0.19	£0.17	£0.16	£0.14	£0.13	£0.11
7 Small site 6 - 8 units (houses)	8	£0.92	£0.91	£0.87	£0.83	£0.79	£0.77	£0.75
8 Small site 8 - 8 units (flats)	8	£0.75	£0.26	£0.24	£0.22	£0.19	£0.18	£0.15
9 Small site 9 - 9 units (houses)	9	£1.06	£1.06	£1.01	£0.96	£0.91	£0.89	£0.86
10 Small site 10 - 9 units (flats)	9	£0.85	£0.27	£0.25	£0.23	£0.21	£0.19	£0.18
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.81	£0.78	£0.75	£0.71	£0.70	£0.68
12 Medium housing scheme (10 units)	10	£1.18	£1.16	£1.11	£1.05	£1.00	£0.97	£0.95
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.12	£1.07	£1.02	£0.97	£0.95	£0.92
14 Medium housing scheme (15 units)	15	£1.77	£1.78	£1.70	£1.62	£1.54	£1.50	£1.45
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£2.36	£2.27	£2.17	£2.07	£2.02	£1.98
16 Medium housing scheme (30 units)	30	£3.31	£0.85	£0.79	£0.72	£0.66	£0.62	£0.59
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£2.86	£2.73	£2.61	£2.48	£2.42	£2.35
18 Medium housing scheme (40 units)	40	£4.72	£4.12	£3.95	£3.79	£3.62	£3.54	£3.46
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£3.58	£3.45	£3.32	£3.18	£3.12	£3.05
20 Medium housing scheme (50 units)	50	£5.89	£5.18	£4.98	£4.77	£4.56	£4.45	£4.35
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.83	£5.63	£5.44	£5.23	£5.13	£5.03
22 Medium housing scheme (75 units)	75	£8.84	£7.39	£7.12	£6.83	£6.55	£6.40	£6.26
23 Large flatted scheme (100 units)	100	£4.72	£2.82	£2.62	£2.42	£2.22	£2.12	£2.02
24 Large flatted scheme (125 units)	125	£4.72	£2.96	£2.77	£2.58	£2.40	£2.30	£2.21
25 Large flatted scheme (150 units)	150	£4.72	£3.60	£3.35	£3.11	£2.86	£2.74	£2.62
26 Large flatted scheme (200 units)	200	£7.07	£5.18	£4.79	£4.40	£4.01	£3.82	£3.63
27 Large flatted scheme (300 units)	300	£7.54	£5.42	£5.98	£6.54	£7.10	£7.38	£7.66
28 Large flatted scheme (400 units)	400	£9.43	£6.34	£8.93	£9.52	£10.12	£10.41	£10.71
29 Large flatted scheme (600 units)	600	£12.57	£13.10	£14.04	£14.98	£15.92	£16.39	£16.86
30 Large flatted scheme (1000 units)	1,000	£34.30	£20.98	£19.43	£17.88	£16.32	£15.54	£14.76

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.17	£0.16	£0.15	£0.13	£0.12	£0.11
2 Small site 2 - 3 units (houses)	3	£0.12	£0.22	£0.20	£0.19	£0.17	£0.16	£0.14
3 Small site 2 - 4 units (houses)	4	£0.17	£0.47	£0.45	£0.43	£0.41	£0.40	£0.38
4 Small site 3 - 5 units (houses)	5	£0.21	£0.60	£0.58	£0.55	£0.52	£0.51	£0.49
5 Small site 4 - 5 units (flats)	5	£0.17	£0.17	£0.15	£0.14	£0.12	£0.11	£0.09
6 Small site 5 - 6 units (flats)	6	£0.21	£0.19	£0.17	£0.16	£0.14	£0.13	£0.11
7 Small site 6 - 8 units (houses)	8	£0.34	£0.91	£0.87	£0.83	£0.79	£0.77	£0.75
8 Small site 8 - 8 units (flats)	8	£0.28	£0.26	£0.24	£0.22	£0.19	£0.18	£0.15
9 Small site 9 - 9 units (houses)	9	£0.39	£1.06	£1.01	£0.96	£0.91	£0.89	£0.86
10 Small site 10 - 9 units (flats)	9	£0.31	£0.27	£0.25	£0.23	£0.21	£0.19	£0.18
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.81	£0.78	£0.75	£0.71	£0.70	£0.68
12 Medium housing scheme (10 units)	10	£0.43	£1.16	£1.11	£1.05	£1.00	£0.97	£0.95
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.12	£1.07	£1.02	£0.97	£0.95	£0.92
14 Medium housing scheme (15 units)	15	£0.65	£1.78	£1.70	£1.62	£1.54	£1.50	£1.45
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69	£2.36	£2.27	£2.17	£2.07	£2.02	£1.98
16 Medium housing scheme (30 units)	30	£1.21	£0.85	£0.79	£0.72	£0.66	£0.62	£0.59
17 Medium mixed housing/flatted scheme (40 units)	40	£0.86	£2.86	£2.73	£2.61	£2.48	£2.42	£2.35
18 Medium housing scheme (40 units)	40	£1.73	£4.12	£3.95	£3.79	£3.62	£3.54	£3.46
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£3.58	£3.45	£3.32	£3.18	£3.12	£3.05
20 Medium housing scheme (50 units)	50	£2.16	£5.18	£4.98	£4.77	£4.56	£4.45	£4.35
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£5.83	£5.63	£5.44	£5.23	£5.13	£5.03
22 Medium housing scheme (75 units)	75	£3.24	£7.39	£7.12	£6.83	£6.55	£6.40	£6.26
23 Large flatted scheme (100 units)	100	£1.73	£2.82	£2.62	£2.42	£2.22	£2.12	£2.02
24 Large flatted scheme (125 units)	125	£1.73	£2.96	£2.77	£2.58	£2.40	£2.30	£2.21
25 Large flatted scheme (150 units)	150	£1.73	£3.60	£3.35	£3.1			

LB MERTON LOCAL PLAN VIABILITY

6000 70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL		No of units	BLV (£m)	Residual land values (£m)					
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.72	£0.29	£0.26	£0.24	£0.21	£0.20	£0.19	£0.16
2 Small site 2 - 3 units (houses)	3	£1.01	£0.36	£0.33	£0.30	£0.27	£0.26	£0.24	£0.22
3 Small site 2 - 4 units (houses)	4	£1.44	£0.67	£0.63	£0.59	£0.55	£0.52	£0.50	£0.46
4 Small site 3 - 5 units (houses)	5	£1.79	£0.86	£0.81	£0.75	£0.70	£0.67	£0.65	£0.59
5 Small site 4 - 5 units (flats)	5	£1.44	£0.37	£0.33	£0.30	£0.26	£0.25	£0.23	£0.19
6 Small site 5 - 6 units (flats)	6	£1.73	£0.42	£0.38	£0.34	£0.30	£0.28	£0.26	£0.23
7 Small site 6 - 8 units (houses)	8	£2.82	£1.29	£1.21	£1.13	£1.06	£1.02	£0.98	£0.90
8 Small site 8 - 8 units (flats)	8	£2.30	£0.57	£0.52	£0.47	£0.41	£0.39	£0.36	£0.31
9 Small site 9 - 9 units (houses)	9	£3.23	£1.51	£1.41	£1.32	£1.23	£1.18	£1.13	£1.04
10 Small site 10 - 9 units (flats)	9	£2.59	£0.61	£0.55	£0.50	£0.44	£0.42	£0.39	£0.33
11 Medium mixed housing/flatted scheme (10 units)	10	£2.30	£1.22	£1.15	£1.07	£1.00	£0.96	£0.92	£0.85
12 Medium housing scheme (10 units)	10	£3.60	£1.65	£1.55	£1.44	£1.34	£1.29	£1.24	£1.14
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£1.74	£1.63	£1.52	£1.41	£1.35	£1.29	£1.18
14 Medium housing scheme (15 units)	15	£5.40	£2.54	£2.38	£2.22	£2.07	£1.99	£1.91	£1.75
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£3.61	£3.39	£3.17	£2.94	£2.83	£2.72	£2.50
16 Medium housing scheme (30 units)	30	£10.11	£1.97	£1.80	£1.62	£1.44	£1.35	£1.26	£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£4.51	£4.22	£3.93	£3.63	£3.49	£3.34	£3.05
18 Medium housing scheme (40 units)	40	£14.40	£5.94	£5.59	£5.24	£4.90	£4.72	£4.55	£4.20
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£5.54	£5.21	£4.88	£4.55	£4.39	£4.22	£3.89
20 Medium housing scheme (50 units)	50	£18.00	£7.47	£7.04	£6.60	£6.16	£5.94	£5.72	£5.28
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£8.84	£8.33	£7.83	£7.32	£7.07	£6.82	£6.31
22 Medium housing scheme (75 units)	75	£27.00	£10.74	£10.12	£9.50	£8.88	£8.57	£8.26	£7.64
23 Large flatted scheme (100 units)	100	£14.40	£6.46	£5.89	£5.33	£4.76	£4.48	£4.20	£3.63
24 Large flatted scheme (125 units)	125	£14.40	£7.30	£6.68	£6.06	£5.44	£5.13	£4.82	£4.20
25 Large flatted scheme (150 units)	150	£14.40	£8.94	£8.16	£7.38	£6.60	£6.21	£5.82	£5.04
26 Large flatted scheme (200 units)	200	£21.60	£12.32	£11.21	£10.10	£9.00	£8.44	£7.89	£6.78
27 Large flatted scheme (300 units)	300	£23.04	£5.25	£3.65	£2.05	£0.45	-£0.36	-£1.17	-£2.80
28 Large flatted scheme (400 units)	400	£28.80	£5.53	£3.58	£1.64	-£0.31	-£1.30	-£2.29	-£4.28
29 Large flatted scheme (600 units)	600	£38.40	£7.62	£4.67	£1.71	-£1.27	-£2.77	-£4.27	-£7.27
30 Large flatted scheme (1000 units)	1,000	£104.73	£53.83	£48.99	£44.14	£39.30	£36.87	£34.44	£29.58

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£28.80	£11.46	£10.48	£9.50	£8.51	£8.02	£7.53	£6.55
0.04	£28.80	£10.28	£9.46	£8.63	£7.80	£7.39	£6.98	£6.15
0.05	£28.80	£13.38	£12.55	£11.73	£10.90	£10.49	£10.08	£9.26
0.06	£28.80	£13.81	£12.95	£12.09	£11.23	£10.80	£10.37	£9.51
0.05	£28.80	£7.32	£6.63	£5.95	£5.26	£4.92	£4.57	£3.89
0.06	£28.80	£6.92	£6.29	£5.66	£5.04	£4.72	£4.41	£3.78
0.10	£28.80	£13.18	£12.38	£11.58	£10.78	£10.38	£9.98	£9.18
0.08	£28.80	£7.17	£6.51	£5.84	£5.18	£4.84	£4.51	£3.85
0.11	£28.80	£13.44	£12.61	£11.78	£10.94	£10.53	£10.11	£9.28
0.09	£28.80	£6.76	£6.15	£5.54	£4.93	£4.62	£4.32	£3.70
0.08	£28.80	£15.27	£14.35	£13.42	£12.49	£12.02	£11.56	£10.63
0.13	£28.80	£13.18	£12.37	£11.56	£10.74	£10.34	£9.93	£9.12
0.12	£28.80	£14.53	£13.60	£12.66	£11.73	£11.26	£10.79	£9.85
0.19	£28.80	£13.54	£12.70	£11.86	£11.01	£10.59	£10.17	£9.33
0.20	£28.80	£18.05	£16.94	£15.83	£14.72	£14.17	£13.61	£12.50
0.35	£28.80	£5.63	£5.12	£4.61	£4.10	£3.85	£3.59	£3.09
0.25	£28.80	£18.04	£16.87	£15.71	£14.54	£13.96	£13.37	£12.21
0.50	£28.80	£11.87	£11.18	£10.49	£9.79	£9.44	£9.10	£8.39
0.30	£28.80	£18.46	£17.36	£16.27	£15.17	£14.62	£14.07	£12.97
0.62	£28.80	£11.96	£11.26	£10.56	£9.86	£9.50	£9.15	£8.44
0.40	£28.80	£22.09	£20.83	£19.57	£18.31	£17.68	£17.05	£15.78
0.94	£28.80	£11.45	£10.79	£10.13	£9.47	£9.14	£8.81	£8.15
0.50	£28.80	£12.91	£11.78	£10.65	£9.53	£8.96	£8.40	£7.27
0.50	£28.80	£14.61	£13.37	£12.12	£10.88	£10.26	£9.64	£8.39
0.50	£28.80	£17.88	£16.32	£14.76	£13.20	£12.42	£11.65	£10.09
0.75	£28.80	£16.43	£14.95	£13.47	£12.00	£11.26	£10.52	£9.04
0.80	£28.80	£6.57	£4.56	£2.56	£0.56	-£0.44	-£1.46	-£3.50
1.00	£28.80	£5.53	£3.58	£1.64	-£0.31	-£1.30	-£2.29	-£4.28
1.33	£28.80	£5.72	£3.50	£1.28	-£0.95	-£2.08	-£3.20	-£5.45
3.64	£28.80	£14.80	£13.47	£12.14	£10.81	£10.14	£9.47	£8.14

BLVs

Community	BLV per ha
Existing residential	£3,453,132
Garden and other open land	£28,800,000
Industrial 1st quartile rent	£500,000
Offices 1st quartile rent	£9,431,247
	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£m)	Residual land values (£m)					
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.29	£0.26	£0.24	£0.21	£0.20	£0.19	£0.16
2 Small site 2 - 3 units (houses)	3	£1.02	£0.36	£0.33	£0.30	£0.27	£0.26	£0.24	£0.22
3 Small site 2 - 4 units (houses)	4	£1.46	£0.67	£0.63	£0.59	£0.55	£0.52	£0.50	£0.46
4 Small site 3 - 5 units (houses)	5	£1.82	£0.86	£0.81	£0.75	£0.70	£0.67	£0.65	£0.59
5 Small site 4 - 5 units (flats)	5	£1.46	£0.37	£0.33	£0.30	£0.26	£0.25	£0.23	£0.19
6 Small site 5 - 6 units (flats)	6	£1.76	£0.42	£0.38	£0.34	£0.30	£0.28	£0.26	£0.23
7 Small site 6 - 8 units (houses)	8	£2.87	£1.29	£1.21	£1.13	£1.06	£1.02	£0.98	£0.90
8 Small site 8 - 8 units (flats)	8	£2.34	£0.57	£0.52	£0.47	£0.41	£0.39	£0.36	£0.31
9 Small site 9 - 9 units (houses)	9	£3.28	£1.51	£1.41	£1.32	£1.23	£1.18	£1.13	£1.04
10 Small site 10 - 9 units (flats)	9	£2.63	£0.61	£0.55	£0.50	£0.44	£0.42	£0.39	£0.33
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.22	£1.15	£1.07	£1.00	£0.96	£0.92	£0.85
12 Medium housing scheme (10 units)	10	£3.66	£1.65	£1.55	£1.44	£1.34	£1.29	£1.24	£1.14
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.74	£1.63	£1.52	£1.41	£1.35	£1.29	£1.18
14 Medium housing scheme (15 units)	15	£5.48	£2.54	£2.38	£2.22	£2.07	£1.99	£1.91	£1.75
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.61	£3.39	£3.17	£2.94	£2.83	£2.72	£2.50
16 Medium housing scheme (30 units)	30	£10.27	£1.97	£1.80	£1.62	£1.44	£1.35	£1.26	£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.51	£4.22	£3.93	£3.63	£3.49	£3.34	£3.05
18 Medium housing scheme (40 units)	40	£14.63	£5.94	£5.59	£5.24	£4.90	£4.72	£4.55	£4.20
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.54	£5.21	£4.88	£4.55	£4.39	£4.22	£3.89
20 Medium housing scheme (50 units)	50	£18.28	£7.47	£7.04	£6.60	£6.16	£5.94	£5.72	£5.28
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.84	£8.33	£7.83	£7.32	£7.07	£6.82	£6.31
22 Medium housing scheme (75 units)	75	£27.42	£10.74	£10.12	£9.50	£8.88	£8.57	£8.26	£7.64
23 Large flatted scheme (100 units)	100	£14.63	£6.46	£5.89	£5.33	£4.76	£4.48	£4.20	£3.63
24 Large flatted scheme (125 units)	125	£14.63	£7.30	£6.68	£6.06	£5.44	£5.13	£4.82	£4.20
25 Large flatted scheme (150 units)	150	£14.63	£8.94	£8.16	£7.38	£6.60	£6.21	£5.82	£5.04
26 Large flatted scheme (200 units)	200	£21.94	£12.32	£11.21	£10.10	£9.00	£8.44	£7.89	£6.78
27 Large flatted scheme (300 units)	300	£23.40	£5.25	£3.65	£2.05	£0.45	-£0.36	-£1.17	-£2.80
28 Large flatted scheme (400 units)	400	£29.25	£5.53	£3.58	£1.64	-£0.31	-£1.30	-£2.29	-£4.28
29 Large flatted scheme (600 units)	600	£39.00	£7.62	£4.67	£1.71	-£1.27	-£2.77	-£4.27	-£7.27
30 Large flatted scheme (1000 units)	1,000	£106.37	£53.83	£48.99	£44.14	£39.30	£36.87	£34.44	£29.58

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£11.46	£10.48	£9.50	£8.51	£8.02	£7.53	£6.55
0.04	£29.25	£10.28	£9.46	£8.63	£7.80	£7.39	£6.98	£6.15
0.05	£29.25	£13.38	£12.55	£11.73	£10.90	£10.49	£10.08	£9.26
0.06	£29.25	£13.81	£12.95	£12.09	£11.23	£10.80	£10.37	£9.51
0.05	£29.25	£7.32	£6.63	£5.95	£5.26	£4.92	£4.57	£3.89
0.06	£29.25	£6.92	£6.29	£5.66	£5.04	£4.72	£4.41	£3.78
0.10	£29.25	£13.18	£12.38	£11.58	£10.78	£10.38	£9.98	£9.18
0.08	£29.25	£7.17	£6.51	£5.84	£5.18	£4.84	£4.51	£3.85
0.11	£29.25	£13.44	£12.61	£11.78	£10.94	£10.53	£10.11	£9.28
0.09	£29.25	£6.76	£6.15	£5.54	£4.93	£4.62	£4.32	£3.70
0.08	£29.25	£15.27	£14.35	£13.42	£12.49	£12.02	£11.56	£10.63
0.13	£29.25	£13.18	£12.37	£11.56	£10.74	£10.34	£9.93	£9.12
0.12	£29.25	£14.53	£13.60	£12.66	£11.73	£11.26	£10.79	£9.85
0.19	£29.25	£13.54	£12.70	£11.86	£11.01	£10.59	£10.17	£9.33
0.20	£29.25	£18.05	£16.94	£15.83	£14.72	£14.17	£13.61	£12.50
0.35	£29.25	£5.63	£5.12	£4.61	£4.10	£3.85	£3.59	£3.09
0.25	£29.25	£18.04	£16.87	£15.71	£14.54	£13.96	£13.37	£12.21
0.50	£29.25</							

LB MERTON LOCAL PLAN VIABILITY

6700

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.80	£0.39	£0.35	£0.32	£0.28	£0.26	£0.25	£0.21
2 Small site 2 - 3 units (houses)	3	£1.13	£0.48	£0.44	£0.40	£0.36	£0.34	£0.32	£0.28
3 Small site 2 - 4 units (houses)	4	£1.61	£0.84	£0.78	£0.73	£0.67	£0.64	£0.61	£0.55
4 Small site 3 - 5 units (houses)	5	£2.00	£1.08	£1.01	£0.93	£0.85	£0.82	£0.78	£0.70
5 Small site 4 - 5 units (flats)	5	£1.61	£0.54	£0.49	£0.44	£0.39	£0.36	£0.33	£0.28
6 Small site 5 - 6 units (flats)	6	£1.93	£0.61	£0.56	£0.50	£0.44	£0.41	£0.38	£0.33
7 Small site 6 - 8 units (houses)	8	£3.15	£1.63	£1.52	£1.40	£1.29	£1.24	£1.18	£1.07
8 Small site 8 - 8 units (flats)	8	£2.57	£0.85	£0.77	£0.69	£0.61	£0.57	£0.53	£0.45
9 Small site 9 - 9 units (houses)	9	£3.60	£1.90	£1.76	£1.63	£1.50	£1.43	£1.37	£1.23
10 Small site 10 - 9 units (flats)	9	£2.89	£0.91	£0.82	£0.74	£0.65	£0.61	£0.57	£0.48
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.58	£1.47	£1.36	£1.25	£1.19	£1.14	£1.03
12 Medium housing scheme (10 units)	10	£4.02	£2.08	£1.93	£1.79	£1.64	£1.57	£1.50	£1.35
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.28	£2.12	£1.95	£1.79	£1.70	£1.62	£1.45
14 Medium housing scheme (15 units)	15	£6.03	£3.20	£2.97	£2.75	£2.53	£2.41	£2.30	£2.08
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£4.70	£4.37	£4.04	£3.71	£3.54	£3.38	£3.04
16 Medium housing scheme (30 units)	30	£11.29	£2.95	£2.67	£2.40	£2.12	£1.98	£1.85	£1.57
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£5.95	£5.52	£5.08	£4.65	£4.43	£4.21	£3.77
18 Medium housing scheme (40 units)	40	£16.08	£7.53	£7.02	£6.52	£6.01	£5.76	£5.50	£4.99
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£7.25	£6.75	£6.25	£5.75	£5.50	£5.25	£4.74
20 Medium housing scheme (50 units)	50	£20.10	£9.48	£8.84	£8.20	£7.56	£7.24	£6.92	£6.27
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£11.45	£10.68	£9.91	£9.15	£8.77	£8.38	£7.62
22 Medium housing scheme (75 units)	75	£30.15	£13.65	£12.74	£11.83	£10.91	£10.46	£10.00	£9.09
23 Large flatted scheme (100 units)	100	£16.08	£9.64	£8.76	£7.87	£6.99	£6.55	£6.11	£5.22
24 Large flatted scheme (125 units)	125	£16.08	£11.11	£10.11	£9.11	£8.10	£7.60	£7.10	£6.10
25 Large flatted scheme (150 units)	150	£16.08	£13.61	£12.37	£11.12	£9.87	£9.25	£8.63	£7.38
26 Large flatted scheme (200 units)	200	£24.12	£18.53	£16.80	£15.07	£13.34	£12.48	£11.61	£9.88
27 Large flatted scheme (300 units)	300	£25.73	£14.48	£11.95	£9.43	£6.91	£5.64	£4.38	£1.86
28 Large flatted scheme (400 units)	400	£32.16	£17.49	£14.34	£11.20	£8.06	£6.49	£4.92	£1.78
29 Large flatted scheme (600 units)	600	£42.88	£25.38	£20.67	£15.96	£11.25	£8.89	£6.54	£1.80
30 Large flatted scheme (1000 units)	1,000	£116.95	£82.28	£74.58	£66.87	£59.16	£55.30	£51.45	£43.74

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.39	£0.35	£0.32	£0.28	£0.26	£0.25	£0.21
2 Small site 2 - 3 units (houses)	3	£1.02	£0.48	£0.44	£0.40	£0.36	£0.34	£0.32	£0.28
3 Small site 2 - 4 units (houses)	4	£1.46	£0.84	£0.78	£0.73	£0.67	£0.64	£0.61	£0.55
4 Small site 3 - 5 units (houses)	5	£1.82	£1.08	£1.01	£0.93	£0.85	£0.82	£0.78	£0.70
5 Small site 4 - 5 units (flats)	5	£1.46	£0.54	£0.49	£0.44	£0.39	£0.36	£0.33	£0.28
6 Small site 5 - 6 units (flats)	6	£1.76	£0.61	£0.56	£0.50	£0.44	£0.41	£0.38	£0.33
7 Small site 6 - 8 units (houses)	8	£2.87	£1.63	£1.52	£1.40	£1.29	£1.24	£1.18	£1.07
8 Small site 8 - 8 units (flats)	8	£2.34	£0.85	£0.77	£0.69	£0.61	£0.57	£0.53	£0.45
9 Small site 9 - 9 units (houses)	9	£3.28	£1.90	£1.76	£1.63	£1.50	£1.43	£1.37	£1.23
10 Small site 10 - 9 units (flats)	9	£2.63	£0.91	£0.82	£0.74	£0.65	£0.61	£0.57	£0.48
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.58	£1.47	£1.36	£1.25	£1.19	£1.14	£1.03
12 Medium housing scheme (10 units)	10	£3.66	£2.08	£1.93	£1.79	£1.64	£1.57	£1.50	£1.35
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.28	£2.12	£1.95	£1.79	£1.70	£1.62	£1.45
14 Medium housing scheme (15 units)	15	£5.48	£3.20	£2.97	£2.75	£2.53	£2.41	£2.30	£2.08
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.70	£4.37	£4.04	£3.71	£3.54	£3.38	£3.04
16 Medium housing scheme (30 units)	30	£10.27	£2.95	£2.67	£2.40	£2.12	£1.98	£1.85	£1.57
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.95	£5.52	£5.08	£4.65	£4.43	£4.21	£3.77
18 Medium housing scheme (40 units)	40	£14.63	£7.53	£7.02	£6.52	£6.01	£5.76	£5.50	£4.99
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.25	£6.75	£6.25	£5.75	£5.50	£5.25	£4.74
20 Medium housing scheme (50 units)	50	£18.28	£9.48	£8.84	£8.20	£7.56	£7.24	£6.92	£6.27
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.45	£10.68	£9.91	£9.15	£8.77	£8.38	£7.62
22 Medium housing scheme (75 units)	75	£27.42	£13.65	£12.74	£11.83	£10.91	£10.46	£10.00	£9.09
23 Large flatted scheme (100 units)	100	£14.63	£9.64	£8.76	£7.87	£6.99	£6.55	£6.11	£5.22
24 Large flatted scheme (125 units)	125	£14.63	£11.11	£10.11	£9.11	£8.10	£7.60	£7.10	£6.10
25 Large flatted scheme (150 units)	150	£14.63	£13.61	£12.37	£11.12	£9.87	£9.25	£8.63	£7.38
26 Large flatted scheme (200 units)	200	£21.94	£18.53	£16.80	£15.07	£13.34	£12.48	£11.61	£9.88
27 Large flatted scheme (300 units)	300	£23.40	£14.48	£11.95	£9.43	£6.91	£5.64	£4.38	£1.86
28 Large flatted scheme (400 units)	400	£29.25	£17.49	£14.34	£11.20	£8.06	£6.49	£4.92	£1.78
29 Large flatted scheme (600 units)	600	£39.00	£25.38	£20.67	£15.96	£11.25	£8.89	£6.54	£1.80
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.28	£74.58	£66.87	£59.16	£55.30	£51.45	£43.74

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.39	£0.35	£0.32	£0.28	£0.26	£0.25	£0.21
2 Small site 2 - 3 units (houses)	3	£0.33	£0.48	£0.44	£0.40	£0.36	£0.34	£0.32	£0.28
3 Small site 2 - 4 units (houses)	4	£0.47	£0.84	£0.78	£0.73	£0.67	£0.64	£0.61	£0.55
4 Small site 3 - 5 units (houses)	5	£0.59	£1.08	£1.01	£0.93	£0.85	£0.82	£0.78	£0.70
5 Small site 4 - 5 units (flats)	5	£0.47	£0.54	£0.49	£0.44	£0.39	£0.36	£0.33	£0.28
6 Small site 5 - 6 units (flats)	6	£0.57	£0.61	£0.56	£0.50	£0.44	£0.41	£0.38	£0.33
7 Small site 6 - 8 units (houses)	8	£0.92	£1.63	£1.52	£1.40	£1.29	£1.24	£1.18	£1.07
8 Small site 8 - 8 units (flats)	8	£0.75	£0.85	£0.77	£0.69	£0.61	£0.57	£0.53	£0.45
9 Small site 9 - 9 units (houses)	9	£1.06	£1.90	£1.76	£1.63	£1.50	£1.43	£1.37	£1.23
10 Small site 10 - 9 units (flats)	9	£0.85	£0.91	£0.82	£0.74	£0.65	£0.61	£0.57	£0.48
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.58	£1.47	£1.36	£1.25	£1.19	£1.14	£1.03
12 Medium housing scheme (10 units)	10	£1.18	£2.08	£1.93	£1.79	£1.64	£1.57	£1.50	£1.35
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.28	£2.12	£1.95	£1.79	£1.70	£1.62	£1.45
14 Medium housing scheme (15 units)	15	£1.77	£3.20	£2.97	£2.75	£2.53	£2.41	£2.30	£2.08
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£4.70	£4.37	£4.04	£3.71	£3.54	£3.38	£3.04
16 Medium housing scheme (30 units)	30	£3.31	£2.95	£2.67	£2.40	£2.12	£1.98	£1.85	£1.57
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£5.95	£5.52	£5.08	£4.65	£4.43	£4.21	£3.77
18 Medium housing scheme (40 units)	40	£4.72	£7.53	£7.02	£6.52	£6.01	£5.76	£5.50	£4.99
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.25	£6.75	£6.25	£5.75	£5.50	£5.25	£4.74
20 Medium housing scheme (50 units)	50	£5.89	£9.48	£8.84	£8.20	£7.56	£7.24	£6.92	£6.27
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.45	£10.68	£9.91	£9.15	£8.77	£8.38	£7.62
22 Medium housing scheme (75 units)	75	£8.84	£13.65	£12.74	£11.83	£10.91	£10.46	£10.00	£9.09
23 Large flatted scheme (100 units)	100	£4.72	£9.64	£8.76	£7.87	£6.99	£6.55	£6.11	£5.22
24 Large flatted scheme (125 units)	125	£4.72	£11.11	£10.11	£9.11	£8.10	£7.60	£7.10	£6.10
25 Large flatted scheme (150 units)	150	£4.72	£13.61	£12.37	£11.12	£9.87	£9.25	£8.63	£7.38
26 Large flatted scheme (200 units)	200	£7.07	£18.53	£16.80	£15.07	£13.34	£12.48	£11.61	£9.88
27 Large flatted scheme (300 units)	300	£7.54	£14.48	£11.95	£9.43	£6.91	£5.64	£4.38	£1.86
28 Large flatted scheme (400 units)	400	£9.43	£17.49	£14.34	£11.20	£8.06	£6.49	£4.92	£1.78
29 Large flatted scheme (600 units)	600	£12.57	£25.38	£20.67	£15.96	£11.25	£8.89	£6.54	£1.80
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.28	£74.58	£66.87	£59.16	£55.30	£51.45	£43.74

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.39	£0.35	£0.32	£0.28	£0.26	£0.25	£0.21
2 Small site 2 - 3 units (houses)	3	£0.12	£0.48	£0.44	£0.40	£0.36	£0.34	£0.32	£0.28
3 Small site 2 - 4 units (houses)	4	£0.17	£0.84	£0.78	£0.73	£0.67	£0.64	£0.61	£0.55
4 Small site 3 - 5 units (houses)	5	£0.21	£1.08	£1.01	£0.93	£0.85	£0.82	£0.78	£0.70
5 Small site 4 - 5 units (flats)	5	£0.17	£0.54	£0.49	£0.44	£0.39	£0.36	£0.33	£0.28
6 Small site 5 - 6 units (flats)	6	£0.21	£0.61	£0.56	£0.50	£0.44	£0.41	£0.38	£0.33
7 Small site 6 - 8 units (houses)	8	£0.34	£1.63	£1.52	£1.40	£1.29	£1.24	£1.18	£1.07
8 Small site 8 - 8 units (flats)	8	£0.28	£0.85	£0.77	£0.69	£0.61	£0.57	£0.53	£0.45
9 Small site 9 - 9 units (houses)	9	£0.39	£1.90	£1.76	£1.63	£1.50	£1.43	£1.37	£1.23
10 Small site 10 - 9 units (flats)	9	£0.31	£0.91	£0.82	£0.74	£0.65	£0.61	£0.57	£0.48
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.58	£1.47	£1.36	£1.25	£1.19	£1.14	£1.03
12 Medium housing scheme (10 units)	10	£0.43	£2.08	£1.93	£1.79	£1.64	£1.57	£1.50	£1.35
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.28	£2.12	£1.95	£1.79	£1.70	£1.62	£1.45
14 Medium housing scheme (15 units)	15								

LB MERTON LOCAL PLAN VIABILITY

9600

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.47	£0.43	£0.38	£0.34	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£1.61	£0.59	£0.54	£0.49	£0.44	£0.41	£0.38	£0.33
3 Small site 2 - 4 units (houses)	4	£2.30	£0.99	£0.92	£0.85	£0.77	£0.73	£0.70	£0.62
4 Small site 3 - 5 units (houses)	5	£2.87	£1.27	£1.18	£1.08	£0.99	£0.94	£0.89	£0.80
5 Small site 4 - 5 units (flats)	5	£2.30	£0.68	£0.62	£0.55	£0.48	£0.45	£0.42	£0.35
6 Small site 5 - 6 units (flats)	6	£2.76	£0.78	£0.70	£0.63	£0.55	£0.52	£0.48	£0.41
7 Small site 6 - 8 units (houses)	8	£4.52	£1.92	£1.78	£1.63	£1.49	£1.42	£1.35	£1.21
8 Small site 8 - 8 units (flats)	8	£3.69	£1.07	£0.97	£0.86	£0.76	£0.71	£0.66	£0.56
9 Small site 9 - 9 units (houses)	9	£5.16	£2.23	£2.07	£1.90	£1.74	£1.65	£1.57	£1.40
10 Small site 10 - 9 units (flats)	9	£4.15	£1.14	£1.04	£0.93	£0.82	£0.76	£0.71	£0.60
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£1.88	£1.74	£1.60	£1.46	£1.39	£1.32	£1.18
12 Medium housing scheme (10 units)	10	£5.76	£2.44	£2.26	£2.08	£1.90	£1.81	£1.72	£1.54
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£2.74	£2.53	£2.31	£2.10	£2.00	£1.89	£1.68
14 Medium housing scheme (15 units)	15	£8.64	£3.77	£3.49	£3.21	£2.92	£2.78	£2.64	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£5.60	£5.18	£4.76	£4.34	£4.13	£3.92	£3.49
16 Medium housing scheme (30 units)	30	£16.17	£3.73	£3.37	£3.02	£2.67	£2.49	£2.31	£1.96
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£7.15	£6.59	£6.04	£5.48	£5.20	£4.93	£4.37
18 Medium housing scheme (40 units)	40	£23.04	£8.88	£8.24	£7.60	£6.96	£6.63	£6.31	£5.66
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£8.66	£8.02	£7.37	£6.73	£6.41	£6.09	£5.45
20 Medium housing scheme (50 units)	50	£28.80	£11.18	£10.37	£9.56	£8.75	£8.35	£7.94	£7.12
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£13.60	£12.62	£11.64	£10.66	£10.17	£9.68	£8.70
22 Medium housing scheme (75 units)	75	£43.20	£16.11	£14.96	£13.80	£12.64	£12.06	£11.48	£10.33
23 Large flatted scheme (100 units)	100	£23.04	£12.16	£11.02	£9.89	£8.75	£8.19	£7.62	£6.48
24 Large flatted scheme (125 units)	125	£23.04	£14.10	£12.80	£11.50	£10.20	£9.55	£8.90	£7.59
25 Large flatted scheme (150 units)	150	£23.04	£17.29	£15.68	£14.07	£12.45	£11.64	£10.84	£9.22
26 Large flatted scheme (200 units)	200	£34.56	£23.45	£21.23	£19.01	£16.79	£15.68	£14.57	£12.34
27 Large flatted scheme (300 units)	300	£36.86	£21.73	£18.49	£15.25	£12.02	£10.40	£8.77	£5.52
28 Large flatted scheme (400 units)	400	£46.08	£26.78	£22.73	£18.67	£14.61	£12.57	£10.53	£6.46
29 Large flatted scheme (600 units)	600	£61.44	£39.17	£33.08	£26.99	£20.90	£17.85	£14.81	£8.72
30 Large flatted scheme (1000 units)	1,000	£167.56	£104.12	£94.23	£84.33	£74.44	£69.50	£64.55	£54.66

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.47	£0.43	£0.38	£0.34	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£1.02	£0.59	£0.54	£0.49	£0.44	£0.41	£0.38	£0.33
3 Small site 2 - 4 units (houses)	4	£1.46	£0.99	£0.92	£0.85	£0.77	£0.73	£0.70	£0.62
4 Small site 3 - 5 units (houses)	5	£1.82	£1.27	£1.18	£1.08	£0.99	£0.94	£0.89	£0.80
5 Small site 4 - 5 units (flats)	5	£1.46	£0.68	£0.62	£0.55	£0.48	£0.45	£0.42	£0.35
6 Small site 5 - 6 units (flats)	6	£1.76	£0.78	£0.70	£0.63	£0.55	£0.52	£0.48	£0.41
7 Small site 6 - 8 units (houses)	8	£2.87	£1.92	£1.78	£1.63	£1.49	£1.42	£1.35	£1.21
8 Small site 8 - 8 units (flats)	8	£2.34	£1.07	£0.97	£0.86	£0.76	£0.71	£0.66	£0.56
9 Small site 9 - 9 units (houses)	9	£3.28	£2.23	£2.07	£1.90	£1.74	£1.65	£1.57	£1.40
10 Small site 10 - 9 units (flats)	9	£2.63	£1.14	£1.04	£0.93	£0.82	£0.76	£0.71	£0.60
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.88	£1.74	£1.60	£1.46	£1.39	£1.32	£1.18
12 Medium housing scheme (10 units)	10	£3.66	£2.44	£2.26	£2.08	£1.90	£1.81	£1.72	£1.54
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.74	£2.53	£2.31	£2.10	£2.00	£1.89	£1.68
14 Medium housing scheme (15 units)	15	£5.48	£3.77	£3.49	£3.21	£2.92	£2.78	£2.64	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.60	£5.18	£4.76	£4.34	£4.13	£3.92	£3.49
16 Medium housing scheme (30 units)	30	£10.27	£3.73	£3.37	£3.02	£2.67	£2.49	£2.31	£1.96
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.15	£6.59	£6.04	£5.48	£5.20	£4.93	£4.37
18 Medium housing scheme (40 units)	40	£14.63	£8.88	£8.24	£7.60	£6.96	£6.63	£6.31	£5.66
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.66	£8.02	£7.37	£6.73	£6.41	£6.09	£5.45
20 Medium housing scheme (50 units)	50	£18.28	£11.18	£10.37	£9.56	£8.75	£8.35	£7.94	£7.12
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.60	£12.62	£11.64	£10.66	£10.17	£9.68	£8.70
22 Medium housing scheme (75 units)	75	£27.42	£16.11	£14.96	£13.80	£12.64	£12.06	£11.48	£10.33
23 Large flatted scheme (100 units)	100	£14.63	£12.16	£11.02	£9.89	£8.75	£8.19	£7.62	£6.48
24 Large flatted scheme (125 units)	125	£14.63	£14.10	£12.80	£11.50	£10.20	£9.55	£8.90	£7.59
25 Large flatted scheme (150 units)	150	£14.63	£17.29	£15.68	£14.07	£12.45	£11.64	£10.84	£9.22
26 Large flatted scheme (200 units)	200	£21.94	£23.45	£21.23	£19.01	£16.79	£15.68	£14.57	£12.34
27 Large flatted scheme (300 units)	300	£23.40	£21.73	£18.49	£15.25	£12.02	£10.40	£8.77	£5.52
28 Large flatted scheme (400 units)	400	£29.25	£26.78	£22.73	£18.67	£14.61	£12.57	£10.53	£6.46
29 Large flatted scheme (600 units)	600	£39.00	£39.17	£33.08	£26.99	£20.90	£17.85	£14.81	£8.72
30 Large flatted scheme (1000 units)	1,000	£106.37	£104.12	£94.23	£84.33	£74.44	£69.50	£64.55	£54.66

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.47	£0.43	£0.38	£0.34	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£0.33	£0.59	£0.54	£0.49	£0.44	£0.41	£0.38	£0.33
3 Small site 2 - 4 units (houses)	4	£0.47	£0.99	£0.92	£0.85	£0.77	£0.73	£0.70	£0.62
4 Small site 3 - 5 units (houses)	5	£0.59	£1.27	£1.18	£1.08	£0.99	£0.94	£0.89	£0.80
5 Small site 4 - 5 units (flats)	5	£0.47	£0.68	£0.62	£0.55	£0.48	£0.45	£0.42	£0.35
6 Small site 5 - 6 units (flats)	6	£0.57	£0.78	£0.70	£0.63	£0.55	£0.52	£0.48	£0.41
7 Small site 6 - 8 units (houses)	8	£0.92	£1.92	£1.78	£1.63	£1.49	£1.42	£1.35	£1.21
8 Small site 8 - 8 units (flats)	8	£0.75	£1.07	£0.97	£0.86	£0.76	£0.71	£0.66	£0.56
9 Small site 9 - 9 units (houses)	9	£1.06	£2.23	£2.07	£1.90	£1.74	£1.65	£1.57	£1.40
10 Small site 10 - 9 units (flats)	9	£0.85	£1.14	£1.04	£0.93	£0.82	£0.76	£0.71	£0.60
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.88	£1.74	£1.60	£1.46	£1.39	£1.32	£1.18
12 Medium housing scheme (10 units)	10	£1.18	£2.44	£2.26	£2.08	£1.90	£1.81	£1.72	£1.54
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.74	£2.53	£2.31	£2.10	£2.00	£1.89	£1.68
14 Medium housing scheme (15 units)	15	£1.77	£3.77	£3.49	£3.21	£2.92	£2.78	£2.64	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£5.60	£5.18	£4.76	£4.34	£4.13	£3.92	£3.49
16 Medium housing scheme (30 units)	30	£3.31	£3.73	£3.37	£3.02	£2.67	£2.49	£2.31	£1.96
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£7.15	£6.59	£6.04	£5.48	£5.20	£4.93	£4.37
18 Medium housing scheme (40 units)	40	£4.72	£8.88	£8.24	£7.60	£6.96	£6.63	£6.31	£5.66
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.66	£8.02	£7.37	£6.73	£6.41	£6.09	£5.45
20 Medium housing scheme (50 units)	50	£5.89	£11.18	£10.37	£9.56	£8.75	£8.35	£7.94	£7.12
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.60	£12.62	£11.64	£10.66	£10.17	£9.68	£8.70
22 Medium housing scheme (75 units)	75	£8.84	£16.11	£14.96	£13.80	£12.64	£12.06	£11.48	£10.33
23 Large flatted scheme (100 units)	100	£4.72	£12.16	£11.02	£9.89	£8.75	£8.19	£7.62	£6.48
24 Large flatted scheme (125 units)	125	£4.72	£14.10	£12.80	£11.50	£10.20	£9.55	£8.90	£7.59
25 Large flatted scheme (150 units)	150	£4.72	£17.29	£15.68	£14.07	£12.45	£11.64	£10.84	£9.22
26 Large flatted scheme (200 units)	200	£7.07	£23.45	£21.23	£19.01	£16.79	£15.68	£14.57	£12.34
27 Large flatted scheme (300 units)	300	£7.54	£21.73	£18.49	£15.25	£12.02	£10.40	£8.77	£5.52
28 Large flatted scheme (400 units)	400	£9.43	£26.78	£22.73	£18.67	£14.61	£12.57	£10.53	£6.46
29 Large flatted scheme (600 units)	600	£12.57	£39.17	£33.08	£26.99	£20.90	£17.85	£14.81	£8.72
30 Large flatted scheme (1000 units)	1,000	£34.30	£104.12	£94.23	£84.33	£74.44	£69.50	£64.55	£54.66

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.47	£0.43	£0.38	£0.34	£0.32	£0.30	£0.26
2 Small site 2 - 3 units (houses)	3	£0.12	£0.59	£0.54	£0.49	£0.44	£0.41	£0.38	£0.33
3 Small site 2 - 4 units (houses)	4	£0.17	£0.99	£0.92	£0.85	£0.77	£0.73	£0.70	£0.62
4 Small site 3 - 5 units (houses)	5	£0.21	£1.27	£1.18	£1.08	£0.99	£0.94	£0.89	£0.80
5 Small site 4 - 5 units (flats)	5	£0.17	£0.68	£0.62	£0.55	£0.48	£0.45	£0.42	£0.35
6 Small site 5 - 6 units (flats)	6	£0.21	£0.78	£0.70	£0.63	£0.55	£0.52	£0.48	£0.41
7 Small site 6 - 8 units (houses)	8	£0.34	£1.92	£1.78	£1.63	£1.49	£1.42	£1.35	£1.21
8 Small site 8 - 8 units (flats)	8	£0.28	£1.07	£0.97	£0.86	£0.76	£0.71	£0.66	£0.56
9 Small site 9 - 9 units (houses)	9	£0.39	£2.23	£2.07	£1.90	£1.74	£1.65	£1.57	£1.40
10 Small site 10 - 9 units (flats)	9	£0.31	£1.14	£1.04	£0.93	£0.82	£0.76	£0.71	£0.60
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.88	£1.74	£1.60	£1.46	£1.39	£1.32	£1.18
12 Medium housing scheme (10 units)	10	£0.43	£2.44	£2.26	£2.08	£1.90	£1.81	£1.72	£1.54
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.74	£2.53	£2.31	£2.10	£2.		

LB MERTON LOCAL PLAN VIABILITY

9600

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£1.15	£0.57	£0.52	£0.46	£0.41	£0.38	£0.36	£0.30
2 Small site 2 - 3 units (houses)	3	£1.61	£0.72	£0.65	£0.59	£0.52	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£2.30	£1.17	£1.08	£0.98	£0.89	£0.85	£0.80	£0.71
4 Small site 3 - 5 units (houses)	5	£2.87	£1.50	£1.38	£1.26	£1.15	£1.09	£1.03	£0.91
5 Small site 4 - 5 units (flats)	5	£2.30	£0.86	£0.77	£0.69	£0.61	£0.57	£0.52	£0.44
6 Small site 5 - 6 units (flats)	6	£2.76	£0.97	£0.88	£0.79	£0.69	£0.65	£0.60	£0.51
7 Small site 6 - 8 units (houses)	8	£4.52	£2.25	£2.08	£1.90	£1.73	£1.64	£1.55	£1.38
8 Small site 8 - 8 units (flats)	8	£3.69	£1.34	£1.21	£1.08	£0.95	£0.89	£0.82	£0.69
9 Small site 9 - 9 units (houses)	9	£5.16	£2.62	£2.42	£2.21	£2.01	£1.91	£1.80	£1.60
10 Small site 10 - 9 units (flats)	9	£4.15	£1.44	£1.30	£1.16	£1.03	£0.96	£0.89	£0.75
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£2.24	£2.06	£1.89	£1.71	£1.62	£1.53	£1.36
12 Medium housing scheme (10 units)	10	£5.76	£2.87	£2.65	£2.42	£2.20	£2.09	£1.98	£1.75
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£3.28	£3.01	£2.75	£2.48	£2.35	£2.21	£1.95
14 Medium housing scheme (15 units)	15	£8.64	£4.43	£4.08	£3.73	£3.39	£3.21	£3.04	£2.69
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£6.69	£6.16	£5.63	£5.10	£4.84	£4.57	£4.04
16 Medium housing scheme (30 units)	30	£16.17	£4.70	£4.25	£3.80	£3.35	£3.12	£2.90	£2.45
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£8.59	£7.89	£7.19	£6.49	£6.14	£5.79	£5.09
18 Medium housing scheme (40 units)	40	£23.04	£10.48	£9.67	£8.87	£8.06	£7.66	£7.26	£6.45
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£10.37	£9.55	£8.74	£7.93	£7.52	£7.12	£6.30
20 Medium housing scheme (50 units)	50	£28.80	£13.19	£12.18	£11.16	£10.15	£9.64	£9.13	£8.12
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£16.21	£14.97	£13.73	£12.48	£11.86	£11.24	£10.00
22 Medium housing scheme (75 units)	75	£43.20	£19.03	£17.58	£16.13	£14.68	£13.96	£13.23	£11.78
23 Large flatted scheme (100 units)	100	£23.04	£15.33	£13.87	£12.42	£10.96	£10.24	£9.51	£8.06
24 Large flatted scheme (125 units)	125	£23.04	£17.90	£16.21	£14.53	£12.84	£12.00	£11.16	£9.48
25 Large flatted scheme (150 units)	150	£23.04	£21.95	£19.87	£17.79	£15.70	£14.66	£13.62	£11.53
26 Large flatted scheme (200 units)	200	£34.56	£29.63	£26.79	£23.94	£21.10	£19.68	£18.26	£15.41
27 Large flatted scheme (300 units)	300	£36.86	£30.84	£26.70	£22.55	£18.40	£16.32	£14.25	£10.10
28 Large flatted scheme (400 units)	400	£46.08	£38.60	£33.36	£28.12	£22.89	£20.27	£17.65	£12.41
29 Large flatted scheme (600 units)	600	£61.44	£56.72	£48.90	£41.08	£33.26	£29.35	£25.43	£17.57
30 Large flatted scheme (1000 units)	1,000	£167.56	£132.19	£119.48	£106.77	£94.06	£87.71	£81.36	£68.65

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£0.73	£0.57	£0.52	£0.46	£0.41	£0.38	£0.36	£0.30
2 Small site 2 - 3 units (houses)	3	£1.02	£0.72	£0.65	£0.59	£0.52	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£1.46	£1.17	£1.08	£0.98	£0.89	£0.85	£0.80	£0.71
4 Small site 3 - 5 units (houses)	5	£1.82	£1.50	£1.38	£1.26	£1.15	£1.09	£1.03	£0.91
5 Small site 4 - 5 units (flats)	5	£1.46	£0.86	£0.77	£0.69	£0.61	£0.57	£0.52	£0.44
6 Small site 5 - 6 units (flats)	6	£1.76	£0.97	£0.88	£0.79	£0.69	£0.65	£0.60	£0.51
7 Small site 6 - 8 units (houses)	8	£2.87	£2.25	£2.08	£1.90	£1.73	£1.64	£1.55	£1.38
8 Small site 8 - 8 units (flats)	8	£2.34	£1.34	£1.21	£1.08	£0.95	£0.89	£0.82	£0.69
9 Small site 9 - 9 units (houses)	9	£3.28	£2.62	£2.42	£2.21	£2.01	£1.91	£1.80	£1.60
10 Small site 10 - 9 units (flats)	9	£2.63	£1.44	£1.30	£1.16	£1.03	£0.96	£0.89	£0.75
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.24	£2.06	£1.89	£1.71	£1.62	£1.53	£1.36
12 Medium housing scheme (10 units)	10	£3.66	£2.87	£2.65	£2.42	£2.20	£2.09	£1.98	£1.75
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.28	£3.01	£2.75	£2.48	£2.35	£2.21	£1.95
14 Medium housing scheme (15 units)	15	£5.48	£4.43	£4.08	£3.73	£3.39	£3.21	£3.04	£2.69
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.69	£6.16	£5.63	£5.10	£4.84	£4.57	£4.04
16 Medium housing scheme (30 units)	30	£10.27	£4.70	£4.25	£3.80	£3.35	£3.12	£2.90	£2.45
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£8.59	£7.89	£7.19	£6.49	£6.14	£5.79	£5.09
18 Medium housing scheme (40 units)	40	£14.63	£10.48	£9.67	£8.87	£8.06	£7.66	£7.26	£6.45
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.37	£9.55	£8.74	£7.93	£7.52	£7.12	£6.30
20 Medium housing scheme (50 units)	50	£18.28	£13.19	£12.18	£11.16	£10.15	£9.64	£9.13	£8.12
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.21	£14.97	£13.73	£12.48	£11.86	£11.24	£10.00
22 Medium housing scheme (75 units)	75	£27.42	£19.03	£17.58	£16.13	£14.68	£13.96	£13.23	£11.78
23 Large flatted scheme (100 units)	100	£14.63	£15.33	£13.87	£12.42	£10.96	£10.24	£9.51	£8.06
24 Large flatted scheme (125 units)	125	£14.63	£17.90	£16.21	£14.53	£12.84	£12.00	£11.16	£9.48
25 Large flatted scheme (150 units)	150	£14.63	£21.95	£19.87	£17.79	£15.70	£14.66	£13.62	£11.53
26 Large flatted scheme (200 units)	200	£21.94	£29.63	£26.79	£23.94	£21.10	£19.68	£18.26	£15.41
27 Large flatted scheme (300 units)	300	£23.40	£30.84	£26.70	£22.55	£18.40	£16.32	£14.25	£10.10
28 Large flatted scheme (400 units)	400	£29.25	£38.60	£33.36	£28.12	£22.89	£20.27	£17.65	£12.41
29 Large flatted scheme (600 units)	600	£39.00	£56.72	£48.90	£41.08	£33.26	£29.35	£25.43	£17.57
30 Large flatted scheme (1000 units)	1,000	£106.37	£132.19	£119.48	£106.77	£94.06	£87.71	£81.36	£68.65

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£0.24	£0.57	£0.52	£0.46	£0.41	£0.38	£0.36	£0.30
2 Small site 2 - 3 units (houses)	3	£0.33	£0.72	£0.65	£0.59	£0.52	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£0.47	£1.17	£1.08	£0.98	£0.89	£0.85	£0.80	£0.71
4 Small site 3 - 5 units (houses)	5	£0.59	£1.50	£1.38	£1.26	£1.15	£1.09	£1.03	£0.91
5 Small site 4 - 5 units (flats)	5	£0.47	£0.86	£0.77	£0.69	£0.61	£0.57	£0.52	£0.44
6 Small site 5 - 6 units (flats)	6	£0.57	£0.97	£0.88	£0.79	£0.69	£0.65	£0.60	£0.51
7 Small site 6 - 8 units (houses)	8	£0.92	£2.25	£2.08	£1.90	£1.73	£1.64	£1.55	£1.38
8 Small site 8 - 8 units (flats)	8	£0.75	£1.34	£1.21	£1.08	£0.95	£0.89	£0.82	£0.69
9 Small site 9 - 9 units (houses)	9	£1.06	£2.62	£2.42	£2.21	£2.01	£1.91	£1.80	£1.60
10 Small site 10 - 9 units (flats)	9	£0.85	£1.44	£1.30	£1.16	£1.03	£0.96	£0.89	£0.75
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.24	£2.06	£1.89	£1.71	£1.62	£1.53	£1.36
12 Medium housing scheme (10 units)	10	£1.18	£2.87	£2.65	£2.42	£2.20	£2.09	£1.98	£1.75
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.28	£3.01	£2.75	£2.48	£2.35	£2.21	£1.95
14 Medium housing scheme (15 units)	15	£1.77	£4.43	£4.08	£3.73	£3.39	£3.21	£3.04	£2.69
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.69	£6.16	£5.63	£5.10	£4.84	£4.57	£4.04
16 Medium housing scheme (30 units)	30	£3.31	£4.70	£4.25	£3.80	£3.35	£3.12	£2.90	£2.45
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£8.59	£7.89	£7.19	£6.49	£6.14	£5.79	£5.09
18 Medium housing scheme (40 units)	40	£4.72	£10.48	£9.67	£8.87	£8.06	£7.66	£7.26	£6.45
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.37	£9.55	£8.74	£7.93	£7.52	£7.12	£6.30
20 Medium housing scheme (50 units)	50	£5.89	£13.19	£12.18	£11.16	£10.15	£9.64	£9.13	£8.12
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.21	£14.97	£13.73	£12.48	£11.86	£11.24	£10.00
22 Medium housing scheme (75 units)	75	£8.84	£19.03	£17.58	£16.13	£14.68	£13.96	£13.23	£11.78
23 Large flatted scheme (100 units)	100	£4.72	£15.33	£13.87	£12.42	£10.96	£10.24	£9.51	£8.06
24 Large flatted scheme (125 units)	125	£4.72	£17.90	£16.21	£14.53	£12.84	£12.00	£11.16	£9.48
25 Large flatted scheme (150 units)	150	£4.72	£21.95	£19.87	£17.79	£15.70	£14.66	£13.62	£11.53
26 Large flatted scheme (200 units)	200	£7.07	£29.63	£26.79	£23.94	£21.10	£19.68	£18.26	£15.41
27 Large flatted scheme (300 units)	300	£7.54	£30.84	£26.70	£22.55	£18.40	£16.32	£14.25	£10.10
28 Large flatted scheme (400 units)	400	£9.43	£38.60	£33.36	£28.12	£22.89	£20.27	£17.65	£12.41
29 Large flatted scheme (600 units)	600	£12.57	£56.72	£48.90	£41.08	£33.26	£29.35	£25.43	£17.57
30 Large flatted scheme (1000 units)	1,000	£34.30	£132.19	£119.48	£106.77	£94.06	£87.71	£81.36	£68.65

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	50% AH		
1 Small site 1 - 2 units (houses)	2	£0.09	£0.57	£0.52	£0.46	£0.41	£0.38	£0.36	£0.30
2 Small site 2 - 3 units (houses)	3	£0.12	£0.72	£0.65	£0.59	£0.52	£0.49	£0.46	£0.39
3 Small site 2 - 4 units (houses)	4	£0.17	£1.17	£1.08	£0.98	£0.89	£0.85	£0.80	£0.71
4 Small site 3 - 5 units (houses)	5	£0.21	£1.50	£1.38	£1.26	£1.15	£1.09	£1.03	£0.91
5 Small site 4 - 5 units (flats)	5	£0.17	£0.86	£0.77	£0.69	£0.61	£0.57	£0.52	£0.44
6 Small site 5 - 6 units (flats)	6	£0.21	£0.97	£0.88	£0.79	£0.69	£0.65	£0.60	£0.51
7 Small site 6 - 8 units (houses)	8	£0.34	£2.25	£2.08	£1.90	£1.73	£1.64	£1.55	£1.38
8 Small site 8 - 8 units (flats)	8	£0.28	£1.34	£1.21	£1.08	£0.95	£0.89	£0.82	£0.69
9 Small site 9 - 9 units (houses)	9	£0.39	£2.62	£2.42	£2.21	£2.01	£1.91	£1.80	£1.60
10 Small site 10 - 9 units (flats)	9	£0.31	£1.44	£1.30	£1.16	£1.03	£0.96	£0.89	£0.75
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.24	£2.06	£1.89	£1.71	£1.62	£1.53	£1.36
12 Medium housing scheme (10 units)	10	£0.43	£2.87	£2.65	£2.42	£2.20	£2.09	£1.98	£1.75
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£3.28	£3.01	£2.75	£2.48</			

LB MERTON LOCAL PLAN VIABILITY

8900

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.07	£0.67	£0.60	£0.54	£0.48	£0.45	£0.42	£0.35
2 Small site 2 - 3 units (houses)	3	£1.50	£0.84	£0.76	£0.69	£0.61	£0.57	£0.53	£0.46
3 Small site 2 - 4 units (houses)	4	£2.14	£1.34	£1.23	£1.12	£1.02	£0.96	£0.91	£0.80
4 Small site 3 - 5 units (houses)	5	£2.66	£1.72	£1.58	£1.44	£1.30	£1.23	£1.16	£1.02
5 Small site 4 - 5 units (flats)	5	£2.14	£1.03	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
6 Small site 5 - 6 units (flats)	6	£2.56	£1.17	£1.06	£0.95	£0.83	£0.78	£0.72	£0.61
7 Small site 6 - 8 units (houses)	8	£4.19	£2.59	£2.38	£2.17	£1.96	£1.86	£1.76	£1.55
8 Small site 8 - 8 units (flats)	8	£3.42	£1.62	£1.46	£1.30	£1.15	£1.07	£0.99	£0.83
9 Small site 9 - 9 units (houses)	9	£4.78	£3.02	£2.77	£2.53	£2.28	£2.16	£2.04	£1.79
10 Small site 10 - 9 units (flats)	9	£3.84	£1.74	£1.57	£1.40	£1.23	£1.15	£1.06	£0.90
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£2.59	£2.38	£2.17	£1.96	£1.85	£1.75	£1.54
12 Medium housing scheme (10 units)	10	£5.34	£3.30	£3.03	£2.77	£2.50	£2.37	£2.23	£1.97
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£3.82	£3.50	£3.18	£2.86	£2.70	£2.54	£2.22
14 Medium housing scheme (15 units)	15	£8.01	£5.09	£4.67	£4.26	£3.85	£3.64	£3.44	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£7.78	£7.14	£6.50	£5.86	£5.54	£5.22	£4.58
16 Medium housing scheme (30 units)	30	£14.99	£5.68	£5.13	£4.58	£4.03	£3.76	£3.48	£2.93
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£10.03	£9.19	£8.35	£7.50	£7.08	£6.65	£5.80
18 Medium housing scheme (40 units)	40	£21.36	£12.06	£11.10	£10.14	£9.17	£8.69	£8.21	£7.25
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£12.08	£11.09	£10.11	£9.12	£8.63	£8.13	£7.15
20 Medium housing scheme (50 units)	50	£26.70	£15.19	£13.97	£12.76	£11.54	£10.94	£10.33	£9.11
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£18.82	£17.32	£15.81	£14.31	£13.56	£12.81	£11.30
22 Medium housing scheme (75 units)	75	£40.05	£21.94	£20.20	£18.46	£16.72	£15.85	£14.98	£13.23
23 Large flatted scheme (100 units)	100	£21.36	£18.48	£16.71	£14.94	£13.17	£12.29	£11.40	£9.63
24 Large flatted scheme (125 units)	125	£21.36	£21.67	£19.61	£17.55	£15.49	£14.45	£13.42	£11.36
25 Large flatted scheme (150 units)	150	£21.36	£26.59	£24.04	£21.49	£18.95	£17.67	£16.40	£13.85
26 Large flatted scheme (200 units)	200	£32.04	£35.78	£32.32	£28.87	£25.41	£23.68	£21.95	£18.49
27 Large flatted scheme (300 units)	300	£34.18	£39.96	£34.90	£29.84	£24.78	£22.25	£19.72	£14.66
28 Large flatted scheme (400 units)	400	£42.72	£50.42	£44.00	£37.58	£31.16	£27.95	£24.74	£18.32
29 Large flatted scheme (600 units)	600	£56.96	£74.23	£64.66	£55.09	£45.51	£40.73	£35.94	£26.37
30 Large flatted scheme (1000 units)	1,000	£155.35	£160.10	£144.61	£129.11	£113.61	£105.86	£98.11	£82.61

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.67	£0.60	£0.54	£0.48	£0.45	£0.42	£0.35
2 Small site 2 - 3 units (houses)	3	£1.02	£0.84	£0.76	£0.69	£0.61	£0.57	£0.53	£0.46
3 Small site 2 - 4 units (houses)	4	£1.46	£1.34	£1.23	£1.12	£1.02	£0.96	£0.91	£0.80
4 Small site 3 - 5 units (houses)	5	£1.82	£1.72	£1.58	£1.44	£1.30	£1.23	£1.16	£1.02
5 Small site 4 - 5 units (flats)	5	£1.46	£1.03	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
6 Small site 5 - 6 units (flats)	6	£1.76	£1.17	£1.06	£0.95	£0.83	£0.78	£0.72	£0.61
7 Small site 6 - 8 units (houses)	8	£2.87	£2.59	£2.38	£2.17	£1.96	£1.86	£1.76	£1.55
8 Small site 8 - 8 units (flats)	8	£2.34	£1.62	£1.46	£1.30	£1.15	£1.07	£0.99	£0.83
9 Small site 9 - 9 units (houses)	9	£3.28	£3.02	£2.77	£2.53	£2.28	£2.16	£2.04	£1.79
10 Small site 10 - 9 units (flats)	9	£2.63	£1.74	£1.57	£1.40	£1.23	£1.15	£1.06	£0.90
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.59	£2.38	£2.17	£1.96	£1.85	£1.75	£1.54
12 Medium housing scheme (10 units)	10	£3.66	£3.30	£3.03	£2.77	£2.50	£2.37	£2.23	£1.97
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.82	£3.50	£3.18	£2.86	£2.70	£2.54	£2.22
14 Medium housing scheme (15 units)	15	£5.48	£5.09	£4.67	£4.26	£3.85	£3.64	£3.44	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.78	£7.14	£6.50	£5.86	£5.54	£5.22	£4.58
16 Medium housing scheme (30 units)	30	£10.27	£5.68	£5.13	£4.58	£4.03	£3.76	£3.48	£2.93
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.03	£9.19	£8.35	£7.50	£7.08	£6.65	£5.80
18 Medium housing scheme (40 units)	40	£14.63	£12.06	£11.10	£10.14	£9.17	£8.69	£8.21	£7.25
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£12.08	£11.09	£10.11	£9.12	£8.63	£8.13	£7.15
20 Medium housing scheme (50 units)	50	£18.28	£15.19	£13.97	£12.76	£11.54	£10.94	£10.33	£9.11
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.82	£17.32	£15.81	£14.31	£13.56	£12.81	£11.30
22 Medium housing scheme (75 units)	75	£27.42	£21.94	£20.20	£18.46	£16.72	£15.85	£14.98	£13.23
23 Large flatted scheme (100 units)	100	£14.63	£18.48	£16.71	£14.94	£13.17	£12.29	£11.40	£9.63
24 Large flatted scheme (125 units)	125	£14.63	£21.67	£19.61	£17.55	£15.49	£14.45	£13.42	£11.36
25 Large flatted scheme (150 units)	150	£14.63	£26.59	£24.04	£21.49	£18.95	£17.67	£16.40	£13.85
26 Large flatted scheme (200 units)	200	£21.94	£35.78	£32.32	£28.87	£25.41	£23.68	£21.95	£18.49
27 Large flatted scheme (300 units)	300	£23.40	£39.96	£34.90	£29.84	£24.78	£22.25	£19.72	£14.66
28 Large flatted scheme (400 units)	400	£29.25	£50.42	£44.00	£37.58	£31.16	£27.95	£24.74	£18.32
29 Large flatted scheme (600 units)	600	£39.00	£74.23	£64.66	£55.09	£45.51	£40.73	£35.94	£26.37
30 Large flatted scheme (1000 units)	1,000	£106.37	£160.10	£144.61	£129.11	£113.61	£105.86	£98.11	£82.61

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.67	£0.60	£0.54	£0.48	£0.45	£0.42	£0.35
2 Small site 2 - 3 units (houses)	3	£0.33	£0.84	£0.76	£0.69	£0.61	£0.57	£0.53	£0.46
3 Small site 2 - 4 units (houses)	4	£0.47	£1.34	£1.23	£1.12	£1.02	£0.96	£0.91	£0.80
4 Small site 3 - 5 units (houses)	5	£0.59	£1.72	£1.58	£1.44	£1.30	£1.23	£1.16	£1.02
5 Small site 4 - 5 units (flats)	5	£0.47	£1.03	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
6 Small site 5 - 6 units (flats)	6	£0.57	£1.17	£1.06	£0.95	£0.83	£0.78	£0.72	£0.61
7 Small site 6 - 8 units (houses)	8	£0.92	£2.59	£2.38	£2.17	£1.96	£1.86	£1.76	£1.55
8 Small site 8 - 8 units (flats)	8	£0.75	£1.62	£1.46	£1.30	£1.15	£1.07	£0.99	£0.83
9 Small site 9 - 9 units (houses)	9	£1.06	£3.02	£2.77	£2.53	£2.28	£2.16	£2.04	£1.79
10 Small site 10 - 9 units (flats)	9	£0.85	£1.74	£1.57	£1.40	£1.23	£1.15	£1.06	£0.90
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.59	£2.38	£2.17	£1.96	£1.85	£1.75	£1.54
12 Medium housing scheme (10 units)	10	£1.18	£3.30	£3.03	£2.77	£2.50	£2.37	£2.23	£1.97
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.82	£3.50	£3.18	£2.86	£2.70	£2.54	£2.22
14 Medium housing scheme (15 units)	15	£1.77	£5.09	£4.67	£4.26	£3.85	£3.64	£3.44	£3.02
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£7.78	£7.14	£6.50	£5.86	£5.54	£5.22	£4.58
16 Medium housing scheme (30 units)	30	£3.31	£5.68	£5.13	£4.58	£4.03	£3.76	£3.48	£2.93
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£10.03	£9.19	£8.35	£7.50	£7.08	£6.65	£5.80
18 Medium housing scheme (40 units)	40	£4.72	£12.06	£11.10	£10.14	£9.17	£8.69	£8.21	£7.25
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£12.08	£11.09	£10.11	£9.12	£8.63	£8.13	£7.15
20 Medium housing scheme (50 units)	50	£5.89	£15.19	£13.97	£12.76	£11.54	£10.94	£10.33	£9.11
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.82	£17.32	£15.81	£14.31	£13.56	£12.81	£11.30
22 Medium housing scheme (75 units)	75	£8.84	£21.94	£20.20	£18.46	£16.72	£15.85	£14.98	£13.23
23 Large flatted scheme (100 units)	100	£4.72	£18.48	£16.71	£14.94	£13.17	£12.29	£11.40	£9.63
24 Large flatted scheme (125 units)	125	£4.72	£21.67	£19.61	£17.55	£15.49	£14.45	£13.42	£11.36
25 Large flatted scheme (150 units)	150	£4.72	£26.59	£24.04	£21.49	£18.95	£17.67	£16.40	£13.85
26 Large flatted scheme (200 units)	200	£7.07	£35.78	£32.32	£28.87	£25.41	£23.68	£21.95	£18.49
27 Large flatted scheme (300 units)	300	£7.54	£39.96	£34.90	£29.84	£24.78	£22.25	£19.72	£14.66
28 Large flatted scheme (400 units)	400	£9.43	£50.42	£44.00	£37.58	£31.16	£27.95	£24.74	£18.32
29 Large flatted scheme (600 units)	600	£12.57	£74.23	£64.66	£55.09	£45.51	£40.73	£35.94	£26.37
30 Large flatted scheme (1000 units)	1,000	£34.30	£160.10	£144.61	£129.11	£113.61	£105.86	£98.11	£82.61

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.67	£0.60	£0.54	£0.48	£0.45	£0.42	£0.35
2 Small site 2 - 3 units (houses)	3	£0.12	£0.84	£0.76	£0.69	£0.61	£0.57	£0.53	£0.46
3 Small site 2 - 4 units (houses)	4	£0.17	£1.34	£1.23	£1.12	£1.02	£0.96	£0.91	£0.80
4 Small site 3 - 5 units (houses)	5	£0.21	£1.72	£1.58	£1.44	£1.30	£1.23	£1.16	£1.02
5 Small site 4 - 5 units (flats)	5	£0.17	£1.03	£0.93	£0.83	£0.73	£0.68	£0.63	£0.53
6 Small site 5 - 6 units (flats)	6	£0.21	£1.17	£1.06	£0.95	£0.83	£0.78	£0.72	£0.61
7 Small site 6 - 8 units (houses)	8	£0.34	£2.59	£2.38	£2.17	£1.96	£1.86	£1.76	£1.55
8 Small site 8 - 8 units (flats)	8	£0.28	£1.62	£1.46	£1.30	£1.15	£1.07	£0.99	£0.83
9 Small site 9 - 9 units (houses)	9	£0.39	£3.02	£2.77	£2.53	£2.28	£2.16	£2.04	£1.79
10 Small site 10 - 9 units (flats)	9	£0.31	£1.74	£1.57	£1.40	£1.23	£1.15	£1.06	£0.90
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.59	£2.38	£2.17	£1.96	£1.85	£1.75	£1.54
12 Medium housing scheme (10 units)	10	£0.43	£3.30	£3.03	£2.77	£2.50	£2.37	£2.23	£1.97

LB MERTON LOCAL PLAN VIABILITY

9600

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.77	£0.69	£0.62	£0.55	£0.51	£0.48	£0.40
2 Small site 2 - 3 units (houses)	3	£1.61	£0.97	£0.88	£0.79	£0.70	£0.65	£0.61	£0.52
3 Small site 2 - 4 units (houses)	4	£2.30	£1.51	£1.39	£1.26	£1.14	£1.07	£1.01	£0.89
4 Small site 3 - 5 units (houses)	5	£2.87	£1.94	£1.78	£1.62	£1.46	£1.38	£1.30	£1.13
5 Small site 4 - 5 units (flats)	5	£2.30	£1.21	£1.09	£0.97	£0.85	£0.79	£0.73	£0.62
6 Small site 5 - 6 units (flats)	6	£2.76	£1.37	£1.24	£1.11	£0.97	£0.91	£0.84	£0.71
7 Small site 6 - 8 units (houses)	8	£4.52	£2.92	£2.68	£2.44	£2.20	£2.08	£1.96	£1.72
8 Small site 8 - 8 units (flats)	8	£3.69	£1.90	£1.71	£1.52	£1.34	£1.25	£1.15	£0.97
9 Small site 9 - 9 units (houses)	9	£5.16	£3.41	£3.12	£2.84	£2.56	£2.41	£2.27	£1.99
10 Small site 10 - 9 units (flats)	9	£4.15	£2.03	£1.83	£1.64	£1.44	£1.34	£1.24	£1.04
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£2.95	£2.70	£2.46	£2.21	£2.09	£1.96	£1.71
12 Medium housing scheme (10 units)	10	£5.76	£3.73	£3.42	£3.11	£2.80	£2.65	£2.49	£2.18
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£4.36	£3.98	£3.61	£3.24	£3.05	£2.86	£2.49
14 Medium housing scheme (15 units)	15	£8.64	£5.75	£5.27	£4.79	£4.31	£4.07	£3.83	£3.35
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£6.87	£6.12	£5.37	£4.62	£4.25	£3.87	£3.12
16 Medium housing scheme (30 units)	30	£16.17	£6.65	£6.01	£5.36	£4.71	£4.39	£4.07	£3.42
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£11.48	£10.49	£9.50	£8.50	£8.01	£7.51	£6.52
18 Medium housing scheme (40 units)	40	£23.04	£13.65	£12.52	£11.40	£10.28	£9.72	£9.16	£8.04
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£13.79	£12.63	£11.47	£10.31	£9.73	£9.15	£8.00
20 Medium housing scheme (50 units)	50	£28.80	£17.18	£15.77	£14.35	£12.94	£12.23	£11.52	£10.11
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£21.43	£19.67	£17.90	£16.14	£15.26	£14.37	£12.60
22 Medium housing scheme (75 units)	75	£43.20	£24.85	£22.82	£20.79	£18.76	£17.74	£16.72	£14.68
23 Large flatted scheme (100 units)	100	£23.04	£21.64	£19.55	£17.47	£15.38	£14.34	£13.30	£11.21
24 Large flatted scheme (125 units)	125	£23.04	£25.44	£23.00	£20.56	£18.13	£16.91	£15.69	£13.25
25 Large flatted scheme (150 units)	150	£23.04	£31.22	£28.21	£25.20	£22.19	£20.69	£19.18	£16.17
26 Large flatted scheme (200 units)	200	£34.56	£41.93	£37.86	£33.79	£29.71	£27.68	£25.64	£21.57
27 Large flatted scheme (300 units)	300	£36.86	£49.06	£43.10	£37.13	£31.16	£28.18	£25.19	£19.22
28 Large flatted scheme (400 units)	400	£46.08	£62.23	£54.63	£47.03	£39.43	£35.63	£31.83	£24.23
29 Large flatted scheme (600 units)	600	£61.44	£91.74	£80.41	£69.09	£57.77	£52.11	£46.45	£35.12
30 Large flatted scheme (1000 units)	1,000	£167.56	£187.95	£169.66	£151.37	£133.08	£123.93	£114.79	£96.50

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.77	£0.69	£0.62	£0.55	£0.51	£0.48	£0.40
2 Small site 2 - 3 units (houses)	3	£1.02	£0.97	£0.88	£0.79	£0.70	£0.65	£0.61	£0.52
3 Small site 2 - 4 units (houses)	4	£1.46	£1.51	£1.39	£1.26	£1.14	£1.07	£1.01	£0.89
4 Small site 3 - 5 units (houses)	5	£1.82	£1.94	£1.78	£1.62	£1.46	£1.38	£1.30	£1.13
5 Small site 4 - 5 units (flats)	5	£1.46	£1.21	£1.09	£0.97	£0.85	£0.79	£0.73	£0.62
6 Small site 5 - 6 units (flats)	6	£1.76	£1.37	£1.24	£1.11	£0.97	£0.91	£0.84	£0.71
7 Small site 6 - 8 units (houses)	8	£2.87	£2.92	£2.68	£2.44	£2.20	£2.08	£1.96	£1.72
8 Small site 8 - 8 units (flats)	8	£2.34	£1.90	£1.71	£1.52	£1.34	£1.25	£1.15	£0.97
9 Small site 9 - 9 units (houses)	9	£3.28	£3.41	£3.12	£2.84	£2.56	£2.41	£2.27	£1.99
10 Small site 10 - 9 units (flats)	9	£2.63	£2.03	£1.83	£1.64	£1.44	£1.34	£1.24	£1.04
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.95	£2.70	£2.46	£2.21	£2.09	£1.96	£1.71
12 Medium housing scheme (10 units)	10	£3.66	£3.73	£3.42	£3.11	£2.80	£2.65	£2.49	£2.18
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.36	£3.98	£3.61	£3.24	£3.05	£2.86	£2.49
14 Medium housing scheme (15 units)	15	£5.48	£5.75	£5.27	£4.79	£4.31	£4.07	£3.83	£3.35
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.87	£6.12	£5.37	£4.62	£4.25	£3.87	£3.12
16 Medium housing scheme (30 units)	30	£10.27	£6.65	£6.01	£5.36	£4.71	£4.39	£4.07	£3.42
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£11.48	£10.49	£9.50	£8.50	£8.01	£7.51	£6.52
18 Medium housing scheme (40 units)	40	£14.63	£13.65	£12.52	£11.40	£10.28	£9.72	£9.16	£8.04
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£13.79	£12.63	£11.47	£10.31	£9.73	£9.15	£8.00
20 Medium housing scheme (50 units)	50	£18.28	£17.18	£15.77	£14.35	£12.94	£12.23	£11.52	£10.11
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£21.43	£19.67	£17.90	£16.14	£15.26	£14.37	£12.60
22 Medium housing scheme (75 units)	75	£27.42	£24.85	£22.82	£20.79	£18.76	£17.74	£16.72	£14.68
23 Large flatted scheme (100 units)	100	£14.63	£21.64	£19.55	£17.47	£15.38	£14.34	£13.30	£11.21
24 Large flatted scheme (125 units)	125	£14.63	£25.44	£23.00	£20.56	£18.13	£16.91	£15.69	£13.25
25 Large flatted scheme (150 units)	150	£14.63	£31.22	£28.21	£25.20	£22.19	£20.69	£19.18	£16.17
26 Large flatted scheme (200 units)	200	£21.94	£41.93	£37.86	£33.79	£29.71	£27.68	£25.64	£21.57
27 Large flatted scheme (300 units)	300	£23.40	£49.06	£43.10	£37.13	£31.16	£28.18	£25.19	£19.22
28 Large flatted scheme (400 units)	400	£29.25	£62.23	£54.63	£47.03	£39.43	£35.63	£31.83	£24.23
29 Large flatted scheme (600 units)	600	£39.00	£91.74	£80.41	£69.09	£57.77	£52.11	£46.45	£35.12
30 Large flatted scheme (1000 units)	1,000	£106.37	£187.95	£169.66	£151.37	£133.08	£123.93	£114.79	£96.50

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.77	£0.69	£0.62	£0.55	£0.51	£0.48	£0.40
2 Small site 2 - 3 units (houses)	3	£0.33	£0.97	£0.88	£0.79	£0.70	£0.65	£0.61	£0.52
3 Small site 2 - 4 units (houses)	4	£0.47	£1.51	£1.39	£1.26	£1.14	£1.07	£1.01	£0.89
4 Small site 3 - 5 units (houses)	5	£0.59	£1.94	£1.78	£1.62	£1.46	£1.38	£1.30	£1.13
5 Small site 4 - 5 units (flats)	5	£0.47	£1.21	£1.09	£0.97	£0.85	£0.79	£0.73	£0.62
6 Small site 5 - 6 units (flats)	6	£0.57	£1.37	£1.24	£1.11	£0.97	£0.91	£0.84	£0.71
7 Small site 6 - 8 units (houses)	8	£0.92	£2.92	£2.68	£2.44	£2.20	£2.08	£1.96	£1.72
8 Small site 8 - 8 units (flats)	8	£0.75	£1.90	£1.71	£1.52	£1.34	£1.25	£1.15	£0.97
9 Small site 9 - 9 units (houses)	9	£1.06	£3.41	£3.12	£2.84	£2.56	£2.41	£2.27	£1.99
10 Small site 10 - 9 units (flats)	9	£0.85	£2.03	£1.83	£1.64	£1.44	£1.34	£1.24	£1.04
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.95	£2.70	£2.46	£2.21	£2.09	£1.96	£1.71
12 Medium housing scheme (10 units)	10	£1.18	£3.73	£3.42	£3.11	£2.80	£2.65	£2.49	£2.18
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.36	£3.98	£3.61	£3.24	£3.05	£2.86	£2.49
14 Medium housing scheme (15 units)	15	£1.77	£5.75	£5.27	£4.79	£4.31	£4.07	£3.83	£3.35
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.87	£6.12	£5.37	£4.62	£4.25	£3.87	£3.12
16 Medium housing scheme (30 units)	30	£3.31	£6.65	£6.01	£5.36	£4.71	£4.39	£4.07	£3.42
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£11.48	£10.49	£9.50	£8.50	£8.01	£7.51	£6.52
18 Medium housing scheme (40 units)	40	£4.72	£13.65	£12.52	£11.40	£10.28	£9.72	£9.16	£8.04
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£13.79	£12.63	£11.47	£10.31	£9.73	£9.15	£8.00
20 Medium housing scheme (50 units)	50	£5.89	£17.18	£15.77	£14.35	£12.94	£12.23	£11.52	£10.11
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£21.43	£19.67	£17.90	£16.14	£15.26	£14.37	£12.60
22 Medium housing scheme (75 units)	75	£8.84	£24.85	£22.82	£20.79	£18.76	£17.74	£16.72	£14.68
23 Large flatted scheme (100 units)	100	£4.72	£21.64	£19.55	£17.47	£15.38	£14.34	£13.30	£11.21
24 Large flatted scheme (125 units)	125	£4.72	£25.44	£23.00	£20.56	£18.13	£16.91	£15.69	£13.25
25 Large flatted scheme (150 units)	150	£4.72	£31.22	£28.21	£25.20	£22.19	£20.69	£19.18	£16.17
26 Large flatted scheme (200 units)	200	£7.07	£41.93	£37.86	£33.79	£29.71	£27.68	£25.64	£21.57
27 Large flatted scheme (300 units)	300	£7.54	£49.06	£43.10	£37.13	£31.16	£28.18	£25.19	£19.22
28 Large flatted scheme (400 units)	400	£9.43	£62.23	£54.63	£47.03	£39.43	£35.63	£31.83	£24.23
29 Large flatted scheme (600 units)	600	£12.57	£91.74	£80.41	£69.09	£57.77	£52.11	£46.45	£35.12
30 Large flatted scheme (1000 units)	1,000	£34.30	£187.95	£169.66	£151.37	£133.08	£123.93	£114.79	£96.50

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.77	£0.69	£0.62	£0.55	£0.51	£0.48	£0.40
2 Small site 2 - 3 units (houses)	3	£0.12	£0.97	£0.88	£0.79	£0.70	£0.65	£0.61	£0.52
3 Small site 2 - 4 units (houses)	4	£0.17	£1.51	£1.39	£1.26	£1.14	£1.07	£1.01	£0.89
4 Small site 3 - 5 units (houses)	5	£0.21	£1.94	£1.78	£1.62	£1.46	£1.38	£1.30	£1.13
5 Small site 4 - 5 units (flats)	5	£0.17	£1.21	£1.09	£0.97	£0.85	£0.79	£0.73	£0.62
6 Small site 5 - 6 units (flats)	6	£0.21	£1.37	£1.24	£1.11	£0.97	£0.91	£0.84	£0.71
7 Small site 6 - 8 units (houses)	8	£0.34	£2.92	£2.68	£2.44	£2.20	£2.08	£1.96	£1.72
8 Small site 8 - 8 units (flats)	8	£0.28	£1.90	£1.71	£1.52	£1.34	£1.25	£1.15	£0.97
9 Small site 9 - 9 units (houses)	9	£0.39	£3.41	£3.12	£2.84	£2.56	£2.41	£2.27	£1.99
10 Small site 10 - 9 units (flats)	9	£0.31	£2.03	£1.83	£1.64	£1.44	£1.34	£1.24	£1.04
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.95	£2.70	£2.46	£2.21	£2.09	£1.96	£1.71
12 Medium housing scheme (10 units)	10	£0.43	£3.73	£3.42	£3.11	£2.80	£2.65	£2.49	£2.18
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£4.36	£3.98	£3.61	£3.24			

LB MERTON LOCAL PLAN VIABILITY

10300

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.45
2 Small site 2 - 3 units (houses)	3	£1.73	£1.09	£0.99	£0.89	£0.78	£0.73	£0.68	£0.58
3 Small site 2 - 4 units (houses)	4	£2.47	£1.69	£1.54	£1.40	£1.26	£1.19	£1.12	£0.97
4 Small site 3 - 5 units (houses)	5	£3.08	£2.17	£1.98	£1.80	£1.61	£1.52	£1.43	£1.25
5 Small site 4 - 5 units (flats)	5	£2.47	£1.38	£1.25	£1.11	£0.98	£0.91	£0.84	£0.70
6 Small site 5 - 6 units (flats)	6	£2.97	£1.57	£1.42	£1.27	£1.11	£1.04	£0.96	£0.81
7 Small site 6 - 8 units (houses)	8	£4.85	£3.26	£2.99	£2.71	£2.43	£2.30	£2.16	£1.88
8 Small site 8 - 8 units (flats)	8	£3.96	£2.17	£1.96	£1.74	£1.53	£1.43	£1.32	£1.11
9 Small site 9 - 9 units (houses)	9	£5.54	£3.80	£3.48	£3.15	£2.83	£2.67	£2.51	£2.19
10 Small site 10 - 9 units (flats)	9	£4.45	£2.33	£2.10	£1.87	£1.64	£1.53	£1.42	£1.19
11 Medium mixed housing/flatted scheme (10 units)	10	£3.96	£3.31	£3.02	£2.74	£2.46	£2.32	£2.18	£1.89
12 Medium housing scheme (10 units)	10	£6.18	£4.16	£3.80	£3.45	£3.10	£2.92	£2.75	£2.39
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£4.90	£4.47	£4.04	£3.61	£3.40	£3.19	£2.76
14 Medium housing scheme (15 units)	15	£9.27	£6.41	£5.86	£5.32	£4.77	£4.50	£4.23	£3.68
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£9.95	£9.10	£8.24	£7.38	£6.95	£6.52	£5.66
16 Medium housing scheme (30 units)	30	£17.35	£7.63	£6.88	£6.14	£5.40	£5.02	£4.65	£3.91
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£12.91	£11.78	£10.64	£9.51	£8.94	£8.37	£7.24
18 Medium housing scheme (40 units)	40	£24.72	£15.23	£13.95	£12.67	£11.39	£10.75	£10.11	£8.83
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£15.48	£14.16	£12.83	£11.50	£10.84	£10.17	£8.85
20 Medium housing scheme (50 units)	50	£30.90	£19.17	£17.56	£15.95	£14.33	£13.53	£12.72	£11.11
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£24.04	£22.01	£19.99	£17.96	£16.95	£15.93	£13.90
22 Medium housing scheme (75 units)	75	£46.35	£27.77	£25.44	£23.12	£20.79	£19.63	£18.46	£16.13
23 Large flatted scheme (100 units)	100	£24.72	£24.79	£22.39	£19.99	£17.59	£16.39	£15.19	£12.79
24 Large flatted scheme (125 units)	125	£24.72	£29.21	£26.40	£23.58	£20.77	£19.36	£17.95	£15.14
25 Large flatted scheme (150 units)	150	£24.72	£35.86	£32.39	£28.91	£25.44	£23.70	£21.96	£18.49
26 Large flatted scheme (200 units)	200	£37.08	£48.09	£43.40	£38.71	£34.02	£31.68	£29.33	£24.64
27 Large flatted scheme (300 units)	300	£39.55	£58.09	£51.23	£44.37	£37.51	£34.08	£30.64	£23.78
28 Large flatted scheme (400 units)	400	£49.44	£73.94	£65.18	£56.43	£47.67	£43.29	£38.91	£30.14
29 Large flatted scheme (600 units)	600	£65.92	£109.11	£96.08	£83.04	£70.01	£63.49	£56.95	£43.88
30 Large flatted scheme (1000 units)	1,000	£179.78	£215.69	£194.63	£173.56	£152.50	£141.97	£131.43	£110.37

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.45
2 Small site 2 - 3 units (houses)	3	£1.02	£1.09	£0.99	£0.89	£0.78	£0.73	£0.68	£0.58
3 Small site 2 - 4 units (houses)	4	£1.46	£1.69	£1.54	£1.40	£1.26	£1.19	£1.12	£0.97
4 Small site 3 - 5 units (houses)	5	£1.82	£2.17	£1.98	£1.80	£1.61	£1.52	£1.43	£1.25
5 Small site 4 - 5 units (flats)	5	£1.46	£1.38	£1.25	£1.11	£0.98	£0.91	£0.84	£0.70
6 Small site 5 - 6 units (flats)	6	£1.76	£1.57	£1.42	£1.27	£1.11	£1.04	£0.96	£0.81
7 Small site 6 - 8 units (houses)	8	£2.87	£3.26	£2.99	£2.71	£2.43	£2.30	£2.16	£1.88
8 Small site 8 - 8 units (flats)	8	£2.34	£2.17	£1.96	£1.74	£1.53	£1.43	£1.32	£1.11
9 Small site 9 - 9 units (houses)	9	£3.28	£3.80	£3.48	£3.15	£2.83	£2.67	£2.51	£2.19
10 Small site 10 - 9 units (flats)	9	£2.63	£2.33	£2.10	£1.87	£1.64	£1.53	£1.42	£1.19
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.31	£3.02	£2.74	£2.46	£2.32	£2.18	£1.89
12 Medium housing scheme (10 units)	10	£3.66	£4.16	£3.80	£3.45	£3.10	£2.92	£2.75	£2.39
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.90	£4.47	£4.04	£3.61	£3.40	£3.19	£2.76
14 Medium housing scheme (15 units)	15	£5.48	£6.41	£5.86	£5.32	£4.77	£4.50	£4.23	£3.68
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.95	£9.10	£8.24	£7.38	£6.95	£6.52	£5.66
16 Medium housing scheme (30 units)	30	£10.27	£7.63	£6.88	£6.14	£5.40	£5.02	£4.65	£3.91
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.91	£11.78	£10.64	£9.51	£8.94	£8.37	£7.24
18 Medium housing scheme (40 units)	40	£14.63	£15.23	£13.95	£12.67	£11.39	£10.75	£10.11	£8.83
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£15.48	£14.16	£12.83	£11.50	£10.84	£10.17	£8.85
20 Medium housing scheme (50 units)	50	£18.28	£19.17	£17.56	£15.95	£14.33	£13.53	£12.72	£11.11
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£24.04	£22.01	£19.99	£17.96	£16.95	£15.93	£13.90
22 Medium housing scheme (75 units)	75	£27.42	£27.77	£25.44	£23.12	£20.79	£19.63	£18.46	£16.13
23 Large flatted scheme (100 units)	100	£14.63	£24.79	£22.39	£19.99	£17.59	£16.39	£15.19	£12.79
24 Large flatted scheme (125 units)	125	£14.63	£29.21	£26.40	£23.58	£20.77	£19.36	£17.95	£15.14
25 Large flatted scheme (150 units)	150	£14.63	£35.86	£32.39	£28.91	£25.44	£23.70	£21.96	£18.49
26 Large flatted scheme (200 units)	200	£21.94	£48.09	£43.40	£38.71	£34.02	£31.68	£29.33	£24.64
27 Large flatted scheme (300 units)	300	£23.40	£58.09	£51.23	£44.37	£37.51	£34.08	£30.64	£23.78
28 Large flatted scheme (400 units)	400	£29.25	£73.94	£65.18	£56.43	£47.67	£43.29	£38.91	£30.14
29 Large flatted scheme (600 units)	600	£39.00	£109.11	£96.08	£83.04	£70.01	£63.49	£56.95	£43.88
30 Large flatted scheme (1000 units)	1,000	£106.37	£215.69	£194.63	£173.56	£152.50	£141.97	£131.43	£110.37

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.45
2 Small site 2 - 3 units (houses)	3	£0.33	£1.09	£0.99	£0.89	£0.78	£0.73	£0.68	£0.58
3 Small site 2 - 4 units (houses)	4	£0.47	£1.69	£1.54	£1.40	£1.26	£1.19	£1.12	£0.97
4 Small site 3 - 5 units (houses)	5	£0.59	£2.17	£1.98	£1.80	£1.61	£1.52	£1.43	£1.25
5 Small site 4 - 5 units (flats)	5	£0.47	£1.38	£1.25	£1.11	£0.98	£0.91	£0.84	£0.70
6 Small site 5 - 6 units (flats)	6	£0.57	£1.57	£1.42	£1.27	£1.11	£1.04	£0.96	£0.81
7 Small site 6 - 8 units (houses)	8	£0.92	£3.26	£2.99	£2.71	£2.43	£2.30	£2.16	£1.88
8 Small site 8 - 8 units (flats)	8	£0.75	£2.17	£1.96	£1.74	£1.53	£1.43	£1.32	£1.11
9 Small site 9 - 9 units (houses)	9	£1.06	£3.80	£3.48	£3.15	£2.83	£2.67	£2.51	£2.19
10 Small site 10 - 9 units (flats)	9	£0.85	£2.33	£2.10	£1.87	£1.64	£1.53	£1.42	£1.19
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.31	£3.02	£2.74	£2.46	£2.32	£2.18	£1.89
12 Medium housing scheme (10 units)	10	£1.18	£4.16	£3.80	£3.45	£3.10	£2.92	£2.75	£2.39
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.90	£4.47	£4.04	£3.61	£3.40	£3.19	£2.76
14 Medium housing scheme (15 units)	15	£1.77	£6.41	£5.86	£5.32	£4.77	£4.50	£4.23	£3.68
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£9.95	£9.10	£8.24	£7.38	£6.95	£6.52	£5.66
16 Medium housing scheme (30 units)	30	£3.31	£7.63	£6.88	£6.14	£5.40	£5.02	£4.65	£3.91
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£12.91	£11.78	£10.64	£9.51	£8.94	£8.37	£7.24
18 Medium housing scheme (40 units)	40	£4.72	£15.23	£13.95	£12.67	£11.39	£10.75	£10.11	£8.83
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£15.48	£14.16	£12.83	£11.50	£10.84	£10.17	£8.85
20 Medium housing scheme (50 units)	50	£5.89	£19.17	£17.56	£15.95	£14.33	£13.53	£12.72	£11.11
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£24.04	£22.01	£19.99	£17.96	£16.95	£15.93	£13.90
22 Medium housing scheme (75 units)	75	£8.84	£27.77	£25.44	£23.12	£20.79	£19.63	£18.46	£16.13
23 Large flatted scheme (100 units)	100	£4.72	£24.79	£22.39	£19.99	£17.59	£16.39	£15.19	£12.79
24 Large flatted scheme (125 units)	125	£4.72	£29.21	£26.40	£23.58	£20.77	£19.36	£17.95	£15.14
25 Large flatted scheme (150 units)	150	£4.72	£35.86	£32.39	£28.91	£25.44	£23.70	£21.96	£18.49
26 Large flatted scheme (200 units)	200	£7.07	£48.09	£43.40	£38.71	£34.02	£31.68	£29.33	£24.64
27 Large flatted scheme (300 units)	300	£7.54	£58.09	£51.23	£44.37	£37.51	£34.08	£30.64	£23.78
28 Large flatted scheme (400 units)	400	£9.43	£73.94	£65.18	£56.43	£47.67	£43.29	£38.91	£30.14
29 Large flatted scheme (600 units)	600	£12.57	£109.11	£96.08	£83.04	£70.01	£63.49	£56.95	£43.88
30 Large flatted scheme (1000 units)	1,000	£34.30	£215.69	£194.63	£173.56	£152.50	£141.97	£131.43	£110.37

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.45
2 Small site 2 - 3 units (houses)	3	£0.12	£1.09	£0.99	£0.89	£0.78	£0.73	£0.68	£0.58
3 Small site 2 - 4 units (houses)	4	£0.17	£1.69	£1.54	£1.40	£1.26	£1.19	£1.12	£0.97
4 Small site 3 - 5 units (houses)	5	£0.21	£2.17	£1.98	£1.80	£1.61	£1.52	£1.43	£1.25
5 Small site 4 - 5 units (flats)	5	£0.17	£1.38	£1.25	£1.11	£0.98	£0.91	£0.84	£0.70
6 Small site 5 - 6 units (flats)	6	£0.21	£1.57	£1.42	£1.27	£1.11	£1.04	£0.96	£0.81
7 Small site 6 - 8 units (houses)	8	£0.34	£3.26	£2.99	£2.71	£2.43	£2.30	£2.16	£1.88
8 Small site 8 - 8 units (flats)	8	£0.28	£2.17	£1.96	£1.74	£1.53	£1.43	£1.32	£1.11
9 Small site 9 - 9 units (houses)	9	£0.39	£3.80	£3.48	£3.15	£2.83	£2.67	£2.51	£2.19
10 Small site 10 - 9 units (flats)	9	£0.31	£2.33	£2.10	£1.87	£1.64	£1.53	£1.42	£1.19
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.31	£3.02	£2.74	£2.46	£2.32	£2.18	£1.89
12 Medium housing scheme (10 units)	10	£0.43	£4.16	£3.80	£3.45				

Appendix 9 - 50% / 50% appraisal results

LB MERTON LOCAL PLAN VIABILITY

4500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.54	£0.08	£0.07	£0.06	£0.06	£0.05	£0.05	£0.04
2 Small site 2 - 3 units (houses)	3	£0.76	£0.09	£0.09	£0.08	£0.07	£0.07	£0.06	£0.05
3 Small site 2 - 4 units (houses)	4	£1.08	£0.30	£0.29	£0.27	£0.26	£0.26	£0.25	£0.24
4 Small site 3 - 5 units (houses)	5	£1.34	£0.38	£0.37	£0.35	£0.34	£0.33	£0.32	£0.31
5 Small site 4 - 5 units (flats)	5	£1.08	-£0.01	-£0.02	-£0.03	-£0.03	-£0.04	-£0.04	-£0.05
6 Small site 5 - 6 units (flats)	6	£1.30	-£0.01	-£0.02	-£0.03	-£0.04	-£0.04	-£0.05	-£0.06
7 Small site 6 - 8 units (houses)	8	£2.12	£0.57	£0.55	£0.53	£0.51	£0.50	£0.49	£0.47
8 Small site 8 - 8 units (flats)	8	£1.73	-£0.02	-£0.03	-£0.04	-£0.05	-£0.06	-£0.06	-£0.08
9 Small site 9 - 9 units (houses)	9	£2.42	£0.66	£0.64	£0.62	£0.59	£0.58	£0.57	£0.54
10 Small site 10 - 9 units (flats)	9	£1.94	-£0.03	-£0.04	-£0.05	-£0.07	-£0.07	-£0.08	-£0.09
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.45	£0.43	£0.42	£0.40	£0.39	£0.38	£0.36
12 Medium housing scheme (10 units)	10	£2.70	£0.73	£0.70	£0.67	£0.65	£0.64	£0.62	£0.59
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.58	£0.55	£0.52	£0.50	£0.49	£0.47	£0.45
14 Medium housing scheme (15 units)	15	£4.05	£1.12	£1.08	£1.04	£1.00	£0.98	£0.96	£0.92
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.28	£1.23	£1.18	£1.13	£1.11	£1.08	£1.03
16 Medium housing scheme (30 units)	30	£7.58	-£0.13	-£0.17	-£0.20	-£0.24	-£0.26	-£0.28	-£0.31
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£1.41	£1.35	£1.29	£1.23	£1.20	£1.17	£1.10
18 Medium housing scheme (40 units)	40	£10.80	£2.53	£2.45	£2.37	£2.29	£2.26	£2.22	£2.14
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£1.87	£1.81	£1.74	£1.67	£1.64	£1.61	£1.54
20 Medium housing scheme (50 units)	50	£13.50	£3.18	£3.08	£2.99	£2.89	£2.84	£2.79	£2.70
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£3.20	£3.12	£3.04	£2.96	£2.91	£2.87	£2.79
22 Medium housing scheme (75 units)	75	£20.25	£4.45	£4.34	£4.22	£4.11	£4.05	£3.99	£3.87
23 Large flatted scheme (100 units)	100	£10.80	-£0.40	-£0.50	-£0.60	-£0.70	-£0.75	-£0.81	-£0.91
24 Large flatted scheme (125 units)	125	£10.80	-£0.90	-£0.99	-£1.07	-£1.16	-£1.20	-£1.25	-£1.34
25 Large flatted scheme (150 units)	150	£10.80	-£1.14	-£1.25	-£1.36	-£1.46	-£1.52	-£1.57	-£1.68
26 Large flatted scheme (200 units)	200	£16.20	-£1.11	-£1.32	-£1.54	-£1.75	-£1.86	-£1.96	-£2.17
27 Large flatted scheme (300 units)	300	£17.28	-£1.49	-£1.52	-£1.53	-£1.54	-£1.60	-£1.66	-£1.67
28 Large flatted scheme (400 units)	400	£21.60	-£2.64	-£2.92	-£3.20	-£3.48	-£3.62	-£3.76	-£3.90
29 Large flatted scheme (600 units)	600	£28.80	-£3.56	-£3.99	-£4.43	-£4.86	-£5.08	-£5.30	-£5.52
30 Large flatted scheme (1000 units)	1,000	£78.55	-£8.33	-£9.05	-£9.77	-£10.49	-£10.85	-£11.21	-£11.92

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.08	£0.07	£0.06	£0.06	£0.05	£0.05	£0.04
2 Small site 2 - 3 units (houses)	3	£1.02	£0.09	£0.09	£0.08	£0.07	£0.07	£0.06	£0.05
3 Small site 2 - 4 units (houses)	4	£1.46	£0.30	£0.29	£0.27	£0.26	£0.26	£0.25	£0.24
4 Small site 3 - 5 units (houses)	5	£1.82	£0.38	£0.37	£0.35	£0.34	£0.33	£0.32	£0.31
5 Small site 4 - 5 units (flats)	5	£1.46	-£0.01	-£0.02	-£0.03	-£0.03	-£0.04	-£0.04	-£0.05
6 Small site 5 - 6 units (flats)	6	£1.76	-£0.01	-£0.02	-£0.03	-£0.04	-£0.04	-£0.05	-£0.06
7 Small site 6 - 8 units (houses)	8	£2.87	£0.57	£0.55	£0.53	£0.51	£0.50	£0.49	£0.47
8 Small site 8 - 8 units (flats)	8	£2.34	-£0.02	-£0.03	-£0.04	-£0.05	-£0.06	-£0.06	-£0.08
9 Small site 9 - 9 units (houses)	9	£3.28	£0.66	£0.64	£0.62	£0.59	£0.58	£0.57	£0.54
10 Small site 10 - 9 units (flats)	9	£2.63	-£0.03	-£0.04	-£0.05	-£0.07	-£0.07	-£0.08	-£0.09
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.45	£0.43	£0.42	£0.40	£0.39	£0.38	£0.36
12 Medium housing scheme (10 units)	10	£3.66	£0.73	£0.70	£0.67	£0.65	£0.64	£0.62	£0.59
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.58	£0.55	£0.52	£0.50	£0.49	£0.47	£0.45
14 Medium housing scheme (15 units)	15	£5.48	£1.12	£1.08	£1.04	£1.00	£0.98	£0.96	£0.92
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.28	£1.23	£1.18	£1.13	£1.11	£1.08	£1.03
16 Medium housing scheme (30 units)	30	£10.27	-£0.13	-£0.17	-£0.20	-£0.24	-£0.26	-£0.28	-£0.31
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£1.41	£1.35	£1.29	£1.23	£1.20	£1.17	£1.10
18 Medium housing scheme (40 units)	40	£14.63	£2.53	£2.45	£2.37	£2.29	£2.26	£2.22	£2.14
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.87	£1.81	£1.74	£1.67	£1.64	£1.61	£1.54
20 Medium housing scheme (50 units)	50	£18.28	£3.18	£3.08	£2.99	£2.89	£2.84	£2.79	£2.70
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£3.20	£3.12	£3.04	£2.96	£2.91	£2.87	£2.79
22 Medium housing scheme (75 units)	75	£27.42	£4.45	£4.34	£4.22	£4.11	£4.05	£3.99	£3.87
23 Large flatted scheme (100 units)	100	£14.63	-£0.40	-£0.50	-£0.60	-£0.70	-£0.75	-£0.81	-£0.91
24 Large flatted scheme (125 units)	125	£14.63	-£0.90	-£0.99	-£1.07	-£1.16	-£1.20	-£1.25	-£1.34
25 Large flatted scheme (150 units)	150	£14.63	-£1.14	-£1.25	-£1.36	-£1.46	-£1.52	-£1.57	-£1.68
26 Large flatted scheme (200 units)	200	£21.94	-£1.11	-£1.32	-£1.54	-£1.75	-£1.86	-£1.96	-£2.17
27 Large flatted scheme (300 units)	300	£23.40	-£1.49	-£1.52	-£1.53	-£1.54	-£1.60	-£1.66	-£1.67
28 Large flatted scheme (400 units)	400	£29.25	-£2.64	-£2.92	-£3.20	-£3.48	-£3.62	-£3.76	-£3.90
29 Large flatted scheme (600 units)	600	£39.00	-£3.56	-£3.99	-£4.43	-£4.86	-£5.08	-£5.30	-£5.52
30 Large flatted scheme (1000 units)	1,000	£106.37	-£8.33	-£9.05	-£9.77	-£10.49	-£10.85	-£11.21	-£11.92

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.08	£0.07	£0.06	£0.06	£0.05	£0.05	£0.04
2 Small site 2 - 3 units (houses)	3	£0.33	£0.09	£0.09	£0.08	£0.07	£0.07	£0.06	£0.05
3 Small site 2 - 4 units (houses)	4	£0.47	£0.30	£0.29	£0.27	£0.26	£0.26	£0.25	£0.24
4 Small site 3 - 5 units (houses)	5	£0.59	£0.38	£0.37	£0.35	£0.34	£0.33	£0.32	£0.31
5 Small site 4 - 5 units (flats)	5	£0.47	-£0.01	-£0.02	-£0.03	-£0.03	-£0.04	-£0.04	-£0.05
6 Small site 5 - 6 units (flats)	6	£0.57	-£0.01	-£0.02	-£0.03	-£0.04	-£0.04	-£0.05	-£0.06
7 Small site 6 - 8 units (houses)	8	£0.92	£0.57	£0.55	£0.53	£0.51	£0.50	£0.49	£0.47
8 Small site 8 - 8 units (flats)	8	£0.75	-£0.02	-£0.03	-£0.04	-£0.05	-£0.06	-£0.06	-£0.08
9 Small site 9 - 9 units (houses)	9	£1.06	£0.66	£0.64	£0.62	£0.59	£0.58	£0.57	£0.54
10 Small site 10 - 9 units (flats)	9	£0.85	-£0.03	-£0.04	-£0.05	-£0.07	-£0.07	-£0.08	-£0.09
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.45	£0.43	£0.42	£0.40	£0.39	£0.38	£0.36
12 Medium housing scheme (10 units)	10	£1.18	£0.73	£0.70	£0.67	£0.65	£0.64	£0.62	£0.59
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£0.58	£0.55	£0.52	£0.50	£0.49	£0.47	£0.45
14 Medium housing scheme (15 units)	15	£1.77	£1.12	£1.08	£1.04	£1.00	£0.98	£0.96	£0.92
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£1.28	£1.23	£1.18	£1.13	£1.11	£1.08	£1.03
16 Medium housing scheme (30 units)	30	£3.31	-£0.13	-£0.17	-£0.20	-£0.24	-£0.26	-£0.28	-£0.31
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£1.41	£1.35	£1.29	£1.23	£1.20	£1.17	£1.10
18 Medium housing scheme (40 units)	40	£4.72	£2.53	£2.45	£2.37	£2.29	£2.26	£2.22	£2.14
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.87	£1.81	£1.74	£1.67	£1.64	£1.61	£1.54
20 Medium housing scheme (50 units)	50	£5.89	£3.18	£3.08	£2.99	£2.89	£2.84	£2.79	£2.70
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£3.20	£3.12	£3.04	£2.96	£2.91	£2.87	£2.79
22 Medium housing scheme (75 units)	75	£8.84	£4.45	£4.34	£4.22	£4.11	£4.05	£3.99	£3.87
23 Large flatted scheme (100 units)	100	£4.72	-£0.40	-£0.50	-£0.60	-£0.70	-£0.75	-£0.81	-£0.91
24 Large flatted scheme (125 units)	125	£4.72	-£0.90	-£0.99	-£1.07	-£1.16	-£1.20	-£1.25	-£1.34
25 Large flatted scheme (150 units)	150	£4.72	-£1.14	-£1.25	-£1.36	-£1.46	-£1.52	-£1.57	-£1.68
26 Large flatted scheme (200 units)	200	£7.07	-£1.11	-£1.32	-£1.54	-£1.75	-£1.86	-£1.96	-£2.17
27 Large flatted scheme (300 units)	300	£7.54	-£1.49	-£1.52	-£1.53	-£1.54	-£1.60	-£1.66	-£1.67
28 Large flatted scheme (400 units)	400	£9.43	-£2.64	-£2.92	-£3.20	-£3.48	-£3.62	-£3.76	-£3.90
29 Large flatted scheme (600 units)	600	£12.57	-£3.56	-£3.99	-£4.43	-£4.86	-£5.08	-£5.30	-£5.52
30 Large flatted scheme (1000 units)	1,000	£34.30	-£8.33	-£9.05	-£9.77	-£10.49	-£10.85	-£11.21	-£11.92

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.08	£0.07	£0.06	£0.06	£0.05	£0.05	£0.04
2 Small site 2 - 3 units (houses)	3	£0.12	£0.09	£0.09	£0.08	£0.07	£0.07	£0.06	£0.05
3 Small site 2 - 4 units (houses)	4	£0.17	£0.30	£0.29	£0.27	£0.26	£0.26	£0.25	£0.24
4 Small site 3 - 5 units (houses)	5	£0.21	£0.38	£0.37	£0.35	£0.34	£0.33	£0.32	£0.31
5 Small site 4 - 5 units (flats)	5	£0.17	-£0.01	-£0.02	-£0.03	-£0.03	-£0.04	-£0.04	-£0.05
6 Small site 5 - 6 units (flats)	6	£0.21	-£0.01	-£0.02	-£0.03	-£0.04	-£0.04	-£0.05	-£0.06
7 Small site 6 - 8 units (houses)	8	£0.34	£0.57	£0.55	£0.53	£0.51	£0.50	£0.49	£0.47
8 Small site 8 - 8 units (flats)	8	£0.28	-£0.02	-£0.03	-£0.04	-£0.05	-£0.06	-£0.06	-£0.08
9 Small site 9 - 9 units (houses)	9	£0.39	£0.66	£0.64	£0.62	£0.59	£0.58	£0.57	£0.54
10 Small site 10 - 9 units (flats)	9	£0.31	-£0.03	-£0.04	-£0.05	-£0.07	-£0.07	-£0.08	-£0.09
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.45	£0.43	£0.42	£0.40	£0.39	£0.38	£0.36
12 Medium housing scheme (10 units)	10	£0.43	£0.73	£0.70	£0.67	£0.65	£0.64	£0.62	£0.59
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£0.58	£0.55	£0.52	£0.50	£0.49	£0.47	£0.45
14 Medium housing scheme (15 units)	15	£0.65	£1.12	£1.08	£1.04	£1.00	£0.98	£0.96	£0.92
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69							

LB MERTON LOCAL PLAN VIABILITY

5200

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.17	£0.16	£0.14	£0.13	£0.12	£0.11	£0.09
2 Small site 2 - 3 units (houses)	3	£0.87	£0.22	£0.20	£0.18	£0.16	£0.15	£0.14	£0.12
3 Small site 2 - 4 units (houses)	4	£1.25	£0.47	£0.44	£0.41	£0.39	£0.37	£0.36	£0.33
4 Small site 3 - 5 units (houses)	5	£1.55	£0.60	£0.57	£0.53	£0.50	£0.48	£0.46	£0.42
5 Small site 4 - 5 units (flats)	5	£1.25	£0.17	£0.14	£0.12	£0.09	£0.08	£0.06	£0.04
6 Small site 5 - 6 units (flats)	6	£1.50	£0.19	£0.16	£0.13	£0.10	£0.09	£0.07	£0.04
7 Small site 6 - 8 units (houses)	8	£2.45	£0.91	£0.85	£0.80	£0.74	£0.72	£0.69	£0.63
8 Small site 8 - 8 units (flats)	8	£2.00	£0.26	£0.22	£0.18	£0.14	£0.12	£0.10	£0.06
9 Small site 9 - 9 units (houses)	9	£2.80	£1.06	£0.99	£0.93	£0.87	£0.84	£0.80	£0.74
10 Small site 10 - 9 units (flats)	9	£2.25	£0.27	£0.23	£0.19	£0.14	£0.12	£0.10	£0.06
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£0.81	£0.76	£0.70	£0.65	£0.62	£0.60	£0.54
12 Medium housing scheme (10 units)	10	£3.12	£1.16	£1.09	£1.02	£0.95	£0.91	£0.88	£0.81
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.12	£1.04	£0.96	£0.88	£0.84	£0.80	£0.72
14 Medium housing scheme (15 units)	15	£4.68	£1.78	£1.68	£1.57	£1.46	£1.41	£1.36	£1.25
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£2.36	£2.21	£2.05	£1.89	£1.81	£1.73	£1.58
16 Medium housing scheme (30 units)	30	£8.76	£0.85	£0.72	£0.59	£0.45	£0.39	£0.32	£0.19
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£2.86	£2.65	£2.45	£2.24	£2.13	£2.03	£1.82
18 Medium housing scheme (40 units)	40	£12.48	£4.12	£3.88	£3.65	£3.41	£3.29	£3.17	£2.94
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£3.58	£3.35	£3.11	£2.87	£2.75	£2.63	£2.39
20 Medium housing scheme (50 units)	50	£15.60	£5.18	£4.89	£4.59	£4.29	£4.14	£4.00	£3.70
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£5.83	£5.49	£5.14	£4.80	£4.62	£4.45	£4.10
22 Medium housing scheme (75 units)	75	£23.40	£7.39	£6.98	£6.57	£6.16	£5.95	£5.74	£5.33
23 Large flatted scheme (100 units)	100	£12.48	£2.82	£2.40	£1.98	£1.56	£1.34	£1.13	£0.71
24 Large flatted scheme (125 units)	125	£2.96	£2.96	£2.49	£2.02	£1.55	£1.31	£1.08	£0.61
25 Large flatted scheme (150 units)	150	£12.48	£3.60	£3.02	£2.44	£1.87	£1.58	£1.29	£0.71
26 Large flatted scheme (200 units)	200	£18.72	£5.18	£4.35	£3.51	£2.68	£2.26	£1.84	£1.00
27 Large flatted scheme (300 units)	300	£19.97	£5.42	£4.68	£3.94	£3.20	£2.83	£2.46	£1.72
28 Large flatted scheme (400 units)	400	£24.96	£6.34	£5.85	£5.36	£4.87	£4.38	£3.89	£3.40
29 Large flatted scheme (600 units)	600	£33.28	£13.10	£15.38	£17.66	£19.94	£21.08	£22.22	£24.51
30 Large flatted scheme (1000 units)	1,000	£90.76	£20.98	£17.36	£13.74	£10.12	£8.31	£6.50	£2.88

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.17	£0.16	£0.14	£0.13	£0.12	£0.11	£0.09
2 Small site 2 - 3 units (houses)	3	£1.02	£0.22	£0.20	£0.18	£0.16	£0.15	£0.14	£0.12
3 Small site 2 - 4 units (houses)	4	£1.46	£0.47	£0.44	£0.41	£0.39	£0.37	£0.36	£0.33
4 Small site 3 - 5 units (houses)	5	£1.82	£0.60	£0.57	£0.53	£0.50	£0.48	£0.46	£0.42
5 Small site 4 - 5 units (flats)	5	£1.46	£0.17	£0.14	£0.12	£0.09	£0.08	£0.06	£0.04
6 Small site 5 - 6 units (flats)	6	£1.76	£0.19	£0.16	£0.13	£0.10	£0.09	£0.07	£0.04
7 Small site 6 - 8 units (houses)	8	£2.87	£0.91	£0.85	£0.80	£0.74	£0.72	£0.69	£0.63
8 Small site 8 - 8 units (flats)	8	£2.34	£0.26	£0.22	£0.18	£0.14	£0.12	£0.10	£0.06
9 Small site 9 - 9 units (houses)	9	£3.28	£1.06	£0.99	£0.93	£0.87	£0.84	£0.80	£0.74
10 Small site 10 - 9 units (flats)	9	£2.63	£0.27	£0.23	£0.19	£0.14	£0.12	£0.10	£0.06
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.81	£0.76	£0.70	£0.65	£0.62	£0.60	£0.54
12 Medium housing scheme (10 units)	10	£3.66	£1.16	£1.09	£1.02	£0.95	£0.91	£0.88	£0.81
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.12	£1.04	£0.96	£0.88	£0.84	£0.80	£0.72
14 Medium housing scheme (15 units)	15	£5.48	£1.78	£1.68	£1.57	£1.46	£1.41	£1.36	£1.25
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£2.36	£2.21	£2.05	£1.89	£1.81	£1.73	£1.58
16 Medium housing scheme (30 units)	30	£10.27	£0.85	£0.72	£0.59	£0.45	£0.39	£0.32	£0.19
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.86	£2.65	£2.45	£2.24	£2.13	£2.03	£1.82
18 Medium housing scheme (40 units)	40	£14.63	£4.12	£3.88	£3.65	£3.41	£3.29	£3.17	£2.94
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.58	£3.35	£3.11	£2.87	£2.75	£2.63	£2.39
20 Medium housing scheme (50 units)	50	£18.28	£5.18	£4.89	£4.59	£4.29	£4.14	£4.00	£3.70
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.83	£5.49	£5.14	£4.80	£4.62	£4.45	£4.10
22 Medium housing scheme (75 units)	75	£27.42	£7.39	£6.98	£6.57	£6.16	£5.95	£5.74	£5.33
23 Large flatted scheme (100 units)	100	£14.63	£2.82	£2.40	£1.98	£1.56	£1.34	£1.13	£0.71
24 Large flatted scheme (125 units)	125	£14.63	£2.96	£2.49	£2.02	£1.55	£1.31	£1.08	£0.61
25 Large flatted scheme (150 units)	150	£14.63	£3.60	£3.02	£2.44	£1.87	£1.58	£1.29	£0.71
26 Large flatted scheme (200 units)	200	£21.94	£5.18	£4.35	£3.51	£2.68	£2.26	£1.84	£1.00
27 Large flatted scheme (300 units)	300	£23.40	£5.42	£4.68	£3.94	£3.20	£2.83	£2.46	£1.72
28 Large flatted scheme (400 units)	400	£29.25	£6.34	£5.85	£5.36	£4.87	£4.38	£3.89	£3.40
29 Large flatted scheme (600 units)	600	£39.00	£13.10	£15.38	£17.66	£19.94	£21.08	£22.22	£24.51
30 Large flatted scheme (1000 units)	1,000	£106.37	£20.98	£17.36	£13.74	£10.12	£8.31	£6.50	£2.88

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.17	£0.16	£0.14	£0.13	£0.12	£0.11	£0.09
2 Small site 2 - 3 units (houses)	3	£0.33	£0.22	£0.20	£0.18	£0.16	£0.15	£0.14	£0.12
3 Small site 2 - 4 units (houses)	4	£0.47	£0.47	£0.44	£0.41	£0.39	£0.37	£0.36	£0.33
4 Small site 3 - 5 units (houses)	5	£0.59	£0.60	£0.57	£0.53	£0.50	£0.48	£0.46	£0.42
5 Small site 4 - 5 units (flats)	5	£0.47	£0.17	£0.14	£0.12	£0.09	£0.08	£0.06	£0.04
6 Small site 5 - 6 units (flats)	6	£0.57	£0.19	£0.16	£0.13	£0.10	£0.09	£0.07	£0.04
7 Small site 6 - 8 units (houses)	8	£0.92	£0.91	£0.85	£0.80	£0.74	£0.72	£0.69	£0.63
8 Small site 8 - 8 units (flats)	8	£0.75	£0.26	£0.22	£0.18	£0.14	£0.12	£0.10	£0.06
9 Small site 9 - 9 units (houses)	9	£1.06	£1.06	£0.99	£0.93	£0.87	£0.84	£0.80	£0.74
10 Small site 10 - 9 units (flats)	9	£0.85	£0.27	£0.23	£0.19	£0.14	£0.12	£0.10	£0.06
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.81	£0.76	£0.70	£0.65	£0.62	£0.60	£0.54
12 Medium housing scheme (10 units)	10	£1.18	£1.16	£1.09	£1.02	£0.95	£0.91	£0.88	£0.81
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.12	£1.04	£0.96	£0.88	£0.84	£0.80	£0.72
14 Medium housing scheme (15 units)	15	£1.77	£1.78	£1.68	£1.57	£1.46	£1.41	£1.36	£1.25
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£2.36	£2.21	£2.05	£1.89	£1.81	£1.73	£1.58
16 Medium housing scheme (30 units)	30	£3.31	£0.85	£0.72	£0.59	£0.45	£0.39	£0.32	£0.19
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£2.86	£2.65	£2.45	£2.24	£2.13	£2.03	£1.82
18 Medium housing scheme (40 units)	40	£4.72	£4.12	£3.88	£3.65	£3.41	£3.29	£3.17	£2.94
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£3.58	£3.35	£3.11	£2.87	£2.75	£2.63	£2.39
20 Medium housing scheme (50 units)	50	£5.89	£5.18	£4.89	£4.59	£4.29	£4.14	£4.00	£3.70
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.83	£5.49	£5.14	£4.80	£4.62	£4.45	£4.10
22 Medium housing scheme (75 units)	75	£8.84	£7.39	£6.98	£6.57	£6.16	£5.95	£5.74	£5.33
23 Large flatted scheme (100 units)	100	£4.72	£2.82	£2.40	£1.98	£1.56	£1.34	£1.13	£0.71
24 Large flatted scheme (125 units)	125	£4.72	£2.96	£2.49	£2.02	£1.55	£1.31	£1.08	£0.61
25 Large flatted scheme (150 units)	150	£4.72	£3.60	£3.02	£2.44	£1.87	£1.58	£1.29	£0.71
26 Large flatted scheme (200 units)	200	£7.07	£5.18	£4.35	£3.51	£2.68	£2.26	£1.84	£1.00
27 Large flatted scheme (300 units)	300	£7.54	£5.42	£4.68	£3.94	£3.20	£2.83	£2.46	£1.72
28 Large flatted scheme (400 units)	400	£9.43	£6.34	£5.85	£5.36	£4.87	£4.38	£3.89	£3.40
29 Large flatted scheme (600 units)	600	£12.57	£13.10	£15.38	£17.66	£19.94	£21.08	£22.22	£24.51
30 Large flatted scheme (1000 units)	1,000	£34.30	£20.98	£17.36	£13.74	£10.12	£8.31	£6.50	£2.88

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.17	£0.16	£0.14	£0.13	£0.12	£0.11	£0.09
2 Small site 2 - 3 units (houses)	3	£0.12	£0.22	£0.20	£0.18	£0.16	£0.15	£0.14	£0.12
3 Small site 2 - 4 units (houses)	4	£0.17	£0.47	£0.44	£0.41	£0.39	£0.37	£0.36	£0.33
4 Small site 3 - 5 units (houses)	5	£0.21	£0.60	£0.57	£0.53	£0.50	£0.48	£0.46	£0.42
5 Small site 4 - 5 units (flats)	5	£0.17	£0.17	£0.14	£0.12	£0.09	£0.08	£0.06	£0.04
6 Small site 5 - 6 units (flats)	6	£0.21	£0.19	£0.16	£0.13	£0.10	£0.09	£0.07	£0.04
7 Small site 6 - 8 units (houses)	8	£0.34	£0.91	£0.85	£0.80	£0.74	£0.72	£0.69	£0.63
8 Small site 8 - 8 units (flats)	8	£0.28	£0.26	£0.22	£0.18	£0.14	£0.12	£0.10	£0.06
9 Small site 9 - 9 units (houses)	9	£0.39	£1.06	£0.99	£0.93	£0.87	£0.84	£0.80	£0.74
10 Small site 10 - 9 units (flats)	9	£0.31	£0.27	£0.23	£0.19	£0.14	£0.12	£0.10	£0.06
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.81	£0.76	£0.70	£0.65	£0.62	£0.60	£0.54
12 Medium housing scheme (10 units)	10	£0.43	£1.16	£1.09	£1.02	£0.95	£0.91	£0.88	£0.81
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.12	£1.04	£0.96	£0.88	£0.84	£0.80	£0.72
14 Medium housing scheme (15 units)	15	£0.65	£1.78	£1.68	£1.57	£1.46	£1.41	£1.36	£1.25
15 Medium mixed housing/flatted scheme (

LB MERTON LOCAL PLAN VIABILITY

6000

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.72	£0.29	£0.26	£0.23	£0.20	£0.19	£0.18	£0.15
2 Small site 2 - 3 units (houses)	3	£1.01	£0.36	£0.33	£0.29	£0.26	£0.24	£0.22	£0.19
3 Small site 2 - 4 units (houses)	4	£1.44	£0.67	£0.62	£0.57	£0.52	£0.50	£0.48	£0.43
4 Small site 3 - 5 units (houses)	5	£1.79	£0.86	£0.80	£0.74	£0.67	£0.64	£0.61	£0.55
5 Small site 4 - 5 units (flats)	5	£1.44	£0.37	£0.32	£0.28	£0.23	£0.21	£0.19	£0.14
6 Small site 5 - 6 units (flats)	6	£1.73	£0.42	£0.36	£0.31	£0.26	£0.24	£0.21	£0.16
7 Small site 6 - 8 units (houses)	8	£2.82	£1.29	£1.20	£1.11	£1.01	£0.97	£0.92	£0.83
8 Small site 8 - 8 units (flats)	8	£2.30	£0.57	£0.50	£0.43	£0.36	£0.33	£0.29	£0.22
9 Small site 9 - 9 units (houses)	9	£3.23	£1.51	£1.40	£1.29	£1.18	£1.13	£1.07	£0.96
10 Small site 10 - 9 units (flats)	9	£2.59	£0.61	£0.53	£0.46	£0.38	£0.34	£0.31	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£2.30	£1.22	£1.13	£1.03	£0.94	£0.89	£0.84	£0.75
12 Medium housing scheme (10 units)	10	£3.60	£1.65	£1.53	£1.41	£1.29	£1.23	£1.17	£1.05
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£1.74	£1.60	£1.46	£1.32	£1.24	£1.17	£1.03
14 Medium housing scheme (15 units)	15	£5.40	£2.54	£2.36	£2.17	£1.99	£1.90	£1.81	£1.63
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£3.61	£3.33	£3.05	£2.76	£2.62	£2.48	£2.20
16 Medium housing scheme (30 units)	30	£10.11	£1.97	£1.73	£1.48	£1.24	£1.11	£0.99	£0.75
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£4.51	£4.14	£3.77	£3.39	£3.21	£3.02	£2.65
18 Medium housing scheme (40 units)	40	£14.40	£5.94	£5.52	£5.10	£4.68	£4.47	£4.26	£3.84
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£5.54	£5.10	£4.67	£4.24	£4.02	£3.80	£3.37
20 Medium housing scheme (50 units)	50	£18.00	£7.47	£6.95	£6.42	£5.90	£5.63	£5.37	£4.84
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£8.84	£8.19	£7.54	£6.89	£6.56	£6.24	£5.59
22 Medium housing scheme (75 units)	75	£27.00	£10.74	£9.99	£9.24	£8.49	£8.11	£7.74	£6.99
23 Large flatted scheme (100 units)	100	£14.40	£6.46	£5.67	£4.89	£4.10	£3.71	£3.32	£2.53
24 Large flatted scheme (125 units)	125	£17.40	£7.30	£6.40	£5.50	£4.59	£4.14	£3.69	£2.78
25 Large flatted scheme (150 units)	150	£14.40	£8.94	£7.83	£6.72	£5.61	£5.05	£4.49	£3.38
26 Large flatted scheme (200 units)	200	£21.60	£12.32	£10.77	£9.22	£7.68	£6.90	£6.13	£4.58
27 Large flatted scheme (300 units)	300	£23.04	£5.25	£2.97	£0.69	£-1.62	£-2.78	£-3.96	£-6.30
28 Large flatted scheme (400 units)	400	£28.80	£5.53	£2.69	£-0.15	£-3.03	£-4.49	£-5.95	£-8.87
29 Large flatted scheme (600 units)	600	£38.40	£7.62	£3.36	£-0.91	£-5.24	£-7.40	£-9.57	£-13.96
30 Large flatted scheme (1000 units)	1,000	£104.73	£53.83	£46.93	£40.04	£33.14	£29.89	£26.24	£19.35

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.29	£0.26	£0.23	£0.20	£0.19	£0.18	£0.15
2 Small site 2 - 3 units (houses)	3	£1.02	£0.36	£0.33	£0.29	£0.26	£0.24	£0.22	£0.19
3 Small site 2 - 4 units (houses)	4	£1.46	£0.67	£0.62	£0.57	£0.52	£0.50	£0.48	£0.43
4 Small site 3 - 5 units (houses)	5	£1.82	£0.86	£0.80	£0.74	£0.67	£0.64	£0.61	£0.55
5 Small site 4 - 5 units (flats)	5	£1.46	£0.37	£0.32	£0.28	£0.23	£0.21	£0.19	£0.14
6 Small site 5 - 6 units (flats)	6	£1.76	£0.42	£0.36	£0.31	£0.26	£0.24	£0.21	£0.16
7 Small site 6 - 8 units (houses)	8	£2.87	£1.29	£1.20	£1.11	£1.01	£0.97	£0.92	£0.83
8 Small site 8 - 8 units (flats)	8	£2.34	£0.57	£0.50	£0.43	£0.36	£0.33	£0.29	£0.22
9 Small site 9 - 9 units (houses)	9	£3.28	£1.51	£1.40	£1.29	£1.18	£1.13	£1.07	£0.96
10 Small site 10 - 9 units (flats)	9	£2.63	£0.61	£0.53	£0.46	£0.38	£0.34	£0.31	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.22	£1.13	£1.03	£0.94	£0.89	£0.84	£0.75
12 Medium housing scheme (10 units)	10	£3.66	£1.65	£1.53	£1.41	£1.29	£1.23	£1.17	£1.05
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.74	£1.60	£1.46	£1.32	£1.24	£1.17	£1.03
14 Medium housing scheme (15 units)	15	£5.48	£2.54	£2.36	£2.17	£1.99	£1.90	£1.81	£1.63
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.61	£3.33	£3.05	£2.76	£2.62	£2.48	£2.20
16 Medium housing scheme (30 units)	30	£10.27	£1.97	£1.73	£1.48	£1.24	£1.11	£0.99	£0.75
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.51	£4.14	£3.77	£3.39	£3.21	£3.02	£2.65
18 Medium housing scheme (40 units)	40	£14.63	£5.94	£5.52	£5.10	£4.68	£4.47	£4.26	£3.84
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.54	£5.10	£4.67	£4.24	£4.02	£3.80	£3.37
20 Medium housing scheme (50 units)	50	£18.28	£7.47	£6.95	£6.42	£5.90	£5.63	£5.37	£4.84
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.84	£8.19	£7.54	£6.89	£6.56	£6.24	£5.59
22 Medium housing scheme (75 units)	75	£27.42	£10.74	£9.99	£9.24	£8.49	£8.11	£7.74	£6.99
23 Large flatted scheme (100 units)	100	£14.63	£6.46	£5.67	£4.89	£4.10	£3.71	£3.32	£2.53
24 Large flatted scheme (125 units)	125	£17.40	£7.30	£6.40	£5.50	£4.59	£4.14	£3.69	£2.78
25 Large flatted scheme (150 units)	150	£14.63	£8.94	£7.83	£6.72	£5.61	£5.05	£4.49	£3.38
26 Large flatted scheme (200 units)	200	£21.94	£12.32	£10.77	£9.22	£7.68	£6.90	£6.13	£4.58
27 Large flatted scheme (300 units)	300	£23.40	£5.25	£2.97	£0.69	£-1.62	£-2.78	£-3.96	£-6.30
28 Large flatted scheme (400 units)	400	£29.25	£5.53	£2.69	£-0.15	£-3.03	£-4.49	£-5.95	£-8.87
29 Large flatted scheme (600 units)	600	£39.00	£7.62	£3.36	£-0.91	£-5.24	£-7.40	£-9.57	£-13.96
30 Large flatted scheme (1000 units)	1,000	£106.37	£53.83	£46.93	£40.04	£33.14	£29.89	£26.24	£19.35

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.29	£0.26	£0.23	£0.20	£0.19	£0.18	£0.15
2 Small site 2 - 3 units (houses)	3	£0.33	£0.36	£0.33	£0.29	£0.26	£0.24	£0.22	£0.19
3 Small site 2 - 4 units (houses)	4	£0.47	£0.67	£0.62	£0.57	£0.52	£0.50	£0.48	£0.43
4 Small site 3 - 5 units (houses)	5	£0.59	£0.86	£0.80	£0.74	£0.67	£0.64	£0.61	£0.55
5 Small site 4 - 5 units (flats)	5	£0.47	£0.37	£0.32	£0.28	£0.23	£0.21	£0.19	£0.14
6 Small site 5 - 6 units (flats)	6	£0.57	£0.42	£0.36	£0.31	£0.26	£0.24	£0.21	£0.16
7 Small site 6 - 8 units (houses)	8	£0.92	£1.29	£1.20	£1.11	£1.01	£0.97	£0.92	£0.83
8 Small site 8 - 8 units (flats)	8	£0.75	£0.57	£0.50	£0.43	£0.36	£0.33	£0.29	£0.22
9 Small site 9 - 9 units (houses)	9	£1.06	£1.51	£1.40	£1.29	£1.18	£1.13	£1.07	£0.96
10 Small site 10 - 9 units (flats)	9	£0.85	£0.61	£0.53	£0.46	£0.38	£0.34	£0.31	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.22	£1.13	£1.03	£0.94	£0.89	£0.84	£0.75
12 Medium housing scheme (10 units)	10	£1.18	£1.65	£1.53	£1.41	£1.29	£1.23	£1.17	£1.05
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.74	£1.60	£1.46	£1.32	£1.24	£1.17	£1.03
14 Medium housing scheme (15 units)	15	£1.77	£2.54	£2.36	£2.17	£1.99	£1.90	£1.81	£1.63
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£3.61	£3.33	£3.05	£2.76	£2.62	£2.48	£2.20
16 Medium housing scheme (30 units)	30	£3.31	£1.97	£1.73	£1.48	£1.24	£1.11	£0.99	£0.75
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£4.51	£4.14	£3.77	£3.39	£3.21	£3.02	£2.65
18 Medium housing scheme (40 units)	40	£4.72	£5.94	£5.52	£5.10	£4.68	£4.47	£4.26	£3.84
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.54	£5.10	£4.67	£4.24	£4.02	£3.80	£3.37
20 Medium housing scheme (50 units)	50	£5.89	£7.47	£6.95	£6.42	£5.90	£5.63	£5.37	£4.84
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£8.84	£8.19	£7.54	£6.89	£6.56	£6.24	£5.59
22 Medium housing scheme (75 units)	75	£8.84	£10.74	£9.99	£9.24	£8.49	£8.11	£7.74	£6.99
23 Large flatted scheme (100 units)	100	£4.72	£6.46	£5.67	£4.89	£4.10	£3.71	£3.32	£2.53
24 Large flatted scheme (125 units)	125	£4.72	£7.30	£6.40	£5.50	£4.59	£4.14	£3.69	£2.78
25 Large flatted scheme (150 units)	150	£4.72	£8.94	£7.83	£6.72	£5.61	£5.05	£4.49	£3.38
26 Large flatted scheme (200 units)	200	£7.07	£12.32	£10.77	£9.22	£7.68	£6.90	£6.13	£4.58
27 Large flatted scheme (300 units)	300	£7.54	£5.25	£2.97	£0.69	£-1.62	£-2.78	£-3.96	£-6.30
28 Large flatted scheme (400 units)	400	£9.43	£5.53	£2.69	£-0.15	£-3.03	£-4.49	£-5.95	£-8.87
29 Large flatted scheme (600 units)	600	£12.57	£7.62	£3.36	£-0.91	£-5.24	£-7.40	£-9.57	£-13.96
30 Large flatted scheme (1000 units)	1,000	£34.30	£53.83	£46.93	£40.04	£33.14	£29.89	£26.24	£19.35

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.29	£0.26	£0.23	£0.20	£0.19	£0.18	£0.15
2 Small site 2 - 3 units (houses)	3	£0.12	£0.36	£0.33	£0.29	£0.26	£0.24	£0.22	£0.19
3 Small site 2 - 4 units (houses)	4	£0.17	£0.67	£0.62	£0.57	£0.52	£0.50	£0.48	£0.43
4 Small site 3 - 5 units (houses)	5	£0.21	£0.86	£0.80	£0.74	£0.67	£0.64	£0.61	£0.55
5 Small site 4 - 5 units (flats)	5	£0.17	£0.37	£0.32	£0.28	£0.23	£0.21	£0.19	£0.14
6 Small site 5 - 6 units (flats)	6	£0.21	£0.42	£0.36	£0.31	£0.26	£0.24	£0.21	£0.16
7 Small site 6 - 8 units (houses)	8	£0.34	£1.29	£1.20	£1.11	£1.01	£0.97	£0.92	£0.83
8 Small site 8 - 8 units (flats)	8	£0.28	£0.57	£0.50	£0.43	£0.36	£0.33	£0.29	£0.22
9 Small site 9 - 9 units (houses)	9	£0.39	£1.51	£1.40	£1.29	£1.18	£1.13	£1.07	£0.96
10 Small site 10 - 9 units (flats)	9	£0.31	£0.61	£0.53	£0.46	£0.38	£0.34	£0.31	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.22	£1.13	£1.03	£0.94	£0.89	£0.84	£0.75
12 Medium housing scheme (10 units)	10	£0.43	£1.65	£1.53	£1.41	£1.29	£1.23	£1.17	£1.05
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.74	£1.60	£1.46	£1.32	£1.24	£1.17	£1.03
14 Medium housing scheme (15 units)	15	£0.65	£2.54	£2.36	£2				

LB MERTON LOCAL PLAN VIABILITY

6700

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.80	£0.39	£0.35	£0.31	£0.27	£0.26	£0.24	£0.20
2 Small site 2 - 3 units (houses)	3	£1.13	£0.48	£0.44	£0.39	£0.34	£0.32	£0.30	£0.25
3 Small site 2 - 4 units (houses)	4	£1.61	£0.84	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
4 Small site 3 - 5 units (houses)	5	£2.00	£1.08	£1.00	£0.91	£0.83	£0.79	£0.75	£0.66
5 Small site 4 - 5 units (flats)	5	£1.61	£0.54	£0.48	£0.42	£0.35	£0.32	£0.29	£0.23
6 Small site 5 - 6 units (flats)	6	£1.93	£0.61	£0.54	£0.47	£0.40	£0.37	£0.33	£0.26
7 Small site 6 - 8 units (houses)	8	£3.15	£1.63	£1.50	£1.37	£1.25	£1.18	£1.12	£0.99
8 Small site 8 - 8 units (flats)	8	£2.57	£0.85	£0.75	£0.65	£0.55	£0.50	£0.46	£0.36
9 Small site 9 - 9 units (houses)	9	£3.60	£1.90	£1.75	£1.60	£1.45	£1.38	£1.31	£1.16
10 Small site 10 - 9 units (flats)	9	£2.89	£0.91	£0.80	£0.70	£0.59	£0.54	£0.49	£0.38
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06	£0.93
12 Medium housing scheme (10 units)	10	£4.02	£2.08	£1.91	£1.75	£1.59	£1.51	£1.43	£1.27
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.28	£2.09	£1.89	£1.69	£1.59	£1.50	£1.30
14 Medium housing scheme (15 units)	15	£6.03	£3.20	£2.95	£2.70	£2.45	£2.33	£2.20	£1.95
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£4.70	£4.31	£3.92	£3.53	£3.33	£3.14	£2.74
16 Medium housing scheme (30 units)	30	£11.29	£2.95	£2.61	£2.26	£1.92	£1.75	£1.58	£1.23
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£5.95	£5.44	£4.92	£4.40	£4.14	£3.89	£3.37
18 Medium housing scheme (40 units)	40	£16.08	£7.53	£6.95	£6.37	£5.80	£5.51	£5.22	£4.64
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£7.25	£6.64	£6.04	£5.43	£5.13	£4.83	£4.23
20 Medium housing scheme (50 units)	50	£20.10	£9.48	£8.75	£8.02	£7.30	£6.93	£6.57	£5.84
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£11.45	£10.54	£9.62	£8.71	£8.26	£7.80	£6.89
22 Medium housing scheme (75 units)	75	£30.15	£13.65	£12.61	£11.57	£10.53	£10.01	£9.49	£8.45
23 Large flatted scheme (100 units)	100	£16.08	£9.64	£8.54	£7.43	£6.33	£5.78	£5.23	£4.12
24 Large flatted scheme (125 units)	125	£16.08	£11.11	£9.83	£8.54	£7.26	£6.61	£5.97	£4.69
25 Large flatted scheme (150 units)	150	£16.08	£13.61	£12.04	£10.46	£8.88	£8.09	£7.30	£5.72
26 Large flatted scheme (200 units)	200	£24.12	£18.53	£16.36	£14.19	£12.02	£10.94	£9.85	£7.68
27 Large flatted scheme (300 units)	300	£25.73	£14.48	£11.27	£8.07	£4.86	£3.26	£1.66	£-1.57
28 Large flatted scheme (400 units)	400	£32.16	£17.49	£13.45	£9.42	£5.38	£3.36	£1.35	£-2.73
29 Large flatted scheme (600 units)	600	£42.88	£25.38	£19.38	£13.38	£7.39	£4.36	£1.33	£-4.79
30 Large flatted scheme (1000 units)	1,000	£116.95	£82.28	£72.56	£62.84	£53.11	£48.25	£43.39	£33.66

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.39	£0.35	£0.31	£0.27	£0.26	£0.24	£0.20
2 Small site 2 - 3 units (houses)	3	£1.02	£0.48	£0.44	£0.39	£0.34	£0.32	£0.30	£0.25
3 Small site 2 - 4 units (houses)	4	£1.46	£0.84	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
4 Small site 3 - 5 units (houses)	5	£1.82	£1.08	£1.00	£0.91	£0.83	£0.79	£0.75	£0.66
5 Small site 4 - 5 units (flats)	5	£1.46	£0.54	£0.48	£0.42	£0.35	£0.32	£0.29	£0.23
6 Small site 5 - 6 units (flats)	6	£1.76	£0.61	£0.54	£0.47	£0.40	£0.37	£0.33	£0.26
7 Small site 6 - 8 units (houses)	8	£2.87	£1.63	£1.50	£1.37	£1.25	£1.18	£1.12	£0.99
8 Small site 8 - 8 units (flats)	8	£2.34	£0.85	£0.75	£0.65	£0.55	£0.50	£0.46	£0.36
9 Small site 9 - 9 units (houses)	9	£3.28	£1.90	£1.75	£1.60	£1.45	£1.38	£1.31	£1.16
10 Small site 10 - 9 units (flats)	9	£2.63	£0.91	£0.80	£0.70	£0.59	£0.54	£0.49	£0.38
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06	£0.93
12 Medium housing scheme (10 units)	10	£3.66	£2.08	£1.91	£1.75	£1.59	£1.51	£1.43	£1.27
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.28	£2.09	£1.89	£1.69	£1.59	£1.50	£1.30
14 Medium housing scheme (15 units)	15	£5.48	£3.20	£2.95	£2.70	£2.45	£2.33	£2.20	£1.95
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.70	£4.31	£3.92	£3.53	£3.33	£3.14	£2.74
16 Medium housing scheme (30 units)	30	£10.27	£2.95	£2.61	£2.26	£1.92	£1.75	£1.58	£1.23
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.95	£5.44	£4.92	£4.40	£4.14	£3.89	£3.37
18 Medium housing scheme (40 units)	40	£14.63	£7.53	£6.95	£6.37	£5.80	£5.51	£5.22	£4.64
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.25	£6.64	£6.04	£5.43	£5.13	£4.83	£4.23
20 Medium housing scheme (50 units)	50	£18.28	£9.48	£8.75	£8.02	£7.30	£6.93	£6.57	£5.84
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.45	£10.54	£9.62	£8.71	£8.26	£7.80	£6.89
22 Medium housing scheme (75 units)	75	£27.42	£13.65	£12.61	£11.57	£10.53	£10.01	£9.49	£8.45
23 Large flatted scheme (100 units)	100	£14.63	£9.64	£8.54	£7.43	£6.33	£5.78	£5.23	£4.12
24 Large flatted scheme (125 units)	125	£14.63	£11.11	£9.83	£8.54	£7.26	£6.61	£5.97	£4.69
25 Large flatted scheme (150 units)	150	£14.63	£13.61	£12.04	£10.46	£8.88	£8.09	£7.30	£5.72
26 Large flatted scheme (200 units)	200	£21.94	£18.53	£16.36	£14.19	£12.02	£10.94	£9.85	£7.68
27 Large flatted scheme (300 units)	300	£23.40	£14.48	£11.27	£8.07	£4.86	£3.26	£1.66	£-1.57
28 Large flatted scheme (400 units)	400	£29.25	£17.49	£13.45	£9.42	£5.38	£3.36	£1.35	£-2.73
29 Large flatted scheme (600 units)	600	£39.00	£25.38	£19.38	£13.38	£7.39	£4.36	£1.33	£-4.79
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.28	£72.56	£62.84	£53.11	£48.25	£43.39	£33.66

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.39	£0.35	£0.31	£0.27	£0.26	£0.24	£0.20
2 Small site 2 - 3 units (houses)	3	£0.33	£0.48	£0.44	£0.39	£0.34	£0.32	£0.30	£0.25
3 Small site 2 - 4 units (houses)	4	£0.47	£0.84	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
4 Small site 3 - 5 units (houses)	5	£0.59	£1.08	£1.00	£0.91	£0.83	£0.79	£0.75	£0.66
5 Small site 4 - 5 units (flats)	5	£0.47	£0.54	£0.48	£0.42	£0.35	£0.32	£0.29	£0.23
6 Small site 5 - 6 units (flats)	6	£0.57	£0.61	£0.54	£0.47	£0.40	£0.37	£0.33	£0.26
7 Small site 6 - 8 units (houses)	8	£0.92	£1.63	£1.50	£1.37	£1.25	£1.18	£1.12	£0.99
8 Small site 8 - 8 units (flats)	8	£0.75	£0.85	£0.75	£0.65	£0.55	£0.50	£0.46	£0.36
9 Small site 9 - 9 units (houses)	9	£1.06	£1.90	£1.75	£1.60	£1.45	£1.38	£1.31	£1.16
10 Small site 10 - 9 units (flats)	9	£0.85	£0.91	£0.80	£0.70	£0.59	£0.54	£0.49	£0.38
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06	£0.93
12 Medium housing scheme (10 units)	10	£1.18	£2.08	£1.91	£1.75	£1.59	£1.51	£1.43	£1.27
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.28	£2.09	£1.89	£1.69	£1.59	£1.50	£1.30
14 Medium housing scheme (15 units)	15	£1.77	£3.20	£2.95	£2.70	£2.45	£2.33	£2.20	£1.95
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£4.70	£4.31	£3.92	£3.53	£3.33	£3.14	£2.74
16 Medium housing scheme (30 units)	30	£3.31	£2.95	£2.61	£2.26	£1.92	£1.75	£1.58	£1.23
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£5.95	£5.44	£4.92	£4.40	£4.14	£3.89	£3.37
18 Medium housing scheme (40 units)	40	£4.72	£7.53	£6.95	£6.37	£5.80	£5.51	£5.22	£4.64
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.25	£6.64	£6.04	£5.43	£5.13	£4.83	£4.23
20 Medium housing scheme (50 units)	50	£5.89	£9.48	£8.75	£8.02	£7.30	£6.93	£6.57	£5.84
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.45	£10.54	£9.62	£8.71	£8.26	£7.80	£6.89
22 Medium housing scheme (75 units)	75	£8.84	£13.65	£12.61	£11.57	£10.53	£10.01	£9.49	£8.45
23 Large flatted scheme (100 units)	100	£4.72	£9.64	£8.54	£7.43	£6.33	£5.78	£5.23	£4.12
24 Large flatted scheme (125 units)	125	£4.72	£11.11	£9.83	£8.54	£7.26	£6.61	£5.97	£4.69
25 Large flatted scheme (150 units)	150	£4.72	£13.61	£12.04	£10.46	£8.88	£8.09	£7.30	£5.72
26 Large flatted scheme (200 units)	200	£7.07	£18.53	£16.36	£14.19	£12.02	£10.94	£9.85	£7.68
27 Large flatted scheme (300 units)	300	£7.54	£14.48	£11.27	£8.07	£4.86	£3.26	£1.66	£-1.57
28 Large flatted scheme (400 units)	400	£9.43	£17.49	£13.45	£9.42	£5.38	£3.36	£1.35	£-2.73
29 Large flatted scheme (600 units)	600	£12.57	£25.38	£19.38	£13.38	£7.39	£4.36	£1.33	£-4.79
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.28	£72.56	£62.84	£53.11	£48.25	£43.39	£33.66

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.39	£0.35	£0.31	£0.27	£0.26	£0.24	£0.20
2 Small site 2 - 3 units (houses)	3	£0.12	£0.48	£0.44	£0.39	£0.34	£0.32	£0.30	£0.25
3 Small site 2 - 4 units (houses)	4	£0.17	£0.84	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
4 Small site 3 - 5 units (houses)	5	£0.21	£1.08	£1.00	£0.91	£0.83	£0.79	£0.75	£0.66
5 Small site 4 - 5 units (flats)	5	£0.17	£0.54	£0.48	£0.42	£0.35	£0.32	£0.29	£0.23
6 Small site 5 - 6 units (flats)	6	£0.21	£0.61	£0.54	£0.47	£0.40	£0.37	£0.33	£0.26
7 Small site 6 - 8 units (houses)	8	£0.34	£1.63	£1.50	£1.37	£1.25	£1.18	£1.12	£0.99
8 Small site 8 - 8 units (flats)	8	£0.28	£0.85	£0.75	£0.65	£0.55	£0.50	£0.46	£0.36
9 Small site 9 - 9 units (houses)	9	£0.39	£1.90	£1.75	£1.60	£1.45	£1.38	£1.31	£1.16
10 Small site 10 - 9 units (flats)	9	£0.31	£0.91	£0.80	£0.70	£0.59	£0.54	£0.49	£0.38
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06	£0.93
12 Medium housing scheme (10 units)	10	£0.43	£2.08	£1.91	£1.75	£1.59	£1.51	£1.43	£1.27
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.28	£2.09	£1.89	£1.69	£1.59	£1.50	£1.30
14 Medium housing scheme (15 units)	15	£0.65	£3.20	£2.9					

LB MERTON LOCAL PLAN VIABILITY

7500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£0.47	£0.42	£0.38	£0.33	£0.31	£0.29	£0.24
2 Small site 2 - 3 units (houses)	3	£1.26	£0.59	£0.53	£0.48	£0.42	£0.39	£0.36	£0.30
3 Small site 2 - 4 units (houses)	4	£1.80	£0.99	£0.91	£0.83	£0.75	£0.71	£0.67	£0.59
4 Small site 3 - 5 units (houses)	5	£2.24	£1.27	£1.17	£1.07	£0.96	£0.91	£0.86	£0.76
5 Small site 4 - 5 units (flats)	5	£1.80	£0.68	£0.61	£0.53	£0.45	£0.41	£0.37	£0.30
6 Small site 5 - 6 units (flats)	6	£2.16	£0.78	£0.69	£0.60	£0.51	£0.47	£0.43	£0.34
7 Small site 6 - 8 units (houses)	8	£3.53	£1.92	£1.76	£1.61	£1.45	£1.37	£1.29	£1.14
8 Small site 8 - 8 units (flats)	8	£2.88	£1.07	£0.95	£0.83	£0.71	£0.65	£0.59	£0.47
9 Small site 9 - 9 units (houses)	9	£4.03	£2.23	£2.05	£1.87	£1.69	£1.60	£1.51	£1.33
10 Small site 10 - 9 units (flats)	9	£3.24	£1.14	£1.02	£0.89	£0.76	£0.69	£0.63	£0.50
11 Medium mixed housing/flatted scheme (10 units)	10	£2.88	£1.88	£1.72	£1.56	£1.40	£1.32	£1.24	£1.08
12 Medium housing scheme (10 units)	10	£4.50	£2.44	£2.25	£2.05	£1.85	£1.75	£1.65	£1.45
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£2.74	£2.49	£2.25	£2.01	£1.89	£1.77	£1.53
14 Medium housing scheme (15 units)	15	£6.75	£3.77	£3.46	£3.16	£2.85	£2.70	£2.54	£2.24
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£5.60	£5.12	£4.64	£4.16	£3.92	£3.68	£3.20
16 Medium housing scheme (30 units)	30	£12.64	£3.73	£3.31	£2.89	£2.47	£2.25	£2.04	£1.62
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£7.15	£6.51	£5.88	£5.24	£4.92	£4.60	£3.97
18 Medium housing scheme (40 units)	40	£18.00	£8.88	£8.17	£7.46	£6.74	£6.39	£6.03	£5.31
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£8.66	£7.91	£7.17	£6.42	£6.05	£5.68	£4.93
20 Medium housing scheme (50 units)	50	£22.50	£11.18	£10.29	£9.39	£8.49	£8.04	£7.59	£6.69
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£13.60	£12.47	£11.35	£10.22	£9.66	£9.10	£7.97
22 Medium housing scheme (75 units)	75	£33.75	£16.11	£14.83	£13.54	£12.25	£11.61	£10.97	£9.68
23 Large flatted scheme (100 units)	100	£18.00	£12.16	£10.80	£9.45	£8.09	£7.42	£6.74	£5.38
24 Large flatted scheme (125 units)	125	£18.00	£14.10	£12.52	£10.94	£9.35	£8.56	£7.77	£6.18
25 Large flatted scheme (150 units)	150	£18.00	£17.29	£15.35	£13.40	£11.45	£10.48	£9.51	£7.56
26 Large flatted scheme (200 units)	200	£27.00	£23.45	£20.79	£18.13	£15.47	£14.14	£12.81	£10.15
27 Large flatted scheme (300 units)	300	£28.80	£21.73	£17.82	£13.91	£9.98	£8.01	£6.04	£2.11
28 Large flatted scheme (400 units)	400	£36.00	£26.78	£21.85	£16.90	£11.93	£9.45	£6.96	£1.99
29 Large flatted scheme (600 units)	600	£48.00	£39.17	£31.79	£24.41	£17.04	£13.35	£9.66	£2.26
30 Large flatted scheme (1000 units)	1,000	£130.91	£104.12	£92.22	£80.33	£68.44	£62.49	£56.55	£44.65

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.47	£0.42	£0.38	£0.33	£0.31	£0.29	£0.24
2 Small site 2 - 3 units (houses)	3	£1.02	£0.59	£0.53	£0.48	£0.42	£0.39	£0.36	£0.30
3 Small site 2 - 4 units (houses)	4	£1.46	£0.99	£0.91	£0.83	£0.75	£0.71	£0.67	£0.59
4 Small site 3 - 5 units (houses)	5	£1.82	£1.27	£1.17	£1.07	£0.96	£0.91	£0.86	£0.76
5 Small site 4 - 5 units (flats)	5	£1.46	£0.68	£0.61	£0.53	£0.45	£0.41	£0.37	£0.30
6 Small site 5 - 6 units (flats)	6	£1.76	£0.78	£0.69	£0.60	£0.51	£0.47	£0.43	£0.34
7 Small site 6 - 8 units (houses)	8	£2.87	£1.92	£1.76	£1.61	£1.45	£1.37	£1.29	£1.14
8 Small site 8 - 8 units (flats)	8	£2.34	£1.07	£0.95	£0.83	£0.71	£0.65	£0.59	£0.47
9 Small site 9 - 9 units (houses)	9	£3.28	£2.23	£2.05	£1.87	£1.69	£1.60	£1.51	£1.33
10 Small site 10 - 9 units (flats)	9	£2.63	£1.14	£1.02	£0.89	£0.76	£0.69	£0.63	£0.50
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.88	£1.72	£1.56	£1.40	£1.32	£1.24	£1.08
12 Medium housing scheme (10 units)	10	£3.66	£2.44	£2.25	£2.05	£1.85	£1.75	£1.65	£1.45
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.74	£2.49	£2.25	£2.01	£1.89	£1.77	£1.53
14 Medium housing scheme (15 units)	15	£5.48	£3.77	£3.46	£3.16	£2.85	£2.70	£2.54	£2.24
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.60	£5.12	£4.64	£4.16	£3.92	£3.68	£3.20
16 Medium housing scheme (30 units)	30	£10.27	£3.73	£3.31	£2.89	£2.47	£2.25	£2.04	£1.62
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.15	£6.51	£5.88	£5.24	£4.92	£4.60	£3.97
18 Medium housing scheme (40 units)	40	£14.63	£8.88	£8.17	£7.46	£6.74	£6.39	£6.03	£5.31
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.66	£7.91	£7.17	£6.42	£6.05	£5.68	£4.93
20 Medium housing scheme (50 units)	50	£18.28	£11.18	£10.29	£9.39	£8.49	£8.04	£7.59	£6.69
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.60	£12.47	£11.35	£10.22	£9.66	£9.10	£7.97
22 Medium housing scheme (75 units)	75	£27.42	£16.11	£14.83	£13.54	£12.25	£11.61	£10.97	£9.68
23 Large flatted scheme (100 units)	100	£14.63	£12.16	£10.80	£9.45	£8.09	£7.42	£6.74	£5.38
24 Large flatted scheme (125 units)	125	£14.63	£14.10	£12.52	£10.94	£9.35	£8.56	£7.77	£6.18
25 Large flatted scheme (150 units)	150	£14.63	£17.29	£15.35	£13.40	£11.45	£10.48	£9.51	£7.56
26 Large flatted scheme (200 units)	200	£21.94	£23.45	£20.79	£18.13	£15.47	£14.14	£12.81	£10.15
27 Large flatted scheme (300 units)	300	£23.40	£21.73	£17.82	£13.91	£9.98	£8.01	£6.04	£2.11
28 Large flatted scheme (400 units)	400	£29.25	£26.78	£21.85	£16.90	£11.93	£9.45	£6.96	£1.99
29 Large flatted scheme (600 units)	600	£39.00	£39.17	£31.79	£24.41	£17.04	£13.35	£9.66	£2.26
30 Large flatted scheme (1000 units)	1,000	£106.37	£104.12	£92.22	£80.33	£68.44	£62.49	£56.55	£44.65

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.47	£0.42	£0.38	£0.33	£0.31	£0.29	£0.24
2 Small site 2 - 3 units (houses)	3	£0.33	£0.59	£0.53	£0.48	£0.42	£0.39	£0.36	£0.30
3 Small site 2 - 4 units (houses)	4	£0.47	£0.99	£0.91	£0.83	£0.75	£0.71	£0.67	£0.59
4 Small site 3 - 5 units (houses)	5	£0.59	£1.27	£1.17	£1.07	£0.96	£0.91	£0.86	£0.76
5 Small site 4 - 5 units (flats)	5	£0.47	£0.68	£0.61	£0.53	£0.45	£0.41	£0.37	£0.30
6 Small site 5 - 6 units (flats)	6	£0.57	£0.78	£0.69	£0.60	£0.51	£0.47	£0.43	£0.34
7 Small site 6 - 8 units (houses)	8	£0.92	£1.92	£1.76	£1.61	£1.45	£1.37	£1.29	£1.14
8 Small site 8 - 8 units (flats)	8	£0.75	£1.07	£0.95	£0.83	£0.71	£0.65	£0.59	£0.47
9 Small site 9 - 9 units (houses)	9	£1.06	£2.23	£2.05	£1.87	£1.69	£1.60	£1.51	£1.33
10 Small site 10 - 9 units (flats)	9	£0.85	£1.14	£1.02	£0.89	£0.76	£0.69	£0.63	£0.50
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.88	£1.72	£1.56	£1.40	£1.32	£1.24	£1.08
12 Medium housing scheme (10 units)	10	£1.18	£2.44	£2.25	£2.05	£1.85	£1.75	£1.65	£1.45
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.74	£2.49	£2.25	£2.01	£1.89	£1.77	£1.53
14 Medium housing scheme (15 units)	15	£1.77	£3.77	£3.46	£3.16	£2.85	£2.70	£2.54	£2.24
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£5.60	£5.12	£4.64	£4.16	£3.92	£3.68	£3.20
16 Medium housing scheme (30 units)	30	£3.31	£3.73	£3.31	£2.89	£2.47	£2.25	£2.04	£1.62
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£7.15	£6.51	£5.88	£5.24	£4.92	£4.60	£3.97
18 Medium housing scheme (40 units)	40	£4.72	£8.88	£8.17	£7.46	£6.74	£6.39	£6.03	£5.31
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.66	£7.91	£7.17	£6.42	£6.05	£5.68	£4.93
20 Medium housing scheme (50 units)	50	£5.89	£11.18	£10.29	£9.39	£8.49	£8.04	£7.59	£6.69
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.60	£12.47	£11.35	£10.22	£9.66	£9.10	£7.97
22 Medium housing scheme (75 units)	75	£8.84	£16.11	£14.83	£13.54	£12.25	£11.61	£10.97	£9.68
23 Large flatted scheme (100 units)	100	£4.72	£12.16	£10.80	£9.45	£8.09	£7.42	£6.74	£5.38
24 Large flatted scheme (125 units)	125	£4.72	£14.10	£12.52	£10.94	£9.35	£8.56	£7.77	£6.18
25 Large flatted scheme (150 units)	150	£4.72	£17.29	£15.35	£13.40	£11.45	£10.48	£9.51	£7.56
26 Large flatted scheme (200 units)	200	£7.07	£23.45	£20.79	£18.13	£15.47	£14.14	£12.81	£10.15
27 Large flatted scheme (300 units)	300	£7.54	£21.73	£17.82	£13.91	£9.98	£8.01	£6.04	£2.11
28 Large flatted scheme (400 units)	400	£9.43	£26.78	£21.85	£16.90	£11.93	£9.45	£6.96	£1.99
29 Large flatted scheme (600 units)	600	£12.57	£39.17	£31.79	£24.41	£17.04	£13.35	£9.66	£2.26
30 Large flatted scheme (1000 units)	1,000	£34.30	£104.12	£92.22	£80.33	£68.44	£62.49	£56.55	£44.65

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.47	£0.42	£0.38	£0.33	£0.31	£0.29	£0.24
2 Small site 2 - 3 units (houses)	3	£0.12	£0.59	£0.53	£0.48	£0.42	£0.39	£0.36	£0.30
3 Small site 2 - 4 units (houses)	4	£0.17	£0.99	£0.91	£0.83	£0.75	£0.71	£0.67	£0.59
4 Small site 3 - 5 units (houses)	5	£0.21	£1.27	£1.17	£1.07	£0.96	£0.91	£0.86	£0.76
5 Small site 4 - 5 units (flats)	5	£0.17	£0.68	£0.61	£0.53	£0.45	£0.41	£0.37	£0.30
6 Small site 5 - 6 units (flats)	6	£0.21	£0.78	£0.69	£0.60	£0.51	£0.47	£0.43	£0.34
7 Small site 6 - 8 units (houses)	8	£0.34	£1.92	£1.76	£1.61	£1.45	£1.37	£1.29	£1.14
8 Small site 8 - 8 units (flats)	8	£0.28	£1.07	£0.95	£0.83	£0.71	£0.65	£0.59	£0.47
9 Small site 9 - 9 units (houses)	9	£0.39	£2.23	£2.05	£1.87	£1.69	£1.60	£1.51	£1.33
10 Small site 10 - 9 units (flats)	9	£0.31	£1.14	£1.02	£0.89	£0.76	£0.69	£0.63	£0.50
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.88	£1.72	£1.56	£1.40	£1.32	£1.24	£1.08
12 Medium housing scheme (10 units)	10	£0.43	£2.44	£2.25	£2.05	£1.85	£1.75	£1.65	£1.45
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.74	£2.49	£2.25	£2.01	£1.89	£1.77	£1.53

LB MERTON LOCAL PLAN VIABILITY

8200

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.98	£0.57	£0.51	£0.46	£0.40	£0.37	£0.35	£0.29
2 Small site 2 - 3 units (houses)	3	£1.38	£0.72	£0.65	£0.58	£0.51	£0.47	£0.44	£0.37
3 Small site 2 - 4 units (houses)	4	£1.97	£1.17	£1.07	£0.97	£0.87	£0.82	£0.77	£0.68
4 Small site 3 - 5 units (houses)	5	£2.45	£1.50	£1.37	£1.25	£1.12	£1.06	£0.99	£0.87
5 Small site 4 - 5 units (flats)	5	£1.97	£0.86	£0.76	£0.67	£0.57	£0.53	£0.48	£0.39
6 Small site 5 - 6 units (flats)	6	£2.36	£0.97	£0.87	£0.76	£0.65	£0.60	£0.55	£0.44
7 Small site 6 - 8 units (houses)	8	£3.86	£2.25	£2.06	£1.87	£1.68	£1.59	£1.50	£1.31
8 Small site 8 - 8 units (flats)	8	£3.15	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
9 Small site 9 - 9 units (houses)	9	£4.41	£2.62	£2.40	£2.18	£1.96	£1.85	£1.74	£1.52
10 Small site 10 - 9 units (flats)	9	£3.54	£1.44	£1.28	£1.12	£0.96	£0.89	£0.81	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£2.24	£2.04	£1.84	£1.65	£1.55	£1.45	£1.25
12 Medium housing scheme (10 units)	10	£4.92	£2.87	£2.63	£2.39	£2.15	£2.03	£1.91	£1.67
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£3.28	£2.98	£2.68	£2.39	£2.24	£2.09	£1.80
14 Medium housing scheme (15 units)	15	£7.38	£4.43	£4.06	£3.68	£3.31	£3.13	£2.94	£2.57
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£6.69	£6.10	£5.51	£4.92	£4.63	£4.33	£3.74
16 Medium housing scheme (30 units)	30	£13.82	£4.70	£4.18	£3.67	£3.15	£2.89	£2.63	£2.11
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£8.59	£7.81	£7.03	£6.25	£5.86	£5.47	£4.69
18 Medium housing scheme (40 units)	40	£19.68	£10.48	£9.60	£8.73	£7.85	£7.42	£6.98	£6.10
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£10.37	£9.45	£8.53	£7.62	£7.16	£6.70	£5.78
20 Medium housing scheme (50 units)	50	£24.60	£13.19	£12.09	£10.99	£9.89	£9.34	£8.79	£7.68
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£16.21	£14.82	£13.44	£12.05	£11.36	£10.66	£9.28
22 Medium housing scheme (75 units)	75	£36.90	£19.03	£17.45	£15.87	£14.29	£13.50	£12.71	£11.14
23 Large flatted scheme (100 units)	100	£19.68	£15.33	£13.65	£11.98	£10.31	£9.48	£8.64	£6.97
24 Large flatted scheme (125 units)	125	£19.68	£17.90	£15.93	£13.97	£12.01	£11.03	£10.05	£8.08
25 Large flatted scheme (150 units)	150	£19.68	£21.95	£19.54	£17.13	£14.72	£13.51	£12.31	£9.90
26 Large flatted scheme (200 units)	200	£29.52	£29.63	£26.35	£23.07	£19.80	£18.16	£16.52	£13.24
27 Large flatted scheme (300 units)	300	£31.49	£30.84	£26.02	£21.20	£16.38	£13.97	£11.56	£6.72
28 Large flatted scheme (400 units)	400	£39.36	£38.60	£32.48	£26.36	£20.24	£17.18	£14.12	£7.97
29 Large flatted scheme (600 units)	600	£52.48	£56.72	£47.63	£38.54	£29.43	£24.86	£20.28	£11.14
30 Large flatted scheme (1000 units)	1,000	£143.13	£132.19	£117.50	£102.82	£88.13	£80.79	£73.43	£58.72

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.57	£0.51	£0.46	£0.40	£0.37	£0.35	£0.29
2 Small site 2 - 3 units (houses)	3	£1.02	£0.72	£0.65	£0.58	£0.51	£0.47	£0.44	£0.37
3 Small site 2 - 4 units (houses)	4	£1.46	£1.17	£1.07	£0.97	£0.87	£0.82	£0.77	£0.68
4 Small site 3 - 5 units (houses)	5	£1.82	£1.50	£1.37	£1.25	£1.12	£1.06	£0.99	£0.87
5 Small site 4 - 5 units (flats)	5	£1.46	£0.86	£0.76	£0.67	£0.57	£0.53	£0.48	£0.39
6 Small site 5 - 6 units (flats)	6	£1.76	£0.97	£0.87	£0.76	£0.65	£0.60	£0.55	£0.44
7 Small site 6 - 8 units (houses)	8	£2.87	£2.25	£2.06	£1.87	£1.68	£1.59	£1.50	£1.31
8 Small site 8 - 8 units (flats)	8	£2.34	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
9 Small site 9 - 9 units (houses)	9	£3.28	£2.62	£2.40	£2.18	£1.96	£1.85	£1.74	£1.52
10 Small site 10 - 9 units (flats)	9	£2.63	£1.44	£1.28	£1.12	£0.96	£0.89	£0.81	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.24	£2.04	£1.84	£1.65	£1.55	£1.45	£1.25
12 Medium housing scheme (10 units)	10	£3.66	£2.87	£2.63	£2.39	£2.15	£2.03	£1.91	£1.67
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.28	£2.98	£2.68	£2.39	£2.24	£2.09	£1.80
14 Medium housing scheme (15 units)	15	£5.48	£4.43	£4.06	£3.68	£3.31	£3.13	£2.94	£2.57
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.69	£6.10	£5.51	£4.92	£4.63	£4.33	£3.74
16 Medium housing scheme (30 units)	30	£10.27	£4.70	£4.18	£3.67	£3.15	£2.89	£2.63	£2.11
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£8.59	£7.81	£7.03	£6.25	£5.86	£5.47	£4.69
18 Medium housing scheme (40 units)	40	£14.63	£10.48	£9.60	£8.73	£7.85	£7.42	£6.98	£6.10
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.37	£9.45	£8.53	£7.62	£7.16	£6.70	£5.78
20 Medium housing scheme (50 units)	50	£18.28	£13.19	£12.09	£10.99	£9.89	£9.34	£8.79	£7.68
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.21	£14.82	£13.44	£12.05	£11.36	£10.66	£9.28
22 Medium housing scheme (75 units)	75	£27.42	£19.03	£17.45	£15.87	£14.29	£13.50	£12.71	£11.14
23 Large flatted scheme (100 units)	100	£14.63	£15.33	£13.65	£11.98	£10.31	£9.48	£8.64	£6.97
24 Large flatted scheme (125 units)	125	£14.63	£17.90	£15.93	£13.97	£12.01	£11.03	£10.05	£8.08
25 Large flatted scheme (150 units)	150	£14.63	£21.95	£19.54	£17.13	£14.72	£13.51	£12.31	£9.90
26 Large flatted scheme (200 units)	200	£21.94	£29.63	£26.35	£23.07	£19.80	£18.16	£16.52	£13.24
27 Large flatted scheme (300 units)	300	£23.40	£30.84	£26.02	£21.20	£16.38	£13.97	£11.56	£6.72
28 Large flatted scheme (400 units)	400	£29.25	£38.60	£32.48	£26.36	£20.24	£17.18	£14.12	£7.97
29 Large flatted scheme (600 units)	600	£39.00	£56.72	£47.63	£38.54	£29.43	£24.86	£20.28	£11.14
30 Large flatted scheme (1000 units)	1,000	£106.37	£132.19	£117.50	£102.82	£88.13	£80.79	£73.43	£58.72

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.57	£0.51	£0.46	£0.40	£0.37	£0.35	£0.29
2 Small site 2 - 3 units (houses)	3	£0.33	£0.72	£0.65	£0.58	£0.51	£0.47	£0.44	£0.37
3 Small site 2 - 4 units (houses)	4	£0.47	£1.17	£1.07	£0.97	£0.87	£0.82	£0.77	£0.68
4 Small site 3 - 5 units (houses)	5	£0.59	£1.50	£1.37	£1.25	£1.12	£1.06	£0.99	£0.87
5 Small site 4 - 5 units (flats)	5	£0.47	£0.86	£0.76	£0.67	£0.57	£0.53	£0.48	£0.39
6 Small site 5 - 6 units (flats)	6	£0.57	£0.97	£0.87	£0.76	£0.65	£0.60	£0.55	£0.44
7 Small site 6 - 8 units (houses)	8	£0.92	£2.25	£2.06	£1.87	£1.68	£1.59	£1.50	£1.31
8 Small site 8 - 8 units (flats)	8	£0.75	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
9 Small site 9 - 9 units (houses)	9	£1.06	£2.62	£2.40	£2.18	£1.96	£1.85	£1.74	£1.52
10 Small site 10 - 9 units (flats)	9	£0.85	£1.44	£1.28	£1.12	£0.96	£0.89	£0.81	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.24	£2.04	£1.84	£1.65	£1.55	£1.45	£1.25
12 Medium housing scheme (10 units)	10	£1.18	£2.87	£2.63	£2.39	£2.15	£2.03	£1.91	£1.67
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.28	£2.98	£2.68	£2.39	£2.24	£2.09	£1.80
14 Medium housing scheme (15 units)	15	£1.77	£4.43	£4.06	£3.68	£3.31	£3.13	£2.94	£2.57
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.69	£6.10	£5.51	£4.92	£4.63	£4.33	£3.74
16 Medium housing scheme (30 units)	30	£3.31	£4.70	£4.18	£3.67	£3.15	£2.89	£2.63	£2.11
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£8.59	£7.81	£7.03	£6.25	£5.86	£5.47	£4.69
18 Medium housing scheme (40 units)	40	£4.72	£10.48	£9.60	£8.73	£7.85	£7.42	£6.98	£6.10
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.37	£9.45	£8.53	£7.62	£7.16	£6.70	£5.78
20 Medium housing scheme (50 units)	50	£5.89	£13.19	£12.09	£10.99	£9.89	£9.34	£8.79	£7.68
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.21	£14.82	£13.44	£12.05	£11.36	£10.66	£9.28
22 Medium housing scheme (75 units)	75	£8.84	£19.03	£17.45	£15.87	£14.29	£13.50	£12.71	£11.14
23 Large flatted scheme (100 units)	100	£4.72	£15.33	£13.65	£11.98	£10.31	£9.48	£8.64	£6.97
24 Large flatted scheme (125 units)	125	£4.72	£17.90	£15.93	£13.97	£12.01	£11.03	£10.05	£8.08
25 Large flatted scheme (150 units)	150	£4.72	£21.95	£19.54	£17.13	£14.72	£13.51	£12.31	£9.90
26 Large flatted scheme (200 units)	200	£7.07	£29.63	£26.35	£23.07	£19.80	£18.16	£16.52	£13.24
27 Large flatted scheme (300 units)	300	£7.54	£30.84	£26.02	£21.20	£16.38	£13.97	£11.56	£6.72
28 Large flatted scheme (400 units)	400	£9.43	£38.60	£32.48	£26.36	£20.24	£17.18	£14.12	£7.97
29 Large flatted scheme (600 units)	600	£12.57	£56.72	£47.63	£38.54	£29.43	£24.86	£20.28	£11.14
30 Large flatted scheme (1000 units)	1,000	£34.30	£132.19	£117.50	£102.82	£88.13	£80.79	£73.43	£58.72

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.57	£0.51	£0.46	£0.40	£0.37	£0.35	£0.29
2 Small site 2 - 3 units (houses)	3	£0.12	£0.72	£0.65	£0.58	£0.51	£0.47	£0.44	£0.37
3 Small site 2 - 4 units (houses)	4	£0.17	£1.17	£1.07	£0.97	£0.87	£0.82	£0.77	£0.68
4 Small site 3 - 5 units (houses)	5	£0.21	£1.50	£1.37	£1.25	£1.12	£1.06	£0.99	£0.87
5 Small site 4 - 5 units (flats)	5	£0.17	£0.86	£0.76	£0.67	£0.57	£0.53	£0.48	£0.39
6 Small site 5 - 6 units (flats)	6	£0.21	£0.97	£0.87	£0.76	£0.65	£0.60	£0.55	£0.44
7 Small site 6 - 8 units (houses)	8	£0.34	£2.25	£2.06	£1.87	£1.68	£1.59	£1.50	£1.31
8 Small site 8 - 8 units (flats)	8	£0.28	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
9 Small site 9 - 9 units (houses)	9	£0.39	£2.62	£2.40	£2.18	£1.96	£1.85	£1.74	£1.52
10 Small site 10 - 9 units (flats)	9	£0.31	£1.44	£1.28	£1.12	£0.96	£0.89	£0.81	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.24	£2.04	£1.84	£1.65	£1.55	£1.45	£1.25
12 Medium housing scheme (10 units)	10	£0.43	£2.87	£2.63	£2.39	£2.15	£2.03	£1.91	£1.67
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£3.28						

LB MERTON LOCAL PLAN VIABILITY

8900

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.07	£0.67	£0.60	£0.54	£0.47	£0.44	£0.41	£0.34
2 Small site 2 - 3 units (houses)	3	£1.50	£0.84	£0.76	£0.68	£0.59	£0.55	£0.51	£0.43
3 Small site 2 - 4 units (houses)	4	£2.14	£1.34	£1.22	£1.11	£0.99	£0.94	£0.88	£0.76
4 Small site 3 - 5 units (houses)	5	£2.66	£1.72	£1.57	£1.42	£1.28	£1.20	£1.13	£0.98
5 Small site 4 - 5 units (flats)	5	£2.14	£1.03	£0.92	£0.81	£0.70	£0.64	£0.59	£0.47
6 Small site 5 - 6 units (flats)	6	£2.56	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	£0.54
7 Small site 6 - 8 units (houses)	8	£4.19	£2.59	£2.37	£2.14	£1.92	£1.81	£1.70	£1.47
8 Small site 8 - 8 units (flats)	8	£3.42	£1.62	£1.44	£1.27	£1.09	£1.01	£0.92	£0.74
9 Small site 9 - 9 units (houses)	9	£4.78	£3.02	£2.76	£2.50	£2.24	£2.11	£1.98	£1.72
10 Small site 10 - 9 units (flats)	9	£3.84	£1.74	£1.55	£1.36	£1.17	£1.08	£0.98	£0.79
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£2.59	£2.36	£2.13	£1.90	£1.78	£1.67	£1.43
12 Medium housing scheme (10 units)	10	£5.34	£3.30	£3.02	£2.73	£2.45	£2.31	£2.16	£1.88
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£3.82	£3.47	£3.12	£2.77	£2.59	£2.42	£2.07
14 Medium housing scheme (15 units)	15	£8.01	£5.09	£4.65	£4.21	£3.77	£3.55	£3.34	£2.90
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£7.78	£7.08	£6.39	£5.68	£5.33	£4.98	£4.28
16 Medium housing scheme (30 units)	30	£14.99	£5.68	£5.06	£4.45	£3.83	£3.52	£3.21	£2.60
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£10.03	£9.11	£8.18	£7.26	£6.80	£6.33	£5.41
18 Medium housing scheme (40 units)	40	£21.36	£12.06	£11.03	£10.00	£8.96	£8.44	£7.93	£6.89
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£12.08	£10.99	£9.90	£8.81	£8.27	£7.72	£6.63
20 Medium housing scheme (50 units)	50	£26.70	£15.19	£13.89	£12.58	£11.28	£10.63	£9.98	£8.68
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£18.82	£17.17	£15.52	£13.88	£13.05	£12.23	£10.58
22 Medium housing scheme (75 units)	75	£40.05	£21.94	£20.07	£18.20	£16.33	£15.40	£14.46	£12.59
23 Large flatted scheme (100 units)	100	£21.36	£18.48	£16.49	£14.51	£12.52	£11.53	£10.53	£8.55
24 Large flatted scheme (125 units)	125	£21.36	£21.67	£19.33	£16.99	£14.65	£13.48	£12.31	£9.97
25 Large flatted scheme (150 units)	150	£21.36	£26.59	£23.71	£20.84	£17.96	£16.53	£15.09	£12.21
26 Large flatted scheme (200 units)	200	£21.94	£35.78	£31.89	£28.00	£24.10	£22.16	£20.21	£16.32
27 Large flatted scheme (300 units)	300	£34.18	£39.96	£34.23	£28.50	£22.76	£19.90	£17.03	£11.30
28 Large flatted scheme (400 units)	400	£42.72	£50.42	£43.12	£35.82	£28.51	£24.86	£21.21	£13.91
29 Large flatted scheme (600 units)	600	£56.96	£74.23	£63.39	£52.55	£41.71	£36.28	£30.86	£19.99
30 Large flatted scheme (1000 units)	1,000	£155.35	£160.10	£142.63	£125.15	£107.68	£98.94	£90.20	£72.72

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.67	£0.60	£0.54	£0.47	£0.44	£0.41	£0.34
2 Small site 2 - 3 units (houses)	3	£1.02	£0.84	£0.76	£0.68	£0.59	£0.55	£0.51	£0.43
3 Small site 2 - 4 units (houses)	4	£1.46	£1.34	£1.22	£1.11	£0.99	£0.94	£0.88	£0.76
4 Small site 3 - 5 units (houses)	5	£1.82	£1.72	£1.57	£1.42	£1.28	£1.20	£1.13	£0.98
5 Small site 4 - 5 units (flats)	5	£1.46	£1.03	£0.92	£0.81	£0.70	£0.64	£0.59	£0.47
6 Small site 5 - 6 units (flats)	6	£1.76	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	£0.54
7 Small site 6 - 8 units (houses)	8	£2.87	£2.59	£2.37	£2.14	£1.92	£1.81	£1.70	£1.47
8 Small site 8 - 8 units (flats)	8	£2.34	£1.62	£1.44	£1.27	£1.09	£1.01	£0.92	£0.74
9 Small site 9 - 9 units (houses)	9	£3.28	£3.02	£2.76	£2.50	£2.24	£2.11	£1.98	£1.72
10 Small site 10 - 9 units (flats)	9	£2.63	£1.74	£1.55	£1.36	£1.17	£1.08	£0.98	£0.79
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.59	£2.36	£2.13	£1.90	£1.78	£1.67	£1.43
12 Medium housing scheme (10 units)	10	£3.66	£3.30	£3.02	£2.73	£2.45	£2.31	£2.16	£1.88
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.82	£3.47	£3.12	£2.77	£2.59	£2.42	£2.07
14 Medium housing scheme (15 units)	15	£5.48	£5.09	£4.65	£4.21	£3.77	£3.55	£3.34	£2.90
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.78	£7.08	£6.39	£5.68	£5.33	£4.98	£4.28
16 Medium housing scheme (30 units)	30	£10.27	£5.68	£5.06	£4.45	£3.83	£3.52	£3.21	£2.60
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.03	£9.11	£8.18	£7.26	£6.80	£6.33	£5.41
18 Medium housing scheme (40 units)	40	£14.63	£12.06	£11.03	£10.00	£8.96	£8.44	£7.93	£6.89
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£12.08	£10.99	£9.90	£8.81	£8.27	£7.72	£6.63
20 Medium housing scheme (50 units)	50	£18.28	£15.19	£13.89	£12.58	£11.28	£10.63	£9.98	£8.68
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.82	£17.17	£15.52	£13.88	£13.05	£12.23	£10.58
22 Medium housing scheme (75 units)	75	£27.42	£21.94	£20.07	£18.20	£16.33	£15.40	£14.46	£12.59
23 Large flatted scheme (100 units)	100	£14.63	£18.48	£16.49	£14.51	£12.52	£11.53	£10.53	£8.55
24 Large flatted scheme (125 units)	125	£14.63	£21.67	£19.33	£16.99	£14.65	£13.48	£12.31	£9.97
25 Large flatted scheme (150 units)	150	£14.63	£26.59	£23.71	£20.84	£17.96	£16.53	£15.09	£12.21
26 Large flatted scheme (200 units)	200	£21.94	£35.78	£31.89	£28.00	£24.10	£22.16	£20.21	£16.32
27 Large flatted scheme (300 units)	300	£23.40	£39.96	£34.23	£28.50	£22.76	£19.90	£17.03	£11.30
28 Large flatted scheme (400 units)	400	£29.25	£50.42	£43.12	£35.82	£28.51	£24.86	£21.21	£13.91
29 Large flatted scheme (600 units)	600	£39.00	£74.23	£63.39	£52.55	£41.71	£36.28	£30.86	£19.99
30 Large flatted scheme (1000 units)	1,000	£106.37	£160.10	£142.63	£125.15	£107.68	£98.94	£90.20	£72.72

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.67	£0.60	£0.54	£0.47	£0.44	£0.41	£0.34
2 Small site 2 - 3 units (houses)	3	£0.33	£0.84	£0.76	£0.68	£0.59	£0.55	£0.51	£0.43
3 Small site 2 - 4 units (houses)	4	£0.47	£1.34	£1.22	£1.11	£0.99	£0.94	£0.88	£0.76
4 Small site 3 - 5 units (houses)	5	£0.59	£1.72	£1.57	£1.42	£1.28	£1.20	£1.13	£0.98
5 Small site 4 - 5 units (flats)	5	£0.47	£1.03	£0.92	£0.81	£0.70	£0.64	£0.59	£0.47
6 Small site 5 - 6 units (flats)	6	£0.57	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	£0.54
7 Small site 6 - 8 units (houses)	8	£0.92	£2.59	£2.37	£2.14	£1.92	£1.81	£1.70	£1.47
8 Small site 8 - 8 units (flats)	8	£0.75	£1.62	£1.44	£1.27	£1.09	£1.01	£0.92	£0.74
9 Small site 9 - 9 units (houses)	9	£1.06	£3.02	£2.76	£2.50	£2.24	£2.11	£1.98	£1.72
10 Small site 10 - 9 units (flats)	9	£0.85	£1.74	£1.55	£1.36	£1.17	£1.08	£0.98	£0.79
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.59	£2.36	£2.13	£1.90	£1.78	£1.67	£1.43
12 Medium housing scheme (10 units)	10	£1.18	£3.30	£3.02	£2.73	£2.45	£2.31	£2.16	£1.88
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.82	£3.47	£3.12	£2.77	£2.59	£2.42	£2.07
14 Medium housing scheme (15 units)	15	£1.77	£5.09	£4.65	£4.21	£3.77	£3.55	£3.34	£2.90
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£7.78	£7.08	£6.39	£5.68	£5.33	£4.98	£4.28
16 Medium housing scheme (30 units)	30	£3.31	£5.68	£5.06	£4.45	£3.83	£3.52	£3.21	£2.60
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£10.03	£9.11	£8.18	£7.26	£6.80	£6.33	£5.41
18 Medium housing scheme (40 units)	40	£4.72	£12.06	£11.03	£10.00	£8.96	£8.44	£7.93	£6.89
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£12.08	£10.99	£9.90	£8.81	£8.27	£7.72	£6.63
20 Medium housing scheme (50 units)	50	£5.89	£15.19	£13.89	£12.58	£11.28	£10.63	£9.98	£8.68
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.82	£17.17	£15.52	£13.88	£13.05	£12.23	£10.58
22 Medium housing scheme (75 units)	75	£8.84	£21.94	£20.07	£18.20	£16.33	£15.40	£14.46	£12.59
23 Large flatted scheme (100 units)	100	£4.72	£18.48	£16.49	£14.51	£12.52	£11.53	£10.53	£8.55
24 Large flatted scheme (125 units)	125	£4.72	£21.67	£19.33	£16.99	£14.65	£13.48	£12.31	£9.97
25 Large flatted scheme (150 units)	150	£4.72	£26.59	£23.71	£20.84	£17.96	£16.53	£15.09	£12.21
26 Large flatted scheme (200 units)	200	£7.07	£35.78	£31.89	£28.00	£24.10	£22.16	£20.21	£16.32
27 Large flatted scheme (300 units)	300	£7.54	£39.96	£34.23	£28.50	£22.76	£19.90	£17.03	£11.30
28 Large flatted scheme (400 units)	400	£9.43	£50.42	£43.12	£35.82	£28.51	£24.86	£21.21	£13.91
29 Large flatted scheme (600 units)	600	£12.57	£74.23	£63.39	£52.55	£41.71	£36.28	£30.86	£19.99
30 Large flatted scheme (1000 units)	1,000	£34.30	£160.10	£142.63	£125.15	£107.68	£98.94	£90.20	£72.72

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.67	£0.60	£0.54	£0.47	£0.44	£0.41	£0.34
2 Small site 2 - 3 units (houses)	3	£0.12	£0.84	£0.76	£0.68	£0.59	£0.55	£0.51	£0.43
3 Small site 2 - 4 units (houses)	4	£0.17	£1.34	£1.22	£1.11	£0.99	£0.94	£0.88	£0.76
4 Small site 3 - 5 units (houses)	5	£0.21	£1.72	£1.57	£1.42	£1.28	£1.20	£1.13	£0.98
5 Small site 4 - 5 units (flats)	5	£0.17	£1.03	£0.92	£0.81	£0.70	£0.64	£0.59	£0.47
6 Small site 5 - 6 units (flats)	6	£0.21	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	£0.54
7 Small site 6 - 8 units (houses)	8	£0.34	£2.59	£2.37	£2.14	£1.92	£1.81	£1.70	£1.47
8 Small site 8 - 8 units (flats)	8	£0.28	£1.62	£1.44	£1.27	£1.09	£1.01	£0.92	£0.74
9 Small site 9 - 9 units (houses)	9	£0.39	£3.02	£2.76	£2.50	£2.24	£2.11	£1.98	£1.72
10 Small site 10 - 9 units (flats)	9	£0.31	£1.74	£1.55	£1.36	£1.17	£1.08	£0.98	£0.79
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.59	£2.36	£2.13	£1.90	£1.78	£1.67	£1.43
12 Medium housing scheme (10 units)	10	£0.43	£3.30	£3.02	£2.73	£2.45	£2.31	£2.16	£1.88
13									

LB MERTON LOCAL PLAN VIABILITY

9600

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.77	£0.69	£0.62	£0.54	£0.50	£0.47	£0.39
2 Small site 2 - 3 units (houses)	3	£1.61	£0.97	£0.87	£0.78	£0.68	£0.63	£0.58	£0.49
3 Small site 2 - 4 units (houses)	4	£2.30	£1.51	£1.38	£1.25	£1.12	£1.05	£0.98	£0.85
4 Small site 3 - 5 units (houses)	5	£2.87	£1.94	£1.77	£1.60	£1.43	£1.35	£1.26	£1.09
5 Small site 4 - 5 units (flats)	5	£2.30	£1.21	£1.08	£0.95	£0.82	£0.76	£0.69	£0.56
6 Small site 5 - 6 units (flats)	6	£2.76	£1.37	£1.23	£1.08	£0.93	£0.86	£0.78	£0.64
7 Small site 6 - 8 units (houses)	8	£4.52	£2.92	£2.67	£2.41	£2.16	£2.03	£1.90	£1.64
8 Small site 8 - 8 units (flats)	8	£3.69	£1.90	£1.69	£1.49	£1.29	£1.18	£1.08	£0.88
9 Small site 9 - 9 units (houses)	9	£5.16	£3.41	£3.11	£2.81	£2.51	£2.36	£2.21	£1.91
10 Small site 10 - 9 units (flats)	9	£4.15	£2.03	£1.81	£1.60	£1.38	£1.27	£1.16	£0.94
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£2.95	£2.68	£2.41	£2.15	£2.01	£1.88	£1.61
12 Medium housing scheme (10 units)	10	£5.76	£3.73	£3.40	£3.08	£2.75	£2.58	£2.42	£2.09
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£4.36	£3.95	£3.55	£3.14	£2.94	£2.74	£2.34
14 Medium housing scheme (15 units)	15	£8.64	£5.75	£5.24	£4.74	£4.24	£3.98	£3.73	£3.23
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£6.87	£6.06	£5.25	£4.44	£4.04	£3.63	£3.02
16 Medium housing scheme (30 units)	30	£16.17	£6.65	£5.94	£5.23	£4.51	£4.16	£3.80	£3.08
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£11.48	£10.41	£9.34	£8.27	£7.73	£7.20	£6.12
18 Medium housing scheme (40 units)	40	£23.04	£13.65	£12.45	£11.26	£10.07	£9.47	£8.88	£7.68
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£13.79	£12.52	£11.26	£10.00	£9.37	£8.74	£7.48
20 Medium housing scheme (50 units)	50	£28.80	£17.18	£15.68	£14.18	£12.68	£11.93	£11.18	£9.67
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£21.43	£19.52	£17.61	£15.70	£14.75	£13.79	£11.89
22 Medium housing scheme (75 units)	75	£43.20	£24.85	£22.69	£20.53	£18.37	£17.29	£16.21	£14.04
23 Large flatted scheme (100 units)	100	£23.04	£21.64	£19.33	£17.03	£14.73	£13.58	£12.43	£10.12
24 Large flatted scheme (125 units)	125	£23.04	£25.44	£22.72	£20.01	£17.29	£15.93	£14.57	£11.85
25 Large flatted scheme (150 units)	150	£23.04	£31.22	£27.89	£24.55	£21.21	£19.54	£17.87	£14.53
26 Large flatted scheme (200 units)	200	£34.56	£41.93	£37.43	£32.92	£28.41	£26.16	£23.90	£19.40
27 Large flatted scheme (300 units)	300	£36.86	£49.06	£42.43	£35.79	£29.14	£25.82	£22.50	£15.85
28 Large flatted scheme (400 units)	400	£46.08	£62.23	£53.75	£45.27	£36.79	£32.54	£28.30	£19.82
29 Large flatted scheme (600 units)	600	£61.44	£91.74	£79.15	£66.55	£53.96	£47.66	£41.37	£28.78
30 Large flatted scheme (1000 units)	1,000	£167.56	£187.95	£167.70	£147.46	£127.21	£117.08	£106.95	£86.68

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.77	£0.69	£0.62	£0.54	£0.50	£0.47	£0.39
2 Small site 2 - 3 units (houses)	3	£1.02	£0.97	£0.87	£0.78	£0.68	£0.63	£0.58	£0.49
3 Small site 2 - 4 units (houses)	4	£1.46	£1.51	£1.38	£1.25	£1.12	£1.05	£0.98	£0.85
4 Small site 3 - 5 units (houses)	5	£1.82	£1.94	£1.77	£1.60	£1.43	£1.35	£1.26	£1.09
5 Small site 4 - 5 units (flats)	5	£1.46	£1.21	£1.08	£0.95	£0.82	£0.76	£0.69	£0.56
6 Small site 5 - 6 units (flats)	6	£1.76	£1.37	£1.23	£1.08	£0.93	£0.86	£0.78	£0.64
7 Small site 6 - 8 units (houses)	8	£2.87	£2.92	£2.67	£2.41	£2.16	£2.03	£1.90	£1.64
8 Small site 8 - 8 units (flats)	8	£2.34	£1.90	£1.69	£1.49	£1.29	£1.18	£1.08	£0.88
9 Small site 9 - 9 units (houses)	9	£3.28	£3.41	£3.11	£2.81	£2.51	£2.36	£2.21	£1.91
10 Small site 10 - 9 units (flats)	9	£2.63	£2.03	£1.81	£1.60	£1.38	£1.27	£1.16	£0.94
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.95	£2.68	£2.41	£2.15	£2.01	£1.88	£1.61
12 Medium housing scheme (10 units)	10	£3.66	£3.73	£3.40	£3.08	£2.75	£2.58	£2.42	£2.09
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.36	£3.95	£3.55	£3.14	£2.94	£2.74	£2.34
14 Medium housing scheme (15 units)	15	£5.48	£5.75	£5.24	£4.74	£4.24	£3.98	£3.73	£3.23
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.87	£6.06	£5.25	£4.44	£4.04	£3.63	£3.02
16 Medium housing scheme (30 units)	30	£10.27	£6.65	£5.94	£5.23	£4.51	£4.16	£3.80	£3.08
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£11.48	£10.41	£9.34	£8.27	£7.73	£7.20	£6.12
18 Medium housing scheme (40 units)	40	£14.63	£13.65	£12.45	£11.26	£10.07	£9.47	£8.88	£7.68
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£13.79	£12.52	£11.26	£10.00	£9.37	£8.74	£7.48
20 Medium housing scheme (50 units)	50	£18.28	£17.18	£15.68	£14.18	£12.68	£11.93	£11.18	£9.67
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£21.43	£19.52	£17.61	£15.70	£14.75	£13.79	£11.89
22 Medium housing scheme (75 units)	75	£27.42	£24.85	£22.69	£20.53	£18.37	£17.29	£16.21	£14.04
23 Large flatted scheme (100 units)	100	£14.63	£21.64	£19.33	£17.03	£14.73	£13.58	£12.43	£10.12
24 Large flatted scheme (125 units)	125	£14.63	£25.44	£22.72	£20.01	£17.29	£15.93	£14.57	£11.85
25 Large flatted scheme (150 units)	150	£14.63	£31.22	£27.89	£24.55	£21.21	£19.54	£17.87	£14.53
26 Large flatted scheme (200 units)	200	£21.94	£41.93	£37.43	£32.92	£28.41	£26.16	£23.90	£19.40
27 Large flatted scheme (300 units)	300	£23.40	£49.06	£42.43	£35.79	£29.14	£25.82	£22.50	£15.85
28 Large flatted scheme (400 units)	400	£29.25	£62.23	£53.75	£45.27	£36.79	£32.54	£28.30	£19.82
29 Large flatted scheme (600 units)	600	£39.00	£91.74	£79.15	£66.55	£53.96	£47.66	£41.37	£28.78
30 Large flatted scheme (1000 units)	1,000	£106.37	£187.95	£167.70	£147.46	£127.21	£117.08	£106.95	£86.68

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.77	£0.69	£0.62	£0.54	£0.50	£0.47	£0.39
2 Small site 2 - 3 units (houses)	3	£0.33	£0.97	£0.87	£0.78	£0.68	£0.63	£0.58	£0.49
3 Small site 2 - 4 units (houses)	4	£0.47	£1.51	£1.38	£1.25	£1.12	£1.05	£0.98	£0.85
4 Small site 3 - 5 units (houses)	5	£0.59	£1.94	£1.77	£1.60	£1.43	£1.35	£1.26	£1.09
5 Small site 4 - 5 units (flats)	5	£0.47	£1.21	£1.08	£0.95	£0.82	£0.76	£0.69	£0.56
6 Small site 5 - 6 units (flats)	6	£0.57	£1.37	£1.23	£1.08	£0.93	£0.86	£0.78	£0.64
7 Small site 6 - 8 units (houses)	8	£0.92	£2.92	£2.67	£2.41	£2.16	£2.03	£1.90	£1.64
8 Small site 8 - 8 units (flats)	8	£0.75	£1.90	£1.69	£1.49	£1.29	£1.18	£1.08	£0.88
9 Small site 9 - 9 units (houses)	9	£1.06	£3.41	£3.11	£2.81	£2.51	£2.36	£2.21	£1.91
10 Small site 10 - 9 units (flats)	9	£0.85	£2.03	£1.81	£1.60	£1.38	£1.27	£1.16	£0.94
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.95	£2.68	£2.41	£2.15	£2.01	£1.88	£1.61
12 Medium housing scheme (10 units)	10	£1.18	£3.73	£3.40	£3.08	£2.75	£2.58	£2.42	£2.09
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.36	£3.95	£3.55	£3.14	£2.94	£2.74	£2.34
14 Medium housing scheme (15 units)	15	£1.77	£5.75	£5.24	£4.74	£4.24	£3.98	£3.73	£3.23
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.87	£6.06	£5.25	£4.44	£4.04	£3.63	£3.02
16 Medium housing scheme (30 units)	30	£3.31	£6.65	£5.94	£5.23	£4.51	£4.16	£3.80	£3.08
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£11.48	£10.41	£9.34	£8.27	£7.73	£7.20	£6.12
18 Medium housing scheme (40 units)	40	£4.72	£13.65	£12.45	£11.26	£10.07	£9.47	£8.88	£7.68
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£13.79	£12.52	£11.26	£10.00	£9.37	£8.74	£7.48
20 Medium housing scheme (50 units)	50	£5.89	£17.18	£15.68	£14.18	£12.68	£11.93	£11.18	£9.67
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£21.43	£19.52	£17.61	£15.70	£14.75	£13.79	£11.89
22 Medium housing scheme (75 units)	75	£8.84	£24.85	£22.69	£20.53	£18.37	£17.29	£16.21	£14.04
23 Large flatted scheme (100 units)	100	£4.72	£21.64	£19.33	£17.03	£14.73	£13.58	£12.43	£10.12
24 Large flatted scheme (125 units)	125	£4.72	£25.44	£22.72	£20.01	£17.29	£15.93	£14.57	£11.85
25 Large flatted scheme (150 units)	150	£4.72	£31.22	£27.89	£24.55	£21.21	£19.54	£17.87	£14.53
26 Large flatted scheme (200 units)	200	£7.07	£41.93	£37.43	£32.92	£28.41	£26.16	£23.90	£19.40
27 Large flatted scheme (300 units)	300	£7.54	£49.06	£42.43	£35.79	£29.14	£25.82	£22.50	£15.85
28 Large flatted scheme (400 units)	400	£9.43	£62.23	£53.75	£45.27	£36.79	£32.54	£28.30	£19.82
29 Large flatted scheme (600 units)	600	£12.57	£91.74	£79.15	£66.55	£53.96	£47.66	£41.37	£28.78
30 Large flatted scheme (1000 units)	1,000	£34.30	£187.95	£167.70	£147.46	£127.21	£117.08	£106.95	£86.68

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.77	£0.69	£0.62	£0.54	£0.50	£0.47	£0.39
2 Small site 2 - 3 units (houses)	3	£0.12	£0.97	£0.87	£0.78	£0.68	£0.63	£0.58	£0.49
3 Small site 2 - 4 units (houses)	4	£0.17	£1.51	£1.38	£1.25	£1.12	£1.05	£0.98	£0.85
4 Small site 3 - 5 units (houses)	5	£0.21	£1.94	£1.77	£1.60	£1.43	£1.35	£1.26	£1.09
5 Small site 4 - 5 units (flats)	5	£0.17	£1.21	£1.08	£0.95	£0.82	£0.76	£0.69	£0.56
6 Small site 5 - 6 units (flats)	6	£0.21	£1.37	£1.23	£1.08	£0.93	£0.86	£0.78	£0.64
7 Small site 6 - 8 units (houses)	8	£0.34	£2.92	£2.67	£2.41	£2.16	£2.03	£1.90	£1.64
8 Small site 8 - 8 units (flats)	8	£0.28	£1.90	£1.69	£1.49	£1.29	£1.18	£1.08	£0.88
9 Small site 9 - 9 units (houses)	9	£0.39	£3.41	£3.11	£2.81	£2.51	£2.36	£2.21	£1.91
10 Small site 10 - 9 units (flats)	9	£0.31	£2.03	£1.81	£1.60	£1.38	£1.27	£1.16	£0.94
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.95	£2.68	£2.41	£2.15	£2.01	£1.88	£1.61
12 Medium housing scheme (10 units)	10	£0.43	£3.73	£3.40	£3.08	£2.75	£2.58		

LB MERTON LOCAL PLAN VIABILITY

10300

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£0.86	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£1.73	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£2.47	£1.69	£1.54	£1.39	£1.24	£1.16	£1.09	£0.94
4 Small site 3 - 5 units (houses)	5	£3.08	£2.17	£1.97	£1.78	£1.59	£1.49	£1.40	£1.20
5 Small site 4 - 5 units (flats)	5	£2.47	£1.38	£1.24	£1.09	£0.94	£0.87	£0.80	£0.65
6 Small site 5 - 6 units (flats)	6	£2.97	£1.57	£1.41	£1.24	£1.07	£0.99	£0.90	£0.74
7 Small site 6 - 8 units (houses)	8	£4.85	£3.26	£2.97	£2.68	£2.39	£2.25	£2.10	£1.81
8 Small site 8 - 8 units (flats)	8	£3.96	£2.17	£1.94	£1.71	£1.48	£1.36	£1.25	£1.02
9 Small site 9 - 9 units (houses)	9	£5.54	£3.80	£3.46	£3.12	£2.78	£2.62	£2.45	£2.11
10 Small site 10 - 9 units (flats)	9	£4.45	£2.33	£2.08	£1.83	£1.58	£1.46	£1.34	£1.09
11 Medium mixed housing/flatted scheme (10 units)	10	£3.96	£3.31	£3.00	£2.70	£2.40	£2.25	£2.09	£1.79
12 Medium housing scheme (10 units)	10	£6.18	£4.16	£3.79	£3.42	£3.05	£2.86	£2.68	£2.31
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£4.90	£4.44	£3.98	£3.52	£3.29	£3.06	£2.61
14 Medium housing scheme (15 units)	15	£9.27	£6.41	£5.84	£5.27	£4.70	£4.41	£4.13	£3.56
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£9.95	£9.04	£8.12	£7.20	£6.74	£6.28	£5.36
16 Medium housing scheme (30 units)	30	£17.35	£7.63	£6.82	£6.00	£5.19	£4.79	£4.38	£3.57
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£12.91	£11.70	£10.48	£9.27	£8.66	£8.06	£6.84
18 Medium housing scheme (40 units)	40	£24.72	£15.23	£13.88	£12.53	£11.18	£10.50	£9.83	£8.48
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£15.48	£14.05	£12.62	£11.19	£10.48	£9.76	£8.33
20 Medium housing scheme (50 units)	50	£30.90	£19.17	£17.47	£15.77	£14.07	£13.22	£12.37	£10.67
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£24.04	£21.87	£19.70	£17.53	£16.44	£15.36	£13.19
22 Medium housing scheme (75 units)	75	£46.35	£27.77	£25.31	£22.86	£20.41	£19.18	£17.95	£15.49
23 Large flatted scheme (100 units)	100	£24.72	£24.79	£22.17	£19.55	£16.94	£15.63	£14.32	£11.70
24 Large flatted scheme (125 units)	125	£24.72	£29.21	£26.12	£23.02	£19.93	£18.38	£16.84	£13.74
25 Large flatted scheme (150 units)	150	£24.72	£35.86	£32.06	£28.26	£24.45	£22.55	£20.65	£16.85
26 Large flatted scheme (200 units)	200	£37.08	£48.09	£42.96	£37.84	£32.72	£30.16	£27.59	£22.47
27 Large flatted scheme (300 units)	300	£39.55	£58.09	£50.57	£43.04	£35.52	£31.75	£27.97	£20.41
28 Large flatted scheme (400 units)	400	£49.44	£73.94	£64.31	£54.69	£45.06	£40.23	£35.39	£25.73
29 Large flatted scheme (600 units)	600	£65.92	£109.11	£94.82	£80.54	£66.22	£59.04	£51.87	£37.53
30 Large flatted scheme (1000 units)	1,000	£179.78	£215.69	£192.67	£169.65	£146.63	£135.12	£123.61	£100.59

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.86	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£1.02	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£1.46	£1.69	£1.54	£1.39	£1.24	£1.16	£1.09	£0.94
4 Small site 3 - 5 units (houses)	5	£1.82	£2.17	£1.97	£1.78	£1.59	£1.49	£1.40	£1.20
5 Small site 4 - 5 units (flats)	5	£1.46	£1.38	£1.24	£1.09	£0.94	£0.87	£0.80	£0.65
6 Small site 5 - 6 units (flats)	6	£1.76	£1.57	£1.41	£1.24	£1.07	£0.99	£0.90	£0.74
7 Small site 6 - 8 units (houses)	8	£2.87	£3.26	£2.97	£2.68	£2.39	£2.25	£2.10	£1.81
8 Small site 8 - 8 units (flats)	8	£2.34	£2.17	£1.94	£1.71	£1.48	£1.36	£1.25	£1.02
9 Small site 9 - 9 units (houses)	9	£3.28	£3.80	£3.46	£3.12	£2.78	£2.62	£2.45	£2.11
10 Small site 10 - 9 units (flats)	9	£2.63	£2.33	£2.08	£1.83	£1.58	£1.46	£1.34	£1.09
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.31	£3.00	£2.70	£2.40	£2.25	£2.09	£1.79
12 Medium housing scheme (10 units)	10	£3.66	£4.16	£3.79	£3.42	£3.05	£2.86	£2.68	£2.31
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.90	£4.44	£3.98	£3.52	£3.29	£3.06	£2.61
14 Medium housing scheme (15 units)	15	£5.48	£6.41	£5.84	£5.27	£4.70	£4.41	£4.13	£3.56
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.95	£9.04	£8.12	£7.20	£6.74	£6.28	£5.36
16 Medium housing scheme (30 units)	30	£10.27	£7.63	£6.82	£6.00	£5.19	£4.79	£4.38	£3.57
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.91	£11.70	£10.48	£9.27	£8.66	£8.06	£6.84
18 Medium housing scheme (40 units)	40	£14.63	£15.23	£13.88	£12.53	£11.18	£10.50	£9.83	£8.48
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£15.48	£14.05	£12.62	£11.19	£10.48	£9.76	£8.33
20 Medium housing scheme (50 units)	50	£18.28	£19.17	£17.47	£15.77	£14.07	£13.22	£12.37	£10.67
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£24.04	£21.87	£19.70	£17.53	£16.44	£15.36	£13.19
22 Medium housing scheme (75 units)	75	£27.42	£27.77	£25.31	£22.86	£20.41	£19.18	£17.95	£15.49
23 Large flatted scheme (100 units)	100	£14.63	£24.79	£22.17	£19.55	£16.94	£15.63	£14.32	£11.70
24 Large flatted scheme (125 units)	125	£14.63	£29.21	£26.12	£23.02	£19.93	£18.38	£16.84	£13.74
25 Large flatted scheme (150 units)	150	£14.63	£35.86	£32.06	£28.26	£24.45	£22.55	£20.65	£16.85
26 Large flatted scheme (200 units)	200	£21.94	£48.09	£42.96	£37.84	£32.72	£30.16	£27.59	£22.47
27 Large flatted scheme (300 units)	300	£23.40	£58.09	£50.57	£43.04	£35.52	£31.75	£27.97	£20.41
28 Large flatted scheme (400 units)	400	£29.25	£73.94	£64.31	£54.69	£45.06	£40.23	£35.39	£25.73
29 Large flatted scheme (600 units)	600	£39.00	£109.11	£94.82	£80.54	£66.22	£59.04	£51.87	£37.53
30 Large flatted scheme (1000 units)	1,000	£106.37	£215.69	£192.67	£169.65	£146.63	£135.12	£123.61	£100.59

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.86	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.33	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£0.47	£1.69	£1.54	£1.39	£1.24	£1.16	£1.09	£0.94
4 Small site 3 - 5 units (houses)	5	£0.59	£2.17	£1.97	£1.78	£1.59	£1.49	£1.40	£1.20
5 Small site 4 - 5 units (flats)	5	£0.47	£1.38	£1.24	£1.09	£0.94	£0.87	£0.80	£0.65
6 Small site 5 - 6 units (flats)	6	£0.57	£1.57	£1.41	£1.24	£1.07	£0.99	£0.90	£0.74
7 Small site 6 - 8 units (houses)	8	£0.92	£3.26	£2.97	£2.68	£2.39	£2.25	£2.10	£1.81
8 Small site 8 - 8 units (flats)	8	£0.75	£2.17	£1.94	£1.71	£1.48	£1.36	£1.25	£1.02
9 Small site 9 - 9 units (houses)	9	£1.06	£3.80	£3.46	£3.12	£2.78	£2.62	£2.45	£2.11
10 Small site 10 - 9 units (flats)	9	£0.85	£2.33	£2.08	£1.83	£1.58	£1.46	£1.34	£1.09
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.31	£3.00	£2.70	£2.40	£2.25	£2.09	£1.79
12 Medium housing scheme (10 units)	10	£1.18	£4.16	£3.79	£3.42	£3.05	£2.86	£2.68	£2.31
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.90	£4.44	£3.98	£3.52	£3.29	£3.06	£2.61
14 Medium housing scheme (15 units)	15	£1.77	£6.41	£5.84	£5.27	£4.70	£4.41	£4.13	£3.56
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£9.95	£9.04	£8.12	£7.20	£6.74	£6.28	£5.36
16 Medium housing scheme (30 units)	30	£3.31	£7.63	£6.82	£6.00	£5.19	£4.79	£4.38	£3.57
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£12.91	£11.70	£10.48	£9.27	£8.66	£8.06	£6.84
18 Medium housing scheme (40 units)	40	£4.72	£15.23	£13.88	£12.53	£11.18	£10.50	£9.83	£8.48
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£15.48	£14.05	£12.62	£11.19	£10.48	£9.76	£8.33
20 Medium housing scheme (50 units)	50	£5.89	£19.17	£17.47	£15.77	£14.07	£13.22	£12.37	£10.67
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£24.04	£21.87	£19.70	£17.53	£16.44	£15.36	£13.19
22 Medium housing scheme (75 units)	75	£8.84	£27.77	£25.31	£22.86	£20.41	£19.18	£17.95	£15.49
23 Large flatted scheme (100 units)	100	£4.72	£24.79	£22.17	£19.55	£16.94	£15.63	£14.32	£11.70
24 Large flatted scheme (125 units)	125	£4.72	£29.21	£26.12	£23.02	£19.93	£18.38	£16.84	£13.74
25 Large flatted scheme (150 units)	150	£4.72	£35.86	£32.06	£28.26	£24.45	£22.55	£20.65	£16.85
26 Large flatted scheme (200 units)	200	£7.07	£48.09	£42.96	£37.84	£32.72	£30.16	£27.59	£22.47
27 Large flatted scheme (300 units)	300	£7.54	£58.09	£50.57	£43.04	£35.52	£31.75	£27.97	£20.41
28 Large flatted scheme (400 units)	400	£9.43	£73.94	£64.31	£54.69	£45.06	£40.23	£35.39	£25.73
29 Large flatted scheme (600 units)	600	£12.57	£109.11	£94.82	£80.54	£66.22	£59.04	£51.87	£37.53
30 Large flatted scheme (1000 units)	1,000	£34.30	£215.69	£192.67	£169.65	£146.63	£135.12	£123.61	£100.59

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.86	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.12	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£0.17	£1.69	£1.54	£1.39	£1.24	£1.16	£1.09	£0.94
4 Small site 3 - 5 units (houses)	5	£0.21	£2.17	£1.97	£1.78	£1.59	£1.49	£1.40	£1.20
5 Small site 4 - 5 units (flats)	5	£0.17	£1.38	£1.24	£1.09	£0.94	£0.87	£0.80	£0.65
6 Small site 5 - 6 units (flats)	6	£0.21	£1.57	£1.41	£1.24	£1.07	£0.99	£0.90	£0.74
7 Small site 6 - 8 units (houses)	8	£0.34	£3.26	£2.97	£2.68	£2.39	£2.25	£2.10	£1.81
8 Small site 8 - 8 units (flats)	8	£0.28	£2.17	£1.94	£1.71	£1.48	£1.36	£1.25	£1.02
9 Small site 9 - 9 units (houses)	9	£0.39	£3.80	£3.46	£3.12	£2.78	£2.62	£2.45	£2.11
10 Small site 10 - 9 units (flats)	9	£0.31	£2.33	£2.08	£1.83	£1.58	£1.46	£1.34	£1.09
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.31	£3.00	£2.70	£2.40	£2.25	£2.09	£1.79
12 Medium housing scheme (10 units)	10	£0.43	£4.16	£3.79	£3.42	£			

Appendix 10 - 50% / 50% with grant results

LB MERTON LOCAL PLAN VIABILITY

4500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.54	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
2 Small site 2 - 3 units (houses)	3	£0.76	£0.09	£0.10	£0.10	£0.10	£0.11	£0.11	£0.11
3 Small site 2 - 4 units (houses)	4	£1.08	£0.30	£0.30	£0.31	£0.31	£0.31	£0.31	£0.32
4 Small site 3 - 5 units (houses)	5	£1.34	£0.38	£0.39	£0.39	£0.40	£0.40	£0.40	£0.41
5 Small site 4 - 5 units (flats)	5	£1.08	-£0.01	£0.00	£0.01	£0.02	£0.03	£0.04	£0.05
6 Small site 5 - 6 units (flats)	6	£1.30	-£0.01	£0.00	£0.02	£0.03	£0.04	£0.04	£0.06
7 Small site 6 - 8 units (houses)	8	£2.12	£0.57	£0.58	£0.59	£0.60	£0.61	£0.61	£0.62
8 Small site 8 - 8 units (flats)	8	£1.73	-£0.02	£0.00	£0.02	£0.04	£0.05	£0.06	£0.08
9 Small site 9 - 9 units (houses)	9	£2.42	£0.66	£0.67	£0.69	£0.70	£0.70	£0.71	£0.72
10 Small site 10 - 9 units (flats)	9	£1.94	-£0.03	-£0.01	£0.02	£0.04	£0.05	£0.06	£0.08
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.45	£0.47	£0.49	£0.51	£0.52	£0.53	£0.55
12 Medium housing scheme (10 units)	10	£2.70	£0.73	£0.74	£0.75	£0.76	£0.77	£0.78	£0.79
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.58	£0.61	£0.64	£0.67	£0.69	£0.70	£0.73
14 Medium housing scheme (15 units)	15	£4.05	£1.12	£1.14	£1.16	£1.17	£1.18	£1.19	£1.21
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.28	£1.34	£1.40	£1.47	£1.50	£1.53	£1.60
16 Medium housing scheme (30 units)	30	£7.58	-£0.13	-£0.05	£0.03	£0.11	£0.15	£0.19	£0.26
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£1.41	£1.50	£1.59	£1.68	£1.72	£1.77	£1.86
18 Medium housing scheme (40 units)	40	£10.80	£2.53	£2.60	£2.67	£2.75	£2.78	£2.82	£2.89
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£1.87	£1.99	£2.11	£2.23	£2.29	£2.35	£2.47
20 Medium housing scheme (50 units)	50	£13.50	£3.18	£3.27	£3.36	£3.45	£3.50	£3.55	£3.63
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£3.20	£3.40	£3.59	£3.79	£3.89	£3.98	£4.16
22 Medium housing scheme (75 units)	75	£20.25	£4.45	£4.62	£4.78	£4.95	£5.02	£5.10	£5.25
23 Large flatted scheme (100 units)	100	£10.80	-£0.40	-£0.12	£0.16	£0.43	£0.57	£0.71	£0.98
24 Large flatted scheme (125 units)	125	£10.80	-£0.90	-£0.51	-£0.12	£0.26	£0.46	£0.65	£1.02
25 Large flatted scheme (150 units)	150	£10.80	-£1.14	-£0.68	-£0.21	£0.25	£0.48	£0.70	£1.15
26 Large flatted scheme (200 units)	200	£16.20	-£1.11	-£0.57	-£0.03	£0.50	£0.77	£1.04	£1.57
27 Large flatted scheme (300 units)	300	£17.28	-£1.91	-£1.08	-£1.25	-£1.42	-£1.60	-£1.58	-£1.75
28 Large flatted scheme (400 units)	400	£21.60	-£2.64	-£1.92	-£1.20	-£1.98	-£1.37	-£1.56	-£1.54
29 Large flatted scheme (600 units)	600	£28.80	-£3.56	-£2.78	-£2.00	-£2.21	-£2.32	-£2.43	-£2.65
30 Large flatted scheme (1000 units)	1,000	£78.55	-£8.33	-£5.49	-£2.65	£0.14	£1.52	£2.89	£5.63

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
2 Small site 2 - 3 units (houses)	3	£1.02	£0.09	£0.10	£0.10	£0.10	£0.11	£0.11	£0.11
3 Small site 2 - 4 units (houses)	4	£1.46	£0.30	£0.30	£0.31	£0.31	£0.31	£0.31	£0.32
4 Small site 3 - 5 units (houses)	5	£1.82	£0.38	£0.39	£0.39	£0.40	£0.40	£0.40	£0.41
5 Small site 4 - 5 units (flats)	5	£1.46	-£0.01	£0.00	£0.01	£0.02	£0.03	£0.04	£0.05
6 Small site 5 - 6 units (flats)	6	£1.76	-£0.01	£0.00	£0.02	£0.03	£0.04	£0.04	£0.06
7 Small site 6 - 8 units (houses)	8	£2.87	£0.57	£0.58	£0.59	£0.60	£0.61	£0.61	£0.62
8 Small site 8 - 8 units (flats)	8	£2.34	-£0.02	£0.00	£0.02	£0.04	£0.05	£0.06	£0.08
9 Small site 9 - 9 units (houses)	9	£3.28	£0.66	£0.67	£0.69	£0.70	£0.70	£0.71	£0.72
10 Small site 10 - 9 units (flats)	9	£2.63	-£0.03	-£0.01	£0.02	£0.04	£0.05	£0.06	£0.08
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.45	£0.47	£0.49	£0.51	£0.52	£0.53	£0.55
12 Medium housing scheme (10 units)	10	£3.66	£0.73	£0.74	£0.75	£0.76	£0.77	£0.78	£0.79
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.58	£0.61	£0.64	£0.67	£0.69	£0.70	£0.73
14 Medium housing scheme (15 units)	15	£5.48	£1.12	£1.14	£1.16	£1.17	£1.18	£1.19	£1.21
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.28	£1.34	£1.40	£1.47	£1.50	£1.53	£1.60
16 Medium housing scheme (30 units)	30	£10.27	-£0.13	-£0.05	£0.03	£0.11	£0.15	£0.19	£0.26
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£1.41	£1.50	£1.59	£1.68	£1.72	£1.77	£1.86
18 Medium housing scheme (40 units)	40	£14.63	£2.53	£2.60	£2.67	£2.75	£2.78	£2.82	£2.89
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.87	£1.99	£2.11	£2.23	£2.29	£2.35	£2.47
20 Medium housing scheme (50 units)	50	£18.28	£3.18	£3.27	£3.36	£3.45	£3.50	£3.55	£3.63
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£3.20	£3.40	£3.59	£3.79	£3.89	£3.98	£4.16
22 Medium housing scheme (75 units)	75	£27.42	£4.45	£4.62	£4.78	£4.95	£5.02	£5.10	£5.25
23 Large flatted scheme (100 units)	100	£14.63	-£0.40	-£0.12	£0.16	£0.43	£0.57	£0.71	£0.98
24 Large flatted scheme (125 units)	125	£14.63	-£0.90	-£0.51	-£0.12	£0.26	£0.46	£0.65	£1.02
25 Large flatted scheme (150 units)	150	£14.63	-£1.14	-£0.68	-£0.21	£0.25	£0.48	£0.70	£1.15
26 Large flatted scheme (200 units)	200	£21.94	-£1.11	-£0.57	-£0.03	£0.50	£0.77	£1.04	£1.57
27 Large flatted scheme (300 units)	300	£23.40	-£1.91	-£1.08	-£1.25	-£1.42	-£1.60	-£1.58	-£1.75
28 Large flatted scheme (400 units)	400	£29.25	-£2.64	-£1.92	-£1.20	-£1.98	-£1.37	-£1.56	-£1.54
29 Large flatted scheme (600 units)	600	£39.00	-£3.56	-£2.78	-£2.00	-£2.21	-£2.32	-£2.43	-£2.65
30 Large flatted scheme (1000 units)	1,000	£106.37	-£8.33	-£5.49	-£2.65	£0.14	£1.52	£2.89	£5.63

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
2 Small site 2 - 3 units (houses)	3	£0.33	£0.09	£0.10	£0.10	£0.10	£0.11	£0.11	£0.11
3 Small site 2 - 4 units (houses)	4	£0.47	£0.30	£0.30	£0.31	£0.31	£0.31	£0.31	£0.32
4 Small site 3 - 5 units (houses)	5	£0.59	£0.38	£0.39	£0.39	£0.40	£0.40	£0.40	£0.41
5 Small site 4 - 5 units (flats)	5	£0.47	-£0.01	£0.00	£0.01	£0.02	£0.03	£0.04	£0.05
6 Small site 5 - 6 units (flats)	6	£0.57	-£0.01	£0.00	£0.02	£0.03	£0.04	£0.04	£0.06
7 Small site 6 - 8 units (houses)	8	£0.92	£0.57	£0.58	£0.59	£0.60	£0.61	£0.61	£0.62
8 Small site 8 - 8 units (flats)	8	£0.75	-£0.02	£0.00	£0.02	£0.04	£0.05	£0.06	£0.08
9 Small site 9 - 9 units (houses)	9	£1.06	£0.66	£0.67	£0.69	£0.70	£0.70	£0.71	£0.72
10 Small site 10 - 9 units (flats)	9	£0.85	-£0.03	-£0.01	£0.02	£0.04	£0.05	£0.06	£0.08
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.45	£0.47	£0.49	£0.51	£0.52	£0.53	£0.55
12 Medium housing scheme (10 units)	10	£1.18	£0.73	£0.74	£0.75	£0.76	£0.77	£0.78	£0.79
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£0.58	£0.61	£0.64	£0.67	£0.69	£0.70	£0.73
14 Medium housing scheme (15 units)	15	£1.77	£1.12	£1.14	£1.16	£1.17	£1.18	£1.19	£1.21
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£1.28	£1.34	£1.40	£1.47	£1.50	£1.53	£1.60
16 Medium housing scheme (30 units)	30	£3.31	-£0.13	-£0.05	£0.03	£0.11	£0.15	£0.19	£0.26
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£1.41	£1.50	£1.59	£1.68	£1.72	£1.77	£1.86
18 Medium housing scheme (40 units)	40	£4.72	£2.53	£2.60	£2.67	£2.75	£2.78	£2.82	£2.89
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.87	£1.99	£2.11	£2.23	£2.29	£2.35	£2.47
20 Medium housing scheme (50 units)	50	£5.89	£3.18	£3.27	£3.36	£3.45	£3.50	£3.55	£3.63
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£3.20	£3.40	£3.59	£3.79	£3.89	£3.98	£4.16
22 Medium housing scheme (75 units)	75	£8.84	£4.45	£4.62	£4.78	£4.95	£5.02	£5.10	£5.25
23 Large flatted scheme (100 units)	100	£4.72	-£0.40	-£0.12	£0.16	£0.43	£0.57	£0.71	£0.98
24 Large flatted scheme (125 units)	125	£4.72	-£0.90	-£0.51	-£0.12	£0.26	£0.46	£0.65	£1.02
25 Large flatted scheme (150 units)	150	£4.72	-£1.14	-£0.68	-£0.21	£0.25	£0.48	£0.70	£1.15
26 Large flatted scheme (200 units)	200	£7.07	-£1.11	-£0.57	-£0.03	£0.50	£0.77	£1.04	£1.57
27 Large flatted scheme (300 units)	300	£7.54	-£1.91	-£1.08	-£1.25	-£1.42	-£1.60	-£1.58	-£1.75
28 Large flatted scheme (400 units)	400	£9.43	-£2.64	-£1.92	-£1.20	-£1.98	-£1.37	-£1.56	-£1.54
29 Large flatted scheme (600 units)	600	£12.57	-£3.56	-£2.78	-£2.00	-£2.21	-£2.32	-£2.43	-£2.65
30 Large flatted scheme (1000 units)	1,000	£34.30	-£8.33	-£5.49	-£2.65	£0.14	£1.52	£2.89	£5.63

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08	£0.08
2 Small site 2 - 3 units (houses)	3	£0.12	£0.09	£0.10	£0.10	£0.10	£0.11	£0.11	£0.11
3 Small site 2 - 4 units (houses)	4	£0.17	£0.30	£0.30	£0.31	£0.31	£0.31	£0.31	£0.32
4 Small site 3 - 5 units (houses)	5	£0.21	£0.38	£0.39	£0.39	£0.40	£0.40	£0.40	£0.41
5 Small site 4 - 5 units (flats)	5	£0.17	-£0.01	£0.00	£0.01	£0.02	£0.03	£0.04	£0.05
6 Small site 5 - 6 units (flats)	6	£0.21	-£0.01	£0.00	£0.02	£0.03	£0.04	£0.04	£0.06
7 Small site 6 - 8 units (houses)	8	£0.34	£0.57	£0.58	£0.59	£0.60	£0.61	£0.61	£0.62
8 Small site 8 - 8 units (flats)	8	£0.28	-£0.02	£0.00	£0.02	£0.04	£0.05	£0.06	£0.08
9 Small site 9 - 9 units (houses)	9	£0.39	£0.66	£0.67	£0.69	£0.70	£0.70	£0.71	£0.72
10 Small site 10 - 9 units (flats)	9	£0.31	-£0.03	-£0.01	£0.02	£0.04	£0.05	£0.06	£0.08
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.45	£0.47	£0.49	£0.51	£0.52	£0.53	£0.55
12 Medium housing scheme (10 units)	10	£0.43	£0.73	£0.74	£0.75	£0.76	£0.77	£0.78	£0.79
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£0.58	£0.61	£0.64	£0.67	£0.69	£0.70	£0.73
14 Medium housing scheme (15 units)	15	£0.65	£1.12	£1.14	£1.16	£1.17	£1.18	£1.19	£1.21
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69	£1.28						

LB MERTON LOCAL PLAN VIABILITY

£5,200 50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.17	£0.17	£0.16	£0.15	£0.14	£0.14	£0.13
2 Small site 2 - 3 units (houses)	3	£0.87	£0.22	£0.21	£0.20	£0.19	£0.19	£0.18	£0.17
3 Small site 2 - 4 units (houses)	4	£1.25	£0.47	£0.46	£0.44	£0.43	£0.43	£0.42	£0.41
4 Small site 3 - 5 units (houses)	5	£1.55	£0.60	£0.59	£0.57	£0.55	£0.54	£0.54	£0.52
5 Small site 4 - 5 units (flats)	5	£1.25	£0.17	£0.16	£0.15	£0.15	£0.14	£0.14	£0.14
6 Small site 5 - 6 units (flats)	6	£1.50	£0.19	£0.18	£0.18	£0.17	£0.17	£0.16	£0.16
7 Small site 6 - 8 units (houses)	8	£2.45	£0.91	£0.88	£0.86	£0.84	£0.82	£0.81	£0.79
8 Small site 8 - 8 units (flats)	8	£2.00	£0.26	£0.25	£0.24	£0.23	£0.23	£0.22	£0.21
9 Small site 9 - 9 units (houses)	9	£2.80	£1.06	£1.03	£1.00	£0.97	£0.96	£0.94	£0.91
10 Small site 10 - 9 units (flats)	9	£2.25	£0.27	£0.26	£0.25	£0.25	£0.24	£0.24	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£0.81	£0.80	£0.78	£0.76	£0.76	£0.75	£0.73
12 Medium housing scheme (10 units)	10	£3.12	£1.16	£1.13	£1.10	£1.06	£1.05	£1.03	£1.00
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.12	£1.10	£1.08	£1.05	£1.04	£1.03	£1.00
14 Medium housing scheme (15 units)	15	£4.68	£1.78	£1.74	£1.69	£1.64	£1.61	£1.59	£1.54
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£2.36	£2.32	£2.28	£2.23	£2.21	£2.19	£2.14
16 Medium housing scheme (30 units)	30	£8.76	£0.85	£0.84	£0.82	£0.80	£0.79	£0.78	£0.75
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£2.86	£2.80	£2.75	£2.69	£2.66	£2.63	£2.58
18 Medium housing scheme (40 units)	40	£12.48	£4.12	£4.03	£3.95	£3.86	£3.82	£3.78	£3.68
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£3.58	£3.53	£3.48	£3.43	£3.40	£3.38	£3.33
20 Medium housing scheme (50 units)	50	£15.60	£5.18	£5.08	£4.97	£4.86	£4.80	£4.75	£4.63
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£5.83	£5.76	£5.70	£5.62	£5.58	£5.54	£5.47
22 Medium housing scheme (75 units)	75	£23.40	£7.39	£7.26	£7.13	£6.99	£6.92	£6.85	£6.71
23 Large flatted scheme (100 units)	100	£12.48	£2.82	£2.77	£2.72	£2.67	£2.64	£2.62	£2.57
24 Large flatted scheme (125 units)	125	£12.48	£2.96	£2.95	£2.94	£2.94	£2.93	£2.93	£2.92
25 Large flatted scheme (150 units)	150	£12.48	£3.60	£3.57	£3.55	£3.53	£3.52	£3.51	£3.49
26 Large flatted scheme (200 units)	200	£18.72	£5.18	£5.09	£4.99	£4.90	£4.85	£4.79	£4.69
27 Large flatted scheme (300 units)	300	£19.97	£5.42	£5.54	£5.65	£5.77	£5.83	£5.89	£6.01
28 Large flatted scheme (400 units)	400	£24.96	£8.34	£8.35	£8.36	£8.37	£8.38	£8.38	£8.39
29 Large flatted scheme (600 units)	600	£33.28	£13.10	£13.16	£13.23	£13.29	£13.33	£13.36	£13.42
30 Large flatted scheme (1000 units)	1,000	£90.76	£20.98	£20.79	£20.60	£20.40	£20.30	£20.20	£20.00

BLV: SECONDARY OFFICES

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.17	£0.17	£0.16	£0.15	£0.14	£0.14	£0.13
2 Small site 2 - 3 units (houses)	3	£1.02	£0.22	£0.21	£0.20	£0.19	£0.19	£0.18	£0.17
3 Small site 2 - 4 units (houses)	4	£1.46	£0.47	£0.46	£0.44	£0.43	£0.43	£0.42	£0.41
4 Small site 3 - 5 units (houses)	5	£1.82	£0.60	£0.59	£0.57	£0.55	£0.54	£0.54	£0.52
5 Small site 4 - 5 units (flats)	5	£1.46	£0.17	£0.16	£0.15	£0.15	£0.14	£0.14	£0.14
6 Small site 5 - 6 units (flats)	6	£1.76	£0.19	£0.18	£0.18	£0.17	£0.17	£0.16	£0.16
7 Small site 6 - 8 units (houses)	8	£2.87	£0.91	£0.88	£0.86	£0.84	£0.82	£0.81	£0.79
8 Small site 8 - 8 units (flats)	8	£2.34	£0.26	£0.25	£0.24	£0.23	£0.23	£0.22	£0.21
9 Small site 9 - 9 units (houses)	9	£3.28	£1.06	£1.03	£1.00	£0.97	£0.96	£0.94	£0.91
10 Small site 10 - 9 units (flats)	9	£2.63	£0.27	£0.26	£0.25	£0.25	£0.24	£0.24	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.81	£0.80	£0.78	£0.76	£0.76	£0.75	£0.73
12 Medium housing scheme (10 units)	10	£3.66	£1.16	£1.13	£1.10	£1.06	£1.05	£1.03	£1.00
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.12	£1.10	£1.08	£1.05	£1.04	£1.03	£1.00
14 Medium housing scheme (15 units)	15	£5.48	£1.78	£1.74	£1.69	£1.64	£1.61	£1.59	£1.54
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£2.36	£2.32	£2.28	£2.23	£2.21	£2.19	£2.14
16 Medium housing scheme (30 units)	30	£10.27	£0.85	£0.84	£0.82	£0.80	£0.79	£0.78	£0.75
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.86	£2.80	£2.75	£2.69	£2.66	£2.63	£2.58
18 Medium housing scheme (40 units)	40	£14.63	£4.12	£4.03	£3.95	£3.86	£3.82	£3.78	£3.68
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.58	£3.53	£3.48	£3.43	£3.40	£3.38	£3.33
20 Medium housing scheme (50 units)	50	£18.28	£5.18	£5.08	£4.97	£4.86	£4.80	£4.75	£4.63
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.83	£5.76	£5.70	£5.62	£5.58	£5.54	£5.47
22 Medium housing scheme (75 units)	75	£27.42	£7.39	£7.26	£7.13	£6.99	£6.92	£6.85	£6.71
23 Large flatted scheme (100 units)	100	£14.63	£2.82	£2.77	£2.72	£2.67	£2.64	£2.62	£2.57
24 Large flatted scheme (125 units)	125	£14.63	£2.96	£2.95	£2.94	£2.94	£2.93	£2.93	£2.92
25 Large flatted scheme (150 units)	150	£14.63	£3.60	£3.57	£3.55	£3.53	£3.52	£3.51	£3.49
26 Large flatted scheme (200 units)	200	£21.94	£5.18	£5.09	£4.99	£4.90	£4.85	£4.79	£4.69
27 Large flatted scheme (300 units)	300	£23.40	£5.42	£5.54	£5.65	£5.77	£5.83	£5.89	£6.01
28 Large flatted scheme (400 units)	400	£29.25	£8.34	£8.35	£8.36	£8.37	£8.38	£8.38	£8.39
29 Large flatted scheme (600 units)	600	£39.00	£13.10	£13.16	£13.23	£13.29	£13.33	£13.36	£13.42
30 Large flatted scheme (1000 units)	1,000	£106.37	£20.98	£20.79	£20.60	£20.40	£20.30	£20.20	£20.00

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.17	£0.17	£0.16	£0.15	£0.14	£0.14	£0.13
2 Small site 2 - 3 units (houses)	3	£0.33	£0.22	£0.21	£0.20	£0.19	£0.19	£0.18	£0.17
3 Small site 2 - 4 units (houses)	4	£0.47	£0.47	£0.46	£0.44	£0.43	£0.43	£0.42	£0.41
4 Small site 3 - 5 units (houses)	5	£0.59	£0.60	£0.59	£0.57	£0.55	£0.54	£0.54	£0.52
5 Small site 4 - 5 units (flats)	5	£0.47	£0.17	£0.16	£0.15	£0.15	£0.14	£0.14	£0.14
6 Small site 5 - 6 units (flats)	6	£0.57	£0.19	£0.18	£0.18	£0.17	£0.17	£0.16	£0.16
7 Small site 6 - 8 units (houses)	8	£0.92	£0.91	£0.88	£0.86	£0.84	£0.82	£0.81	£0.79
8 Small site 8 - 8 units (flats)	8	£0.75	£0.26	£0.25	£0.24	£0.23	£0.23	£0.22	£0.21
9 Small site 9 - 9 units (houses)	9	£1.06	£1.06	£1.03	£1.00	£0.97	£0.96	£0.94	£0.91
10 Small site 10 - 9 units (flats)	9	£0.85	£0.27	£0.26	£0.25	£0.25	£0.24	£0.24	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.81	£0.80	£0.78	£0.76	£0.76	£0.75	£0.73
12 Medium housing scheme (10 units)	10	£1.18	£1.16	£1.13	£1.10	£1.06	£1.05	£1.03	£1.00
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.12	£1.10	£1.08	£1.05	£1.04	£1.03	£1.00
14 Medium housing scheme (15 units)	15	£1.77	£1.78	£1.74	£1.69	£1.64	£1.61	£1.59	£1.54
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£2.36	£2.32	£2.28	£2.23	£2.21	£2.19	£2.14
16 Medium housing scheme (30 units)	30	£3.31	£0.85	£0.84	£0.82	£0.80	£0.79	£0.78	£0.75
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£2.86	£2.80	£2.75	£2.69	£2.66	£2.63	£2.58
18 Medium housing scheme (40 units)	40	£4.72	£4.12	£4.03	£3.95	£3.86	£3.82	£3.78	£3.68
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£3.58	£3.53	£3.48	£3.43	£3.40	£3.38	£3.33
20 Medium housing scheme (50 units)	50	£5.89	£5.18	£5.08	£4.97	£4.86	£4.80	£4.75	£4.63
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.83	£5.76	£5.70	£5.62	£5.58	£5.54	£5.47
22 Medium housing scheme (75 units)	75	£8.84	£7.39	£7.26	£7.13	£6.99	£6.92	£6.85	£6.71
23 Large flatted scheme (100 units)	100	£4.72	£2.82	£2.77	£2.72	£2.67	£2.64	£2.62	£2.57
24 Large flatted scheme (125 units)	125	£4.72	£2.96	£2.95	£2.94	£2.94	£2.93	£2.93	£2.92
25 Large flatted scheme (150 units)	150	£4.72	£3.60	£3.57	£3.55	£3.53	£3.52	£3.51	£3.49
26 Large flatted scheme (200 units)	200	£7.07	£5.18	£5.09	£4.99	£4.90	£4.85	£4.79	£4.69
27 Large flatted scheme (300 units)	300	£7.54	£5.42	£5.54	£5.65	£5.77	£5.83	£5.89	£6.01
28 Large flatted scheme (400 units)	400	£9.43	£8.34	£8.35	£8.36	£8.37	£8.38	£8.38	£8.39
29 Large flatted scheme (600 units)	600	£12.57	£13.10	£13.16	£13.23	£13.29	£13.33	£13.36	£13.42
30 Large flatted scheme (1000 units)	1,000	£34.30	£20.98	£20.79	£20.60	£20.40	£20.30	£20.20	£20.00

BLV: COMMUNITY LAND

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.17	£0.17	£0.16	£0.15	£0.14	£0.14	£0.13
2 Small site 2 - 3 units (houses)	3	£0.12	£0.22	£0.21	£0.20	£0.19	£0.19	£0.18	£0.17
3 Small site 2 - 4 units (houses)	4	£0.17	£0.47	£0.46	£0.44	£0.43	£0.43	£0.42	£0.41
4 Small site 3 - 5 units (houses)	5	£0.21	£0.60	£0.59	£0.57	£0.55	£0.54	£0.54	£0.52
5 Small site 4 - 5 units (flats)	5	£0.17	£0.17	£0.16	£0.15	£0.15	£0.14	£0.14	£0.14
6 Small site 5 - 6 units (flats)	6	£0.21	£0.19	£0.18	£0.18	£0.17	£0.17	£0.16	£0.16
7 Small site 6 - 8 units (houses)	8	£0.34	£0.91	£0.88	£0.86	£0.84	£0.82	£0.81	£0.79
8 Small site 8 - 8 units (flats)	8	£0.28	£0.26	£0.25	£0.24	£0.23	£0.23	£0.22	£0.21
9 Small site 9 - 9 units (houses)	9	£0.39	£1.06	£1.03	£1.00	£0.97	£0.96	£0.94	£0.91
10 Small site 10 - 9 units (flats)	9	£0.31	£0.27	£0.26	£0.25	£0.25	£0.24	£0.24	£0.23
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.81	£0.80	£0.78	£0.76	£0.76	£0.75	£0.73
12 Medium housing scheme (10 units)	10	£0.43	£1.16	£1.13	£1.10	£1.06	£1.05	£1.03	£1.00
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.12	£1.10	£1.08	£1.05	£1.04	£1.03	£1.00
14 Medium housing scheme (15 units)	15	£0.65	£1.78	£1.74	£1.69	£1.64	£1.61	£1.59	£1.54
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69	£2.36	£2.32	£2.28	£2.23	£2.21	£2.19	£2.14
16 Medium housing scheme (30 units)	30	£1.21	£0.85	£0.84	£0.				

LB MERTON LOCAL PLAN VIABILITY

6000

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.72	£0.29	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19
2 Small site 2 - 3 units (houses)	3	£1.01	£0.36	£0.34	£0.31	£0.29	£0.28	£0.27	£0.25
3 Small site 2 - 4 units (houses)	4	£1.44	£0.67	£0.64	£0.60	£0.57	£0.55	£0.54	£0.51
4 Small site 3 - 5 units (houses)	5	£1.79	£0.86	£0.82	£0.77	£0.73	£0.71	£0.69	£0.65
5 Small site 4 - 5 units (flats)	5	£1.44	£0.37	£0.34	£0.31	£0.29	£0.27	£0.26	£0.24
6 Small site 5 - 6 units (flats)	6	£1.73	£0.42	£0.39	£0.36	£0.33	£0.32	£0.30	£0.27
7 Small site 6 - 8 units (houses)	8	£2.82	£1.29	£1.23	£1.17	£1.11	£1.07	£1.04	£0.98
8 Small site 8 - 8 units (flats)	8	£2.30	£0.57	£0.53	£0.49	£0.45	£0.43	£0.41	£0.37
9 Small site 9 - 9 units (houses)	9	£3.23	£1.51	£1.43	£1.36	£1.28	£1.25	£1.21	£1.14
10 Small site 10 - 9 units (flats)	9	£2.59	£0.61	£0.57	£0.53	£0.49	£0.46	£0.44	£0.40
11 Medium mixed housing/flatted scheme (10 units)	10	£2.30	£1.22	£1.16	£1.11	£1.05	£1.02	£0.99	£0.94
12 Medium housing scheme (10 units)	10	£3.60	£1.65	£1.57	£1.49	£1.41	£1.37	£1.33	£1.25
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£1.74	£1.66	£1.57	£1.48	£1.44	£1.40	£1.31
14 Medium housing scheme (15 units)	15	£5.40	£2.54	£2.41	£2.29	£2.16	£2.10	£2.04	£1.91
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£3.61	£3.44	£3.27	£3.10	£3.02	£2.93	£2.76
16 Medium housing scheme (30 units)	30	£10.11	£1.97	£1.84	£1.71	£1.58	£1.51	£1.44	£1.31
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£4.51	£4.29	£4.07	£3.84	£3.73	£3.62	£3.40
18 Medium housing scheme (40 units)	40	£14.40	£5.94	£5.67	£5.40	£5.13	£5.00	£4.86	£4.59
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£5.54	£5.29	£5.04	£4.80	£4.67	£4.55	£4.30
20 Medium housing scheme (50 units)	50	£18.00	£7.47	£7.14	£6.80	£6.46	£6.29	£6.12	£5.77
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£8.84	£8.46	£8.09	£7.71	£7.52	£7.33	£6.96
22 Medium housing scheme (75 units)	75	£27.00	£10.74	£10.26	£9.79	£9.32	£9.08	£8.84	£8.37
23 Large flatted scheme (100 units)	100	£14.40	£6.46	£6.04	£5.63	£5.21	£5.01	£4.80	£4.38
24 Large flatted scheme (125 units)	125	£17.40	£7.30	£6.86	£6.42	£5.98	£5.76	£5.54	£5.10
25 Large flatted scheme (150 units)	150	£14.40	£8.94	£8.38	£7.83	£7.27	£7.00	£6.72	£6.16
26 Large flatted scheme (200 units)	200	£21.60	£12.32	£11.50	£10.68	£9.87	£9.46	£9.05	£8.23
27 Large flatted scheme (300 units)	300	£23.40	£5.25	£4.08	£2.91	£1.74	£1.15	£0.57	-£0.61
28 Large flatted scheme (400 units)	400	£28.80	£5.53	£4.15	£2.77	£1.39	£0.70	£0.01	-£1.39
29 Large flatted scheme (600 units)	600	£38.40	£7.62	£5.52	£3.41	£1.30	£0.25	-£0.82	-£2.95
30 Large flatted scheme (1000 units)	1,000	£104.73	£53.83	£50.35	£46.84	£43.32	£41.56	£39.80	£36.27

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.29	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19
2 Small site 2 - 3 units (houses)	3	£1.02	£0.36	£0.34	£0.31	£0.29	£0.28	£0.27	£0.25
3 Small site 2 - 4 units (houses)	4	£1.46	£0.67	£0.64	£0.60	£0.57	£0.55	£0.54	£0.51
4 Small site 3 - 5 units (houses)	5	£1.82	£0.86	£0.82	£0.77	£0.73	£0.71	£0.69	£0.65
5 Small site 4 - 5 units (flats)	5	£1.46	£0.37	£0.34	£0.31	£0.29	£0.27	£0.26	£0.24
6 Small site 5 - 6 units (flats)	6	£1.76	£0.42	£0.39	£0.36	£0.33	£0.32	£0.30	£0.27
7 Small site 6 - 8 units (houses)	8	£2.87	£1.29	£1.23	£1.17	£1.11	£1.07	£1.04	£0.98
8 Small site 8 - 8 units (flats)	8	£2.34	£0.57	£0.53	£0.49	£0.45	£0.43	£0.41	£0.37
9 Small site 9 - 9 units (houses)	9	£3.28	£1.51	£1.43	£1.36	£1.28	£1.25	£1.21	£1.14
10 Small site 10 - 9 units (flats)	9	£2.63	£0.61	£0.57	£0.53	£0.49	£0.46	£0.44	£0.40
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.22	£1.16	£1.11	£1.05	£1.02	£0.99	£0.94
12 Medium housing scheme (10 units)	10	£3.66	£1.65	£1.57	£1.49	£1.41	£1.37	£1.33	£1.25
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.74	£1.66	£1.57	£1.48	£1.44	£1.40	£1.31
14 Medium housing scheme (15 units)	15	£5.48	£2.54	£2.41	£2.29	£2.16	£2.10	£2.04	£1.91
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.61	£3.44	£3.27	£3.10	£3.02	£2.93	£2.76
16 Medium housing scheme (30 units)	30	£10.27	£1.97	£1.84	£1.71	£1.58	£1.51	£1.44	£1.31
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.51	£4.29	£4.07	£3.84	£3.73	£3.62	£3.40
18 Medium housing scheme (40 units)	40	£14.63	£5.94	£5.67	£5.40	£5.13	£5.00	£4.86	£4.59
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.54	£5.29	£5.04	£4.80	£4.67	£4.55	£4.30
20 Medium housing scheme (50 units)	50	£18.28	£7.47	£7.14	£6.80	£6.46	£6.29	£6.12	£5.77
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.84	£8.46	£8.09	£7.71	£7.52	£7.33	£6.96
22 Medium housing scheme (75 units)	75	£27.42	£10.74	£10.26	£9.79	£9.32	£9.08	£8.84	£8.37
23 Large flatted scheme (100 units)	100	£14.63	£6.46	£6.04	£5.63	£5.21	£5.01	£4.80	£4.38
24 Large flatted scheme (125 units)	125	£17.43	£7.30	£6.86	£6.42	£5.98	£5.76	£5.54	£5.10
25 Large flatted scheme (150 units)	150	£14.63	£8.94	£8.38	£7.83	£7.27	£7.00	£6.72	£6.16
26 Large flatted scheme (200 units)	200	£21.94	£12.32	£11.50	£10.68	£9.87	£9.46	£9.05	£8.23
27 Large flatted scheme (300 units)	300	£23.40	£5.25	£4.08	£2.91	£1.74	£1.15	£0.57	-£0.61
28 Large flatted scheme (400 units)	400	£29.25	£5.53	£4.15	£2.77	£1.39	£0.70	£0.01	-£1.39
29 Large flatted scheme (600 units)	600	£39.00	£7.62	£5.52	£3.41	£1.30	£0.25	-£0.82	-£2.95
30 Large flatted scheme (1000 units)	1,000	£106.37	£53.83	£50.35	£46.84	£43.32	£41.56	£39.80	£36.27

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.29	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19
2 Small site 2 - 3 units (houses)	3	£0.33	£0.36	£0.34	£0.31	£0.29	£0.28	£0.27	£0.25
3 Small site 2 - 4 units (houses)	4	£0.47	£0.67	£0.64	£0.60	£0.57	£0.55	£0.54	£0.51
4 Small site 3 - 5 units (houses)	5	£0.59	£0.86	£0.82	£0.77	£0.73	£0.71	£0.69	£0.65
5 Small site 4 - 5 units (flats)	5	£0.47	£0.37	£0.34	£0.31	£0.29	£0.27	£0.26	£0.24
6 Small site 5 - 6 units (flats)	6	£0.57	£0.42	£0.39	£0.36	£0.33	£0.32	£0.30	£0.27
7 Small site 6 - 8 units (houses)	8	£0.92	£1.29	£1.23	£1.17	£1.11	£1.07	£1.04	£0.98
8 Small site 8 - 8 units (flats)	8	£0.75	£0.57	£0.53	£0.49	£0.45	£0.43	£0.41	£0.37
9 Small site 9 - 9 units (houses)	9	£1.06	£1.51	£1.43	£1.36	£1.28	£1.25	£1.21	£1.14
10 Small site 10 - 9 units (flats)	9	£0.85	£0.61	£0.57	£0.53	£0.49	£0.46	£0.44	£0.40
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.22	£1.16	£1.11	£1.05	£1.02	£0.99	£0.94
12 Medium housing scheme (10 units)	10	£1.18	£1.65	£1.57	£1.49	£1.41	£1.37	£1.33	£1.25
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.74	£1.66	£1.57	£1.48	£1.44	£1.40	£1.31
14 Medium housing scheme (15 units)	15	£1.77	£2.54	£2.41	£2.29	£2.16	£2.10	£2.04	£1.91
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£3.61	£3.44	£3.27	£3.10	£3.02	£2.93	£2.76
16 Medium housing scheme (30 units)	30	£3.31	£1.97	£1.84	£1.71	£1.58	£1.51	£1.44	£1.31
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£4.51	£4.29	£4.07	£3.84	£3.73	£3.62	£3.40
18 Medium housing scheme (40 units)	40	£4.72	£5.94	£5.67	£5.40	£5.13	£5.00	£4.86	£4.59
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.54	£5.29	£5.04	£4.80	£4.67	£4.55	£4.30
20 Medium housing scheme (50 units)	50	£5.89	£7.47	£7.14	£6.80	£6.46	£6.29	£6.12	£5.77
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£8.84	£8.46	£8.09	£7.71	£7.52	£7.33	£6.96
22 Medium housing scheme (75 units)	75	£8.84	£10.74	£10.26	£9.79	£9.32	£9.08	£8.84	£8.37
23 Large flatted scheme (100 units)	100	£4.72	£6.46	£6.04	£5.63	£5.21	£5.01	£4.80	£4.38
24 Large flatted scheme (125 units)	125	£4.72	£7.30	£6.86	£6.42	£5.98	£5.76	£5.54	£5.10
25 Large flatted scheme (150 units)	150	£4.72	£8.94	£8.38	£7.83	£7.27	£7.00	£6.72	£6.16
26 Large flatted scheme (200 units)	200	£7.07	£12.32	£11.50	£10.68	£9.87	£9.46	£9.05	£8.23
27 Large flatted scheme (300 units)	300	£7.54	£5.25	£4.08	£2.91	£1.74	£1.15	£0.57	-£0.61
28 Large flatted scheme (400 units)	400	£9.43	£5.53	£4.15	£2.77	£1.39	£0.70	£0.01	-£1.39
29 Large flatted scheme (600 units)	600	£12.57	£7.62	£5.52	£3.41	£1.30	£0.25	-£0.82	-£2.95
30 Large flatted scheme (1000 units)	1,000	£34.30	£53.83	£50.35	£46.84	£43.32	£41.56	£39.80	£36.27

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.29	£0.27	£0.25	£0.23	£0.22	£0.21	£0.19
2 Small site 2 - 3 units (houses)	3	£0.12	£0.36	£0.34	£0.31	£0.29	£0.28	£0.27	£0.25
3 Small site 2 - 4 units (houses)	4	£0.17	£0.67	£0.64	£0.60	£0.57	£0.55	£0.54	£0.51
4 Small site 3 - 5 units (houses)	5	£0.21	£0.86	£0.82	£0.77	£0.73	£0.71	£0.69	£0.65
5 Small site 4 - 5 units (flats)	5	£0.17	£0.37	£0.34	£0.31	£0.29	£0.27	£0.26	£0.24
6 Small site 5 - 6 units (flats)	6	£0.21	£0.42	£0.39	£0.36	£0.33	£0.32	£0.30	£0.27
7 Small site 6 - 8 units (houses)	8	£0.34	£1.29	£1.23	£1.17	£1.11	£1.07	£1.04	£0.98
8 Small site 8 - 8 units (flats)	8	£0.28	£0.57	£0.53	£0.49	£0.45	£0.43	£0.41	£0.37
9 Small site 9 - 9 units (houses)	9	£0.39	£1.51	£1.43	£1.36	£1.28	£1.25	£1.21	£1.14
10 Small site 10 - 9 units (flats)	9	£0.31	£0.61	£0.57	£0.53	£0.49	£0.46	£0.44	£0.40
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.22	£1.16	£1.11	£1.05	£1.02	£0.99	£0.94
12 Medium housing scheme (10 units)	10	£0.43	£1.65	£1.57	£1.49	£1.41	£1.37	£1.33	£1.25
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.74	£1.66	£1.57	£1.48	£1.44	£1.40	£1.31
14 Medium housing scheme (15 units)	15	£0.65	£2.54	£2.41	£2.29	£2.16	£2.10	£2.04	£1.91
15									

LB MERTON LOCAL PLAN VIABILITY

6700

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.80	£0.39	£0.36	£0.33	£0.30	£0.28	£0.27	£0.24
2 Small site 2 - 3 units (houses)	3	£1.13	£0.48	£0.45	£0.41	£0.38	£0.36	£0.34	£0.31
3 Small site 2 - 4 units (houses)	4	£1.61	£0.84	£0.79	£0.74	£0.69	£0.67	£0.64	£0.59
4 Small site 3 - 5 units (houses)	5	£2.00	£1.08	£1.02	£0.95	£0.89	£0.86	£0.82	£0.76
5 Small site 4 - 5 units (flats)	5	£1.61	£0.54	£0.50	£0.45	£0.41	£0.39	£0.37	£0.32
6 Small site 5 - 6 units (flats)	6	£1.93	£0.61	£0.57	£0.52	£0.47	£0.45	£0.42	£0.37
7 Small site 6 - 8 units (houses)	8	£3.15	£1.63	£1.53	£1.44	£1.34	£1.29	£1.24	£1.15
8 Small site 8 - 8 units (flats)	8	£2.57	£0.85	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
9 Small site 9 - 9 units (houses)	9	£3.60	£1.90	£1.78	£1.67	£1.56	£1.50	£1.44	£1.33
10 Small site 10 - 9 units (flats)	9	£2.89	£0.91	£0.84	£0.76	£0.69	£0.66	£0.62	£0.55
11 Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.58	£1.49	£1.39	£1.30	£1.25	£1.21	£1.11
12 Medium housing scheme (10 units)	10	£4.02	£2.08	£1.95	£1.83	£1.71	£1.64	£1.58	£1.46
13 Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.28	£2.14	£2.00	£1.86	£1.79	£1.72	£1.58
14 Medium housing scheme (15 units)	15	£6.03	£3.20	£3.01	£2.82	£2.62	£2.53	£2.43	£2.24
15 Medium mixed housing/flatted scheme (30 units)	30	£6.43	£4.70	£4.42	£4.14	£3.87	£3.73	£3.59	£3.30
16 Medium housing scheme (30 units)	30	£11.29	£2.95	£2.72	£2.49	£2.26	£2.14	£2.03	£1.80
17 Medium mixed housing/flatted scheme (40 units)	40	£8.04	£5.95	£5.59	£5.22	£4.86	£4.67	£4.49	£4.12
18 Medium housing scheme (40 units)	40	£16.08	£7.53	£7.10	£6.68	£6.25	£6.03	£5.81	£5.38
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£7.25	£6.83	£6.41	£5.99	£5.79	£5.58	£5.15
20 Medium housing scheme (50 units)	50	£20.10	£9.48	£8.94	£8.40	£7.86	£7.59	£7.31	£6.76
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£11.45	£10.81	£10.17	£9.54	£9.22	£8.90	£8.26
22 Medium housing scheme (75 units)	75	£30.15	£13.65	£12.88	£12.12	£11.36	£10.97	£10.59	£9.82
23 Large flatted scheme (100 units)	100	£16.08	£9.64	£8.91	£8.17	£7.44	£7.07	£6.71	£5.97
24 Large flatted scheme (125 units)	125	£16.08	£11.11	£10.29	£9.47	£8.64	£8.23	£7.82	£6.99
25 Large flatted scheme (150 units)	150	£16.08	£13.61	£12.59	£11.57	£10.55	£10.03	£9.52	£8.49
26 Large flatted scheme (200 units)	200	£24.12	£18.53	£17.09	£15.65	£14.21	£13.49	£12.77	£11.32
27 Large flatted scheme (300 units)	300	£25.73	£14.48	£12.38	£10.29	£8.20	£7.15	£6.10	£4.01
28 Large flatted scheme (400 units)	400	£32.16	£17.49	£14.91	£12.33	£9.76	£8.47	£7.18	£4.61
29 Large flatted scheme (600 units)	600	£42.88	£25.38	£21.51	£17.63	£13.76	£11.83	£9.89	£6.02
30 Large flatted scheme (1000 units)	1,000	£116.95	£82.28	£75.90	£69.51	£63.12	£59.93	£56.73	£50.34

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.39	£0.36	£0.33	£0.30	£0.28	£0.27	£0.24
2 Small site 2 - 3 units (houses)	3	£1.02	£0.48	£0.45	£0.41	£0.38	£0.36	£0.34	£0.31
3 Small site 2 - 4 units (houses)	4	£1.46	£0.84	£0.79	£0.74	£0.69	£0.67	£0.64	£0.59
4 Small site 3 - 5 units (houses)	5	£1.82	£1.08	£1.02	£0.95	£0.89	£0.86	£0.82	£0.76
5 Small site 4 - 5 units (flats)	5	£1.46	£0.54	£0.50	£0.45	£0.41	£0.39	£0.37	£0.32
6 Small site 5 - 6 units (flats)	6	£1.76	£0.61	£0.57	£0.52	£0.47	£0.45	£0.42	£0.37
7 Small site 6 - 8 units (houses)	8	£2.87	£1.63	£1.53	£1.44	£1.34	£1.29	£1.24	£1.15
8 Small site 8 - 8 units (flats)	8	£2.34	£0.85	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
9 Small site 9 - 9 units (houses)	9	£3.28	£1.90	£1.78	£1.67	£1.56	£1.50	£1.44	£1.33
10 Small site 10 - 9 units (flats)	9	£2.63	£0.91	£0.84	£0.76	£0.69	£0.66	£0.62	£0.55
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.58	£1.49	£1.39	£1.30	£1.25	£1.21	£1.11
12 Medium housing scheme (10 units)	10	£3.66	£2.08	£1.95	£1.83	£1.71	£1.64	£1.58	£1.46
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.28	£2.14	£2.00	£1.86	£1.79	£1.72	£1.58
14 Medium housing scheme (15 units)	15	£5.48	£3.20	£3.01	£2.82	£2.62	£2.53	£2.43	£2.24
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.70	£4.42	£4.14	£3.87	£3.73	£3.59	£3.30
16 Medium housing scheme (30 units)	30	£10.27	£2.95	£2.72	£2.49	£2.26	£2.14	£2.03	£1.80
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.95	£5.59	£5.22	£4.86	£4.67	£4.49	£4.12
18 Medium housing scheme (40 units)	40	£14.63	£7.53	£7.10	£6.68	£6.25	£6.03	£5.81	£5.38
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.25	£6.83	£6.41	£5.99	£5.79	£5.58	£5.15
20 Medium housing scheme (50 units)	50	£18.28	£9.48	£8.94	£8.40	£7.86	£7.59	£7.31	£6.76
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.45	£10.81	£10.17	£9.54	£9.22	£8.90	£8.26
22 Medium housing scheme (75 units)	75	£27.42	£13.65	£12.88	£12.12	£11.36	£10.97	£10.59	£9.82
23 Large flatted scheme (100 units)	100	£14.63	£9.64	£8.91	£8.17	£7.44	£7.07	£6.71	£5.97
24 Large flatted scheme (125 units)	125	£14.63	£11.11	£10.29	£9.47	£8.64	£8.23	£7.82	£6.99
25 Large flatted scheme (150 units)	150	£14.63	£13.61	£12.59	£11.57	£10.55	£10.03	£9.52	£8.49
26 Large flatted scheme (200 units)	200	£21.94	£18.53	£17.09	£15.65	£14.21	£13.49	£12.77	£11.32
27 Large flatted scheme (300 units)	300	£23.40	£14.48	£12.38	£10.29	£8.20	£7.15	£6.10	£4.01
28 Large flatted scheme (400 units)	400	£29.25	£17.49	£14.91	£12.33	£9.76	£8.47	£7.18	£4.61
29 Large flatted scheme (600 units)	600	£39.00	£25.38	£21.51	£17.63	£13.76	£11.83	£9.89	£6.02
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.28	£75.90	£69.51	£63.12	£59.93	£56.73	£50.34

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.39	£0.36	£0.33	£0.30	£0.28	£0.27	£0.24
2 Small site 2 - 3 units (houses)	3	£0.33	£0.48	£0.45	£0.41	£0.38	£0.36	£0.34	£0.31
3 Small site 2 - 4 units (houses)	4	£0.47	£0.84	£0.79	£0.74	£0.69	£0.67	£0.64	£0.59
4 Small site 3 - 5 units (houses)	5	£0.59	£1.08	£1.02	£0.95	£0.89	£0.86	£0.82	£0.76
5 Small site 4 - 5 units (flats)	5	£0.47	£0.54	£0.50	£0.45	£0.41	£0.39	£0.37	£0.32
6 Small site 5 - 6 units (flats)	6	£0.57	£0.61	£0.57	£0.52	£0.47	£0.45	£0.42	£0.37
7 Small site 6 - 8 units (houses)	8	£0.92	£1.63	£1.53	£1.44	£1.34	£1.29	£1.24	£1.15
8 Small site 8 - 8 units (flats)	8	£0.75	£0.85	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
9 Small site 9 - 9 units (houses)	9	£1.06	£1.90	£1.78	£1.67	£1.56	£1.50	£1.44	£1.33
10 Small site 10 - 9 units (flats)	9	£0.85	£0.91	£0.84	£0.76	£0.69	£0.66	£0.62	£0.55
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.58	£1.49	£1.39	£1.30	£1.25	£1.21	£1.11
12 Medium housing scheme (10 units)	10	£1.18	£2.08	£1.95	£1.83	£1.71	£1.64	£1.58	£1.46
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.28	£2.14	£2.00	£1.86	£1.79	£1.72	£1.58
14 Medium housing scheme (15 units)	15	£1.77	£3.20	£3.01	£2.82	£2.62	£2.53	£2.43	£2.24
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£4.70	£4.42	£4.14	£3.87	£3.73	£3.59	£3.30
16 Medium housing scheme (30 units)	30	£3.31	£2.95	£2.72	£2.49	£2.26	£2.14	£2.03	£1.80
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£5.95	£5.59	£5.22	£4.86	£4.67	£4.49	£4.12
18 Medium housing scheme (40 units)	40	£4.72	£7.53	£7.10	£6.68	£6.25	£6.03	£5.81	£5.38
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.25	£6.83	£6.41	£5.99	£5.79	£5.58	£5.15
20 Medium housing scheme (50 units)	50	£5.89	£9.48	£8.94	£8.40	£7.86	£7.59	£7.31	£6.76
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.45	£10.81	£10.17	£9.54	£9.22	£8.90	£8.26
22 Medium housing scheme (75 units)	75	£8.84	£13.65	£12.88	£12.12	£11.36	£10.97	£10.59	£9.82
23 Large flatted scheme (100 units)	100	£4.72	£9.64	£8.91	£8.17	£7.44	£7.07	£6.71	£5.97
24 Large flatted scheme (125 units)	125	£4.72	£11.11	£10.29	£9.47	£8.64	£8.23	£7.82	£6.99
25 Large flatted scheme (150 units)	150	£4.72	£13.61	£12.59	£11.57	£10.55	£10.03	£9.52	£8.49
26 Large flatted scheme (200 units)	200	£7.07	£18.53	£17.09	£15.65	£14.21	£13.49	£12.77	£11.32
27 Large flatted scheme (300 units)	300	£7.54	£14.48	£12.38	£10.29	£8.20	£7.15	£6.10	£4.01
28 Large flatted scheme (400 units)	400	£9.43	£17.49	£14.91	£12.33	£9.76	£8.47	£7.18	£4.61
29 Large flatted scheme (600 units)	600	£12.57	£25.38	£21.51	£17.63	£13.76	£11.83	£9.89	£6.02
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.28	£75.90	£69.51	£63.12	£59.93	£56.73	£50.34

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.39	£0.36	£0.33	£0.30	£0.28	£0.27	£0.24
2 Small site 2 - 3 units (houses)	3	£0.12	£0.48	£0.45	£0.41	£0.38	£0.36	£0.34	£0.31
3 Small site 2 - 4 units (houses)	4	£0.17	£0.84	£0.79	£0.74	£0.69	£0.67	£0.64	£0.59
4 Small site 3 - 5 units (houses)	5	£0.21	£1.08	£1.02	£0.95	£0.89	£0.86	£0.82	£0.76
5 Small site 4 - 5 units (flats)	5	£0.17	£0.54	£0.50	£0.45	£0.41	£0.39	£0.37	£0.32
6 Small site 5 - 6 units (flats)	6	£0.21	£0.61	£0.57	£0.52	£0.47	£0.45	£0.42	£0.37
7 Small site 6 - 8 units (houses)	8	£0.34	£1.63	£1.53	£1.44	£1.34	£1.29	£1.24	£1.15
8 Small site 8 - 8 units (flats)	8	£0.28	£0.85	£0.78	£0.71	£0.65	£0.61	£0.58	£0.51
9 Small site 9 - 9 units (houses)	9	£0.39	£1.90	£1.78	£1.67	£1.56	£1.50	£1.44	£1.33
10 Small site 10 - 9 units (flats)	9	£0.31	£0.91	£0.84	£0.76	£0.69	£0.66	£0.62	£0.55
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.58	£1.49	£1.39	£1.30	£1.25	£1.21	£1.11
12 Medium housing scheme (10 units)	10	£0.43	£2.08	£1.95	£1.83	£1.71	£1.64	£1.58	£1.46
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.28	£2.14	£2.00	£1.86	£1.79	£1.72	£1.58
14 Medium housing scheme (15 units)	15								

LB MERTON LOCAL PLAN VIABILITY

7500

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£0.47	£0.43	£0.39	£0.36	£0.34	£0.32	£0.28
2 Small site 2 - 3 units (houses)	3	£1.26	£0.59	£0.55	£0.50	£0.45	£0.43	£0.41	£0.36
3 Small site 2 - 4 units (houses)	4	£1.80	£0.99	£0.93	£0.86	£0.80	£0.76	£0.73	£0.67
4 Small site 3 - 5 units (houses)	5	£2.24	£1.27	£1.19	£1.11	£1.02	£0.98	£0.94	£0.85
5 Small site 4 - 5 units (flats)	5	£1.80	£0.68	£0.62	£0.57	£0.51	£0.48	£0.45	£0.39
6 Small site 5 - 6 units (flats)	6	£2.16	£0.78	£0.71	£0.65	£0.58	£0.55	£0.52	£0.45
7 Small site 6 - 8 units (houses)	8	£3.53	£1.92	£1.79	£1.67	£1.54	£1.48	£1.42	£1.29
8 Small site 8 - 8 units (flats)	8	£2.88	£1.07	£0.98	£0.89	£0.80	£0.76	£0.71	£0.62
9 Small site 9 - 9 units (houses)	9	£4.03	£2.23	£2.09	£1.94	£1.79	£1.72	£1.65	£1.50
10 Small site 10 - 9 units (flats)	9	£3.24	£1.14	£1.05	£0.95	£0.86	£0.81	£0.76	£0.67
11 Medium mixed housing/flatted scheme (10 units)	10	£2.88	£1.88	£1.76	£1.63	£1.51	£1.45	£1.39	£1.26
12 Medium housing scheme (10 units)	10	£4.50	£2.44	£2.28	£2.12	£1.96	£1.88	£1.80	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£2.74	£2.55	£2.37	£2.18	£2.09	£1.99	£1.81
14 Medium housing scheme (15 units)	15	£6.75	£3.77	£3.52	£3.27	£3.02	£2.90	£2.77	£2.53
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£5.60	£5.24	£4.87	£4.50	£4.32	£4.13	£3.76
16 Medium housing scheme (30 units)	30	£12.64	£3.73	£3.42	£3.11	£2.80	£2.65	£2.50	£2.19
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£7.15	£6.66	£6.18	£5.69	£5.45	£5.21	£4.71
18 Medium housing scheme (40 units)	40	£18.00	£8.88	£8.32	£7.76	£7.19	£6.91	£6.62	£6.05
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£8.66	£8.10	£7.54	£6.98	£6.70	£6.42	£5.85
20 Medium housing scheme (50 units)	50	£22.50	£11.18	£10.47	£9.77	£9.05	£8.69	£8.33	£7.61
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£13.60	£12.75	£11.90	£11.04	£10.62	£10.19	£9.34
22 Medium housing scheme (75 units)	75	£33.75	£16.11	£15.10	£14.09	£13.08	£12.58	£12.07	£11.05
23 Large flatted scheme (100 units)	100	£18.00	£12.16	£11.17	£10.19	£9.20	£8.70	£8.21	£7.22
24 Large flatted scheme (125 units)	125	£18.00	£14.10	£12.98	£11.86	£10.74	£10.17	£9.61	£8.48
25 Large flatted scheme (150 units)	150	£18.00	£17.29	£15.90	£14.51	£13.12	£12.42	£11.72	£10.32
26 Large flatted scheme (200 units)	200	£27.00	£23.45	£21.52	£19.59	£17.65	£16.68	£15.71	£13.77
27 Large flatted scheme (300 units)	300	£28.80	£21.73	£18.91	£16.10	£13.28	£11.88	£10.47	£7.66
28 Large flatted scheme (400 units)	400	£36.00	£26.78	£23.28	£19.78	£16.29	£14.54	£12.79	£9.29
29 Large flatted scheme (600 units)	600	£48.00	£39.17	£33.92	£28.67	£23.41	£20.79	£18.16	£12.91
30 Large flatted scheme (1000 units)	1,000	£130.91	£104.12	£95.55	£86.97	£78.40	£74.12	£69.82	£61.21

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.47	£0.43	£0.39	£0.36	£0.34	£0.32	£0.28
2 Small site 2 - 3 units (houses)	3	£1.02	£0.59	£0.55	£0.50	£0.45	£0.43	£0.41	£0.36
3 Small site 2 - 4 units (houses)	4	£1.46	£0.99	£0.93	£0.86	£0.80	£0.76	£0.73	£0.67
4 Small site 3 - 5 units (houses)	5	£1.82	£1.27	£1.19	£1.11	£1.02	£0.98	£0.94	£0.85
5 Small site 4 - 5 units (flats)	5	£1.46	£0.68	£0.62	£0.57	£0.51	£0.48	£0.45	£0.39
6 Small site 5 - 6 units (flats)	6	£1.76	£0.78	£0.71	£0.65	£0.58	£0.55	£0.52	£0.45
7 Small site 6 - 8 units (houses)	8	£2.87	£1.92	£1.79	£1.67	£1.54	£1.48	£1.42	£1.29
8 Small site 8 - 8 units (flats)	8	£2.34	£1.07	£0.98	£0.89	£0.80	£0.76	£0.71	£0.62
9 Small site 9 - 9 units (houses)	9	£3.28	£2.23	£2.09	£1.94	£1.79	£1.72	£1.65	£1.50
10 Small site 10 - 9 units (flats)	9	£2.63	£1.14	£1.05	£0.95	£0.86	£0.81	£0.76	£0.67
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.88	£1.76	£1.63	£1.51	£1.45	£1.39	£1.26
12 Medium housing scheme (10 units)	10	£3.66	£2.44	£2.28	£2.12	£1.96	£1.88	£1.80	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.74	£2.55	£2.37	£2.18	£2.09	£1.99	£1.81
14 Medium housing scheme (15 units)	15	£5.48	£3.77	£3.52	£3.27	£3.02	£2.90	£2.77	£2.53
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.60	£5.24	£4.87	£4.50	£4.32	£4.13	£3.76
16 Medium housing scheme (30 units)	30	£10.27	£3.73	£3.42	£3.11	£2.80	£2.65	£2.50	£2.19
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.15	£6.66	£6.18	£5.69	£5.45	£5.21	£4.71
18 Medium housing scheme (40 units)	40	£14.63	£8.88	£8.32	£7.76	£7.19	£6.91	£6.62	£6.05
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.66	£8.10	£7.54	£6.98	£6.70	£6.42	£5.85
20 Medium housing scheme (50 units)	50	£18.28	£11.18	£10.47	£9.77	£9.05	£8.69	£8.33	£7.61
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.60	£12.75	£11.90	£11.04	£10.62	£10.19	£9.34
22 Medium housing scheme (75 units)	75	£27.42	£16.11	£15.10	£14.09	£13.08	£12.58	£12.07	£11.05
23 Large flatted scheme (100 units)	100	£14.63	£12.16	£11.17	£10.19	£9.20	£8.70	£8.21	£7.22
24 Large flatted scheme (125 units)	125	£14.63	£14.10	£12.98	£11.86	£10.74	£10.17	£9.61	£8.48
25 Large flatted scheme (150 units)	150	£14.63	£17.29	£15.90	£14.51	£13.12	£12.42	£11.72	£10.32
26 Large flatted scheme (200 units)	200	£21.94	£23.45	£21.52	£19.59	£17.65	£16.68	£15.71	£13.77
27 Large flatted scheme (300 units)	300	£23.40	£21.73	£18.91	£16.10	£13.28	£11.88	£10.47	£7.66
28 Large flatted scheme (400 units)	400	£29.25	£26.78	£23.28	£19.78	£16.29	£14.54	£12.79	£9.29
29 Large flatted scheme (600 units)	600	£39.00	£39.17	£33.92	£28.67	£23.41	£20.79	£18.16	£12.91
30 Large flatted scheme (1000 units)	1,000	£106.37	£104.12	£95.55	£86.97	£78.40	£74.12	£69.82	£61.21

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.47	£0.43	£0.39	£0.36	£0.34	£0.32	£0.28
2 Small site 2 - 3 units (houses)	3	£0.33	£0.59	£0.55	£0.50	£0.45	£0.43	£0.41	£0.36
3 Small site 2 - 4 units (houses)	4	£0.47	£0.99	£0.93	£0.86	£0.80	£0.76	£0.73	£0.67
4 Small site 3 - 5 units (houses)	5	£0.59	£1.27	£1.19	£1.11	£1.02	£0.98	£0.94	£0.85
5 Small site 4 - 5 units (flats)	5	£0.47	£0.68	£0.62	£0.57	£0.51	£0.48	£0.45	£0.39
6 Small site 5 - 6 units (flats)	6	£0.57	£0.78	£0.71	£0.65	£0.58	£0.55	£0.52	£0.45
7 Small site 6 - 8 units (houses)	8	£0.92	£1.92	£1.79	£1.67	£1.54	£1.48	£1.42	£1.29
8 Small site 8 - 8 units (flats)	8	£0.75	£1.07	£0.98	£0.89	£0.80	£0.76	£0.71	£0.62
9 Small site 9 - 9 units (houses)	9	£1.06	£2.23	£2.09	£1.94	£1.79	£1.72	£1.65	£1.50
10 Small site 10 - 9 units (flats)	9	£0.85	£1.14	£1.05	£0.95	£0.86	£0.81	£0.76	£0.67
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.88	£1.76	£1.63	£1.51	£1.45	£1.39	£1.26
12 Medium housing scheme (10 units)	10	£1.18	£2.44	£2.28	£2.12	£1.96	£1.88	£1.80	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.74	£2.55	£2.37	£2.18	£2.09	£1.99	£1.81
14 Medium housing scheme (15 units)	15	£1.77	£3.77	£3.52	£3.27	£3.02	£2.90	£2.77	£2.53
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£5.60	£5.24	£4.87	£4.50	£4.32	£4.13	£3.76
16 Medium housing scheme (30 units)	30	£3.31	£3.73	£3.42	£3.11	£2.80	£2.65	£2.50	£2.19
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£7.15	£6.66	£6.18	£5.69	£5.45	£5.21	£4.71
18 Medium housing scheme (40 units)	40	£4.72	£8.88	£8.32	£7.76	£7.19	£6.91	£6.62	£6.05
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.66	£8.10	£7.54	£6.98	£6.70	£6.42	£5.85
20 Medium housing scheme (50 units)	50	£5.89	£11.18	£10.47	£9.77	£9.05	£8.69	£8.33	£7.61
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.60	£12.75	£11.90	£11.04	£10.62	£10.19	£9.34
22 Medium housing scheme (75 units)	75	£8.84	£16.11	£15.10	£14.09	£13.08	£12.58	£12.07	£11.05
23 Large flatted scheme (100 units)	100	£4.72	£12.16	£11.17	£10.19	£9.20	£8.70	£8.21	£7.22
24 Large flatted scheme (125 units)	125	£4.72	£14.10	£12.98	£11.86	£10.74	£10.17	£9.61	£8.48
25 Large flatted scheme (150 units)	150	£4.72	£17.29	£15.90	£14.51	£13.12	£12.42	£11.72	£10.32
26 Large flatted scheme (200 units)	200	£7.07	£23.45	£21.52	£19.59	£17.65	£16.68	£15.71	£13.77
27 Large flatted scheme (300 units)	300	£7.54	£21.73	£18.91	£16.10	£13.28	£11.88	£10.47	£7.66
28 Large flatted scheme (400 units)	400	£9.43	£26.78	£23.28	£19.78	£16.29	£14.54	£12.79	£9.29
29 Large flatted scheme (600 units)	600	£12.57	£39.17	£33.92	£28.67	£23.41	£20.79	£18.16	£12.91
30 Large flatted scheme (1000 units)	1,000	£34.30	£104.12	£95.55	£86.97	£78.40	£74.12	£69.82	£61.21

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.47	£0.43	£0.39	£0.36	£0.34	£0.32	£0.28
2 Small site 2 - 3 units (houses)	3	£0.12	£0.59	£0.55	£0.50	£0.45	£0.43	£0.41	£0.36
3 Small site 2 - 4 units (houses)	4	£0.17	£0.99	£0.93	£0.86	£0.80	£0.76	£0.73	£0.67
4 Small site 3 - 5 units (houses)	5	£0.21	£1.27	£1.19	£1.11	£1.02	£0.98	£0.94	£0.85
5 Small site 4 - 5 units (flats)	5	£0.17	£0.68	£0.62	£0.57	£0.51	£0.48	£0.45	£0.39
6 Small site 5 - 6 units (flats)	6	£0.21	£0.78	£0.71	£0.65	£0.58	£0.55	£0.52	£0.45
7 Small site 6 - 8 units (houses)	8	£0.34	£1.92	£1.79	£1.67	£1.54	£1.48	£1.42	£1.29
8 Small site 8 - 8 units (flats)	8	£0.28	£1.07	£0.98	£0.89	£0.80	£0.76	£0.71	£0.62
9 Small site 9 - 9 units (houses)	9	£0.39	£2.23	£2.09	£1.94	£1.79	£1.72	£1.65	£1.50
10 Small site 10 - 9 units (flats)	9	£0.31	£1.14	£1.05	£0.95	£0.86	£0.81	£0.76	£0.67
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.88	£1.76	£1.63	£1.51	£1.45	£1.39	£1.26
12 Medium housing scheme (10 units)	10	£0.43	£2.44	£2.28	£2.12	£1.96	£1.88	£1.80	£1.64
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.74	£2.55	£2.37</				

LB MERTON LOCAL PLAN VIABILITY

8200 50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.98	£0.57	£0.52	£0.47	£0.43	£0.40	£0.38	£0.33	
2 Small site 2 - 3 units (houses)	3	£1.38	£0.72	£0.66	£0.60	£0.54	£0.51	£0.48	£0.42	
3 Small site 2 - 4 units (houses)	4	£1.97	£1.17	£1.08	£1.00	£0.92	£0.88	£0.84	£0.75	
4 Small site 3 - 5 units (houses)	5	£2.45	£1.50	£1.39	£1.29	£1.18	£1.13	£1.07	£0.97	
5 Small site 4 - 5 units (flats)	5	£1.97	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48	
6 Small site 5 - 6 units (flats)	6	£2.36	£0.97	£0.89	£0.81	£0.72	£0.68	£0.64	£0.55	
7 Small site 6 - 8 units (houses)	8	£3.86	£2.25	£2.09	£1.94	£1.78	£1.70	£1.62	£1.46	
8 Small site 8 - 8 units (flats)	8	£3.15	£1.34	£1.23	£1.11	£0.99	£0.93	£0.88	£0.76	
9 Small site 9 - 9 units (houses)	9	£4.41	£2.62	£2.44	£2.25	£2.07	£1.97	£1.88	£1.70	
10 Small site 10 - 9 units (flats)	9	£3.54	£1.44	£1.32	£1.19	£1.07	£1.00	£0.94	£0.82	
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£2.24	£2.08	£1.92	£1.76	£1.68	£1.60	£1.44	
12 Medium housing scheme (10 units)	10	£4.92	£2.87	£2.67	£2.47	£2.26	£2.16	£2.06	£1.86	
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£3.28	£3.04	£2.80	£2.56	£2.44	£2.32	£2.08	
14 Medium housing scheme (15 units)	15	£7.38	£4.43	£4.11	£3.80	£3.48	£3.33	£3.17	£2.86	
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£6.69	£6.22	£5.74	£5.26	£5.02	£4.78	£4.30	
16 Medium housing scheme (30 units)	30	£13.82	£4.70	£4.30	£3.89	£3.49	£3.28	£3.08	£2.68	
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£8.59	£7.96	£7.33	£6.70	£6.38	£6.07	£5.43	
18 Medium housing scheme (40 units)	40	£19.68	£10.48	£9.75	£9.03	£8.30	£7.94	£7.57	£6.84	
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£10.37	£9.64	£8.91	£8.18	£7.81	£7.44	£6.70	
20 Medium housing scheme (50 units)	50	£24.60	£13.19	£12.28	£11.36	£10.44	£9.99	£9.53	£8.61	
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£16.21	£15.10	£13.98	£12.87	£12.31	£11.76	£10.64	
22 Medium housing scheme (75 units)	75	£36.90	£19.03	£17.72	£16.42	£15.12	£14.47	£13.82	£12.50	
23 Large flatted scheme (100 units)	100	£19.68	£15.33	£14.02	£12.71	£11.41	£10.75	£10.10	£8.80	
24 Large flatted scheme (125 units)	125	£19.68	£17.90	£16.39	£14.88	£13.38	£12.62	£11.87	£10.37	
25 Large flatted scheme (150 units)	150	£19.68	£21.95	£20.09	£18.23	£16.36	£15.43	£14.50	£12.64	
26 Large flatted scheme (200 units)	200	£29.52	£29.63	£27.07	£24.51	£21.96	£20.68	£19.40	£16.84	
27 Large flatted scheme (300 units)	300	£31.49	£30.84	£27.12	£23.39	£19.67	£17.80	£15.94	£12.22	
28 Large flatted scheme (400 units)	400	£39.36	£38.60	£33.92	£29.24	£24.56	£22.22	£19.88	£15.20	
29 Large flatted scheme (600 units)	600	£52.48	£56.72	£49.73	£42.73	£35.74	£32.24	£28.74	£21.75	
30 Large flatted scheme (1000 units)	1,000	£143.13	£132.19	£120.78	£109.38	£97.97	£92.27	£86.57	£75.17	

BLV: SECONDARY OFFICES		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.73	£0.57	£0.52	£0.47	£0.43	£0.40	£0.38	£0.33	
2 Small site 2 - 3 units (houses)	3	£1.02	£0.72	£0.66	£0.60	£0.54	£0.51	£0.48	£0.42	
3 Small site 2 - 4 units (houses)	4	£1.46	£1.17	£1.08	£1.00	£0.92	£0.88	£0.84	£0.75	
4 Small site 3 - 5 units (houses)	5	£1.82	£1.50	£1.39	£1.29	£1.18	£1.13	£1.07	£0.97	
5 Small site 4 - 5 units (flats)	5	£1.46	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48	
6 Small site 5 - 6 units (flats)	6	£1.76	£0.97	£0.89	£0.81	£0.72	£0.68	£0.64	£0.55	
7 Small site 6 - 8 units (houses)	8	£2.87	£2.25	£2.09	£1.94	£1.78	£1.70	£1.62	£1.46	
8 Small site 8 - 8 units (flats)	8	£2.34	£1.34	£1.23	£1.11	£0.99	£0.93	£0.88	£0.76	
9 Small site 9 - 9 units (houses)	9	£3.28	£2.62	£2.44	£2.25	£2.07	£1.97	£1.88	£1.70	
10 Small site 10 - 9 units (flats)	9	£2.63	£1.44	£1.32	£1.19	£1.07	£1.00	£0.94	£0.82	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.24	£2.08	£1.92	£1.76	£1.68	£1.60	£1.44	
12 Medium housing scheme (10 units)	10	£3.66	£2.87	£2.67	£2.47	£2.26	£2.16	£2.06	£1.86	
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.28	£3.04	£2.80	£2.56	£2.44	£2.32	£2.08	
14 Medium housing scheme (15 units)	15	£5.48	£4.43	£4.11	£3.80	£3.48	£3.33	£3.17	£2.86	
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.69	£6.22	£5.74	£5.26	£5.02	£4.78	£4.30	
16 Medium housing scheme (30 units)	30	£10.27	£4.70	£4.30	£3.89	£3.49	£3.28	£3.08	£2.68	
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£8.59	£7.96	£7.33	£6.70	£6.38	£6.07	£5.43	
18 Medium housing scheme (40 units)	40	£14.63	£10.48	£9.75	£9.03	£8.30	£7.94	£7.57	£6.84	
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.37	£9.64	£8.91	£8.18	£7.81	£7.44	£6.70	
20 Medium housing scheme (50 units)	50	£18.28	£13.19	£12.28	£11.36	£10.44	£9.99	£9.53	£8.61	
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.21	£15.10	£13.98	£12.87	£12.31	£11.76	£10.64	
22 Medium housing scheme (75 units)	75	£27.42	£19.03	£17.72	£16.42	£15.12	£14.47	£13.82	£12.50	
23 Large flatted scheme (100 units)	100	£14.63	£15.33	£14.02	£12.71	£11.41	£10.75	£10.10	£8.80	
24 Large flatted scheme (125 units)	125	£14.63	£17.90	£16.39	£14.88	£13.38	£12.62	£11.87	£10.37	
25 Large flatted scheme (150 units)	150	£14.63	£21.95	£20.09	£18.23	£16.36	£15.43	£14.50	£12.64	
26 Large flatted scheme (200 units)	200	£21.94	£29.63	£27.07	£24.51	£21.96	£20.68	£19.40	£16.84	
27 Large flatted scheme (300 units)	300	£23.40	£30.84	£27.12	£23.39	£19.67	£17.80	£15.94	£12.22	
28 Large flatted scheme (400 units)	400	£29.25	£38.60	£33.92	£29.24	£24.56	£22.22	£19.88	£15.20	
29 Large flatted scheme (600 units)	600	£39.00	£56.72	£49.73	£42.73	£35.74	£32.24	£28.74	£21.75	
30 Large flatted scheme (1000 units)	1,000	£106.37	£132.19	£120.78	£109.38	£97.97	£92.27	£86.57	£75.17	

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.24	£0.57	£0.52	£0.47	£0.43	£0.40	£0.38	£0.33	
2 Small site 2 - 3 units (houses)	3	£0.33	£0.72	£0.66	£0.60	£0.54	£0.51	£0.48	£0.42	
3 Small site 2 - 4 units (houses)	4	£0.47	£1.17	£1.08	£1.00	£0.92	£0.88	£0.84	£0.75	
4 Small site 3 - 5 units (houses)	5	£0.59	£1.50	£1.39	£1.29	£1.18	£1.13	£1.07	£0.97	
5 Small site 4 - 5 units (flats)	5	£0.47	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48	
6 Small site 5 - 6 units (flats)	6	£0.57	£0.97	£0.89	£0.81	£0.72	£0.68	£0.64	£0.55	
7 Small site 6 - 8 units (houses)	8	£0.92	£2.25	£2.09	£1.94	£1.78	£1.70	£1.62	£1.46	
8 Small site 8 - 8 units (flats)	8	£0.75	£1.34	£1.23	£1.11	£0.99	£0.93	£0.88	£0.76	
9 Small site 9 - 9 units (houses)	9	£1.06	£2.62	£2.44	£2.25	£2.07	£1.97	£1.88	£1.70	
10 Small site 10 - 9 units (flats)	9	£0.85	£1.44	£1.32	£1.19	£1.07	£1.00	£0.94	£0.82	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.24	£2.08	£1.92	£1.76	£1.68	£1.60	£1.44	
12 Medium housing scheme (10 units)	10	£1.18	£2.87	£2.67	£2.47	£2.26	£2.16	£2.06	£1.86	
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.28	£3.04	£2.80	£2.56	£2.44	£2.32	£2.08	
14 Medium housing scheme (15 units)	15	£1.77	£4.43	£4.11	£3.80	£3.48	£3.33	£3.17	£2.86	
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.69	£6.22	£5.74	£5.26	£5.02	£4.78	£4.30	
16 Medium housing scheme (30 units)	30	£3.31	£4.70	£4.30	£3.89	£3.49	£3.28	£3.08	£2.68	
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£8.59	£7.96	£7.33	£6.70	£6.38	£6.07	£5.43	
18 Medium housing scheme (40 units)	40	£4.72	£10.48	£9.75	£9.03	£8.30	£7.94	£7.57	£6.84	
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.37	£9.64	£8.91	£8.18	£7.81	£7.44	£6.70	
20 Medium housing scheme (50 units)	50	£5.89	£13.19	£12.28	£11.36	£10.44	£9.99	£9.53	£8.61	
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.21	£15.10	£13.98	£12.87	£12.31	£11.76	£10.64	
22 Medium housing scheme (75 units)	75	£8.84	£19.03	£17.72	£16.42	£15.12	£14.47	£13.82	£12.50	
23 Large flatted scheme (100 units)	100	£4.72	£15.33	£14.02	£12.71	£11.41	£10.75	£10.10	£8.80	
24 Large flatted scheme (125 units)	125	£4.72	£17.90	£16.39	£14.88	£13.38	£12.62	£11.87	£10.37	
25 Large flatted scheme (150 units)	150	£4.72	£21.95	£20.09	£18.23	£16.36	£15.43	£14.50	£12.64	
26 Large flatted scheme (200 units)	200	£7.07	£29.63	£27.07	£24.51	£21.96	£20.68	£19.40	£16.84	
27 Large flatted scheme (300 units)	300	£7.54	£30.84	£27.12	£23.39	£19.67	£17.80	£15.94	£12.22	
28 Large flatted scheme (400 units)	400	£9.43	£38.60	£33.92	£29.24	£24.56	£22.22	£19.88	£15.20	
29 Large flatted scheme (600 units)	600	£12.57	£56.72	£49.73	£42.73	£35.74	£32.24	£28.74	£21.75	
30 Large flatted scheme (1000 units)	1,000	£34.30	£132.19	£120.78	£109.38	£97.97	£92.27	£86.57	£75.17	

BLV: COMMUNITY LAND		No of units	BLV (£m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.09	£0.57	£0.52	£0.47	£0.43	£0.40	£0.38	£0.33	
2 Small site 2 - 3 units (houses)	3	£0.12	£0.72	£0.66	£0.60	£0.54	£0.51	£0.48	£0.42	
3 Small site 2 - 4 units (houses)	4	£0.17	£1.17	£1.08	£1.00	£0.92	£0.88	£0.84	£0.75	
4 Small site 3 - 5 units (houses)	5	£0.21	£1.50	£1.39	£1.29	£1.18	£1.13	£1.07	£0.97	
5 Small site 4 - 5 units (flats)	5	£0.17	£0.86	£0.78	£0.71	£0.63	£0.59	£0.56	£0.48	
6 Small site 5 - 6 units (flats)	6	£0.21	£0.97	£0.89	£0.81	£0.72	£0.68	£0.64	£0.55	
7 Small site 6 - 8 units (houses)	8	£0.34	£2.25	£2.09	£1.94	£1.78	£1.70	£1.62	£1.46	
8 Small site 8 - 8 units (flats)	8	£0.28	£1.34	£1.23	£1.11	£0.99	£0.93	£0.88	£0.76	
9 Small site 9 - 9 units (houses)	9	£0.39	£2.62	£2.44	£2.25	£2.07	£1.97	£1.88	£1.70	
10 Small site 10 - 9 units (flats)	9	£0.31	£1.44	£1.32	£1.19	£1.07	£1.00	£0.94	£0.82	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.24	£2.08	£1.92	£1.76	£1.68	£1.60	£1.44	
12 Medium housing scheme (10 units)	10	£0.43	£2.87	£2.67	£2.47	£2.26	£2.16	£2.06	£1.86	
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£3.28	£3.04	£2.80	£2.56	£2.44	£2.32	£2.08	
14 Medium housing scheme (15 units)	15	£0.65	£4.43	£4.11	£3.80	£3.48	£3			

LB MERTON LOCAL PLAN VIABILITY

8900

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.07	£0.67	£0.61	£0.55	£0.49	£0.47	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£1.50	£0.84	£0.77	£0.70	£0.63	£0.59	£0.56	£0.49
3 Small site 2 - 4 units (houses)	4	£2.14	£1.34	£1.24	£1.14	£1.04	£0.99	£0.94	£0.84
4 Small site 3 - 5 units (houses)	5	£2.66	£1.72	£1.59	£1.46	£1.34	£1.27	£1.21	£1.08
5 Small site 4 - 5 units (flats)	5	£2.14	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.57
6 Small site 5 - 6 units (flats)	6	£2.56	£1.17	£1.07	£0.97	£0.86	£0.81	£0.76	£0.65
7 Small site 6 - 8 units (houses)	8	£4.19	£2.59	£2.40	£2.21	£2.01	£1.92	£1.82	£1.63
8 Small site 8 - 8 units (flats)	8	£3.42	£1.62	£1.48	£1.33	£1.19	£1.11	£1.04	£0.90
9 Small site 9 - 9 units (houses)	9	£4.78	£3.02	£2.79	£2.57	£2.34	£2.23	£2.12	£1.89
10 Small site 10 - 9 units (flats)	9	£3.84	£1.74	£1.58	£1.43	£1.27	£1.20	£1.12	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£2.59	£2.40	£2.20	£2.01	£1.91	£1.82	£1.62
12 Medium housing scheme (10 units)	10	£5.34	£3.30	£3.05	£2.81	£2.56	£2.44	£2.32	£2.07
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£3.82	£3.52	£3.23	£2.94	£2.79	£2.64	£2.35
14 Medium housing scheme (15 units)	15	£8.01	£5.09	£4.71	£4.33	£3.95	£3.76	£3.57	£3.19
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£7.78	£7.20	£6.61	£6.02	£5.72	£5.43	£4.84
16 Medium housing scheme (30 units)	30	£14.99	£5.68	£5.17	£4.67	£4.17	£3.92	£3.67	£3.16
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£10.03	£9.26	£8.49	£7.71	£7.32	£6.93	£6.15
18 Medium housing scheme (40 units)	40	£21.36	£12.06	£11.18	£10.29	£9.41	£8.96	£8.52	£7.64
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£12.08	£11.18	£10.27	£9.37	£8.91	£8.46	£7.55
20 Medium housing scheme (50 units)	50	£26.70	£15.19	£14.07	£12.96	£11.84	£11.28	£10.72	£9.61
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£18.82	£17.45	£16.07	£14.70	£14.01	£13.32	£11.94
22 Medium housing scheme (75 units)	75	£40.05	£21.94	£20.35	£18.75	£17.16	£16.36	£15.56	£13.95
23 Large flatted scheme (100 units)	100	£21.36	£18.48	£16.86	£15.24	£13.62	£12.81	£11.99	£10.37
24 Large flatted scheme (125 units)	125	£21.36	£21.67	£19.79	£17.90	£16.02	£15.08	£14.14	£12.25
25 Large flatted scheme (150 units)	150	£21.36	£26.59	£24.26	£21.94	£19.61	£18.44	£17.28	£14.95
26 Large flatted scheme (200 units)	200	£21.36	£35.78	£32.61	£29.44	£26.26	£24.68	£23.09	£19.92
27 Large flatted scheme (300 units)	300	£34.18	£39.96	£35.32	£30.69	£26.05	£23.73	£21.41	£16.77
28 Large flatted scheme (400 units)	400	£42.72	£50.42	£44.56	£38.69	£32.83	£29.90	£26.97	£21.10
29 Large flatted scheme (600 units)	600	£56.96	£74.23	£65.48	£56.74	£47.99	£43.62	£39.25	£30.50
30 Large flatted scheme (1000 units)	1,000	£155.35	£160.10	£145.91	£131.71	£117.52	£110.41	£103.29	£89.06

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.67	£0.61	£0.55	£0.49	£0.47	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£1.02	£0.84	£0.77	£0.70	£0.63	£0.59	£0.56	£0.49
3 Small site 2 - 4 units (houses)	4	£1.46	£1.34	£1.24	£1.14	£1.04	£0.99	£0.94	£0.84
4 Small site 3 - 5 units (houses)	5	£1.82	£1.72	£1.59	£1.46	£1.34	£1.27	£1.21	£1.08
5 Small site 4 - 5 units (flats)	5	£1.46	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.57
6 Small site 5 - 6 units (flats)	6	£1.76	£1.17	£1.07	£0.97	£0.86	£0.81	£0.76	£0.65
7 Small site 6 - 8 units (houses)	8	£2.87	£2.59	£2.40	£2.21	£2.01	£1.92	£1.82	£1.63
8 Small site 8 - 8 units (flats)	8	£2.34	£1.62	£1.48	£1.33	£1.19	£1.11	£1.04	£0.90
9 Small site 9 - 9 units (houses)	9	£3.28	£3.02	£2.79	£2.57	£2.34	£2.23	£2.12	£1.89
10 Small site 10 - 9 units (flats)	9	£2.63	£1.74	£1.58	£1.43	£1.27	£1.20	£1.12	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.59	£2.40	£2.20	£2.01	£1.91	£1.82	£1.62
12 Medium housing scheme (10 units)	10	£3.66	£3.30	£3.05	£2.81	£2.56	£2.44	£2.32	£2.07
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.82	£3.52	£3.23	£2.94	£2.79	£2.64	£2.35
14 Medium housing scheme (15 units)	15	£5.48	£5.09	£4.71	£4.33	£3.95	£3.76	£3.57	£3.19
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.78	£7.20	£6.61	£6.02	£5.72	£5.43	£4.84
16 Medium housing scheme (30 units)	30	£10.27	£5.68	£5.17	£4.67	£4.17	£3.92	£3.67	£3.16
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.03	£9.26	£8.49	£7.71	£7.32	£6.93	£6.15
18 Medium housing scheme (40 units)	40	£14.63	£12.06	£11.18	£10.29	£9.41	£8.96	£8.52	£7.64
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£12.08	£11.18	£10.27	£9.37	£8.91	£8.46	£7.55
20 Medium housing scheme (50 units)	50	£18.28	£15.19	£14.07	£12.96	£11.84	£11.28	£10.72	£9.61
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.82	£17.45	£16.07	£14.70	£14.01	£13.32	£11.94
22 Medium housing scheme (75 units)	75	£27.42	£21.94	£20.35	£18.75	£17.16	£16.36	£15.56	£13.95
23 Large flatted scheme (100 units)	100	£14.63	£18.48	£16.86	£15.24	£13.62	£12.81	£11.99	£10.37
24 Large flatted scheme (125 units)	125	£14.63	£21.67	£19.79	£17.90	£16.02	£15.08	£14.14	£12.25
25 Large flatted scheme (150 units)	150	£14.63	£26.59	£24.26	£21.94	£19.61	£18.44	£17.28	£14.95
26 Large flatted scheme (200 units)	200	£21.94	£35.78	£32.61	£29.44	£26.26	£24.68	£23.09	£19.92
27 Large flatted scheme (300 units)	300	£23.40	£39.96	£35.32	£30.69	£26.05	£23.73	£21.41	£16.77
28 Large flatted scheme (400 units)	400	£29.25	£50.42	£44.56	£38.69	£32.83	£29.90	£26.97	£21.10
29 Large flatted scheme (600 units)	600	£39.00	£74.23	£65.48	£56.74	£47.99	£43.62	£39.25	£30.50
30 Large flatted scheme (1000 units)	1,000	£106.37	£160.10	£145.91	£131.71	£117.52	£110.41	£103.29	£89.06

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.67	£0.61	£0.55	£0.49	£0.47	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£0.33	£0.84	£0.77	£0.70	£0.63	£0.59	£0.56	£0.49
3 Small site 2 - 4 units (houses)	4	£0.47	£1.34	£1.24	£1.14	£1.04	£0.99	£0.94	£0.84
4 Small site 3 - 5 units (houses)	5	£0.59	£1.72	£1.59	£1.46	£1.34	£1.27	£1.21	£1.08
5 Small site 4 - 5 units (flats)	5	£0.47	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.57
6 Small site 5 - 6 units (flats)	6	£0.57	£1.17	£1.07	£0.97	£0.86	£0.81	£0.76	£0.65
7 Small site 6 - 8 units (houses)	8	£0.92	£2.59	£2.40	£2.21	£2.01	£1.92	£1.82	£1.63
8 Small site 8 - 8 units (flats)	8	£0.75	£1.62	£1.48	£1.33	£1.19	£1.11	£1.04	£0.90
9 Small site 9 - 9 units (houses)	9	£1.06	£3.02	£2.79	£2.57	£2.34	£2.23	£2.12	£1.89
10 Small site 10 - 9 units (flats)	9	£0.85	£1.74	£1.58	£1.43	£1.27	£1.20	£1.12	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.59	£2.40	£2.20	£2.01	£1.91	£1.82	£1.62
12 Medium housing scheme (10 units)	10	£1.18	£3.30	£3.05	£2.81	£2.56	£2.44	£2.32	£2.07
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.82	£3.52	£3.23	£2.94	£2.79	£2.64	£2.35
14 Medium housing scheme (15 units)	15	£1.77	£5.09	£4.71	£4.33	£3.95	£3.76	£3.57	£3.19
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£7.78	£7.20	£6.61	£6.02	£5.72	£5.43	£4.84
16 Medium housing scheme (30 units)	30	£3.31	£5.68	£5.17	£4.67	£4.17	£3.92	£3.67	£3.16
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£10.03	£9.26	£8.49	£7.71	£7.32	£6.93	£6.15
18 Medium housing scheme (40 units)	40	£4.72	£12.06	£11.18	£10.29	£9.41	£8.96	£8.52	£7.64
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£12.08	£11.18	£10.27	£9.37	£8.91	£8.46	£7.55
20 Medium housing scheme (50 units)	50	£5.89	£15.19	£14.07	£12.96	£11.84	£11.28	£10.72	£9.61
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.82	£17.45	£16.07	£14.70	£14.01	£13.32	£11.94
22 Medium housing scheme (75 units)	75	£8.84	£21.94	£20.35	£18.75	£17.16	£16.36	£15.56	£13.95
23 Large flatted scheme (100 units)	100	£4.72	£18.48	£16.86	£15.24	£13.62	£12.81	£11.99	£10.37
24 Large flatted scheme (125 units)	125	£4.72	£21.67	£19.79	£17.90	£16.02	£15.08	£14.14	£12.25
25 Large flatted scheme (150 units)	150	£4.72	£26.59	£24.26	£21.94	£19.61	£18.44	£17.28	£14.95
26 Large flatted scheme (200 units)	200	£7.07	£35.78	£32.61	£29.44	£26.26	£24.68	£23.09	£19.92
27 Large flatted scheme (300 units)	300	£7.54	£39.96	£35.32	£30.69	£26.05	£23.73	£21.41	£16.77
28 Large flatted scheme (400 units)	400	£9.43	£50.42	£44.56	£38.69	£32.83	£29.90	£26.97	£21.10
29 Large flatted scheme (600 units)	600	£12.57	£74.23	£65.48	£56.74	£47.99	£43.62	£39.25	£30.50
30 Large flatted scheme (1000 units)	1,000	£34.30	£160.10	£145.91	£131.71	£117.52	£110.41	£103.29	£89.06

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.67	£0.61	£0.55	£0.49	£0.47	£0.44	£0.38
2 Small site 2 - 3 units (houses)	3	£0.12	£0.84	£0.77	£0.70	£0.63	£0.59	£0.56	£0.49
3 Small site 2 - 4 units (houses)	4	£0.17	£1.34	£1.24	£1.14	£1.04	£0.99	£0.94	£0.84
4 Small site 3 - 5 units (houses)	5	£0.21	£1.72	£1.59	£1.46	£1.34	£1.27	£1.21	£1.08
5 Small site 4 - 5 units (flats)	5	£0.17	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.57
6 Small site 5 - 6 units (flats)	6	£0.21	£1.17	£1.07	£0.97	£0.86	£0.81	£0.76	£0.65
7 Small site 6 - 8 units (houses)	8	£0.34	£2.59	£2.40	£2.21	£2.01	£1.92	£1.82	£1.63
8 Small site 8 - 8 units (flats)	8	£0.28	£1.62	£1.48	£1.33	£1.19	£1.11	£1.04	£0.90
9 Small site 9 - 9 units (houses)	9	£0.39	£3.02	£2.79	£2.57	£2.34	£2.23	£2.12	£1.89
10 Small site 10 - 9 units (flats)	9	£0.31	£1.74	£1.58	£1.43	£1.27	£1.20	£1.12	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.59	£2.40	£2.20	£2.01	£1.91	£1.82	£1.62
12 Medium housing scheme (10 units)	10	£0.43	£3.30	£3.05	£2.81	£2.56	£2.44	£2.32	

LB MERTON LOCAL PLAN VIABILITY

9600

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.77	£0.70	£0.63	£0.56	£0.53	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£1.61	£0.97	£0.88	£0.80	£0.71	£0.67	£0.63	£0.55
3 Small site 2 - 4 units (houses)	4	£2.30	£1.51	£1.40	£1.28	£1.16	£1.10	£1.05	£0.93
4 Small site 3 - 5 units (houses)	5	£2.87	£1.94	£1.79	£1.64	£1.49	£1.42	£1.34	£1.19
5 Small site 4 - 5 units (flats)	5	£2.30	£1.21	£1.10	£0.99	£0.88	£0.82	£0.77	£0.66
6 Small site 5 - 6 units (flats)	6	£2.76	£1.37	£1.25	£1.13	£1.00	£0.94	£0.88	£0.75
7 Small site 6 - 8 units (houses)	8	£4.52	£2.92	£2.70	£2.47	£2.25	£2.14	£2.02	£1.80
8 Small site 8 - 8 units (flats)	8	£3.69	£1.90	£1.72	£1.55	£1.38	£1.29	£1.21	£1.03
9 Small site 9 - 9 units (houses)	9	£5.16	£3.41	£3.14	£2.88	£2.61	£2.48	£2.35	£2.09
10 Small site 10 - 9 units (flats)	9	£4.15	£2.03	£1.85	£1.66	£1.48	£1.39	£1.30	£1.11
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£2.95	£2.72	£2.49	£2.26	£2.15	£2.03	£1.80
12 Medium housing scheme (10 units)	10	£5.76	£3.73	£3.44	£3.15	£2.86	£2.72	£2.57	£2.29
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£4.36	£4.01	£3.66	£3.31	£3.14	£2.97	£2.62
14 Medium housing scheme (15 units)	15	£8.64	£5.75	£5.30	£4.85	£4.41	£4.18	£3.96	£3.52
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£6.87	£6.17	£5.47	£4.78	£4.43	£4.08	£3.58
16 Medium housing scheme (30 units)	30	£16.17	£6.65	£6.05	£5.45	£4.85	£4.55	£4.25	£3.65
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£11.48	£10.56	£9.63	£8.71	£8.25	£7.79	£6.87
18 Medium housing scheme (40 units)	40	£23.04	£13.65	£12.60	£11.56	£10.52	£9.99	£9.47	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£13.79	£12.71	£11.63	£10.56	£10.02	£9.48	£8.40
20 Medium housing scheme (50 units)	50	£28.80	£17.18	£15.86	£14.55	£13.23	£12.58	£11.92	£10.60
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£21.43	£19.79	£18.16	£16.52	£15.71	£14.88	£13.24
22 Medium housing scheme (75 units)	75	£43.20	£24.85	£22.97	£21.08	£19.20	£18.25	£17.30	£15.40
23 Large flatted scheme (100 units)	100	£23.04	£21.64	£19.70	£17.76	£15.82	£14.86	£13.89	£11.95
24 Large flatted scheme (125 units)	125	£25.44	£25.44	£23.18	£20.92	£18.66	£17.53	£16.40	£14.14
25 Large flatted scheme (150 units)	150	£23.04	£31.22	£28.43	£25.64	£22.85	£21.46	£20.06	£17.27
26 Large flatted scheme (200 units)	200	£34.56	£41.93	£38.15	£34.36	£30.57	£28.68	£26.78	£23.00
27 Large flatted scheme (300 units)	300	£36.86	£49.06	£43.51	£37.97	£32.43	£29.66	£26.88	£21.33
28 Large flatted scheme (400 units)	400	£46.08	£62.23	£55.19	£48.15	£41.10	£37.58	£34.06	£27.01
29 Large flatted scheme (600 units)	600	£61.44	£91.74	£81.24	£70.74	£60.25	£55.00	£49.75	£39.25
30 Large flatted scheme (1000 units)	1,000	£167.56	£187.95	£170.95	£153.94	£136.94	£128.44	£119.94	£102.93

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.77	£0.70	£0.63	£0.56	£0.53	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£1.02	£0.97	£0.88	£0.80	£0.71	£0.67	£0.63	£0.55
3 Small site 2 - 4 units (houses)	4	£1.46	£1.51	£1.40	£1.28	£1.16	£1.10	£1.05	£0.93
4 Small site 3 - 5 units (houses)	5	£1.82	£1.94	£1.79	£1.64	£1.49	£1.42	£1.34	£1.19
5 Small site 4 - 5 units (flats)	5	£1.46	£1.21	£1.10	£0.99	£0.88	£0.82	£0.77	£0.66
6 Small site 5 - 6 units (flats)	6	£1.76	£1.37	£1.25	£1.13	£1.00	£0.94	£0.88	£0.75
7 Small site 6 - 8 units (houses)	8	£2.87	£2.92	£2.70	£2.47	£2.25	£2.14	£2.02	£1.80
8 Small site 8 - 8 units (flats)	8	£2.34	£1.90	£1.72	£1.55	£1.38	£1.29	£1.21	£1.03
9 Small site 9 - 9 units (houses)	9	£3.28	£3.41	£3.14	£2.88	£2.61	£2.48	£2.35	£2.09
10 Small site 10 - 9 units (flats)	9	£2.63	£2.03	£1.85	£1.66	£1.48	£1.39	£1.30	£1.11
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.95	£2.72	£2.49	£2.26	£2.15	£2.03	£1.80
12 Medium housing scheme (10 units)	10	£3.66	£3.73	£3.44	£3.15	£2.86	£2.72	£2.57	£2.29
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.36	£4.01	£3.66	£3.31	£3.14	£2.97	£2.62
14 Medium housing scheme (15 units)	15	£5.48	£5.75	£5.30	£4.85	£4.41	£4.18	£3.96	£3.52
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.87	£6.17	£5.47	£4.78	£4.43	£4.08	£3.58
16 Medium housing scheme (30 units)	30	£10.27	£6.65	£6.05	£5.45	£4.85	£4.55	£4.25	£3.65
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£11.48	£10.56	£9.63	£8.71	£8.25	£7.79	£6.87
18 Medium housing scheme (40 units)	40	£14.63	£13.65	£12.60	£11.56	£10.52	£9.99	£9.47	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£13.79	£12.71	£11.63	£10.56	£10.02	£9.48	£8.40
20 Medium housing scheme (50 units)	50	£18.28	£17.18	£15.86	£14.55	£13.23	£12.58	£11.92	£10.60
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£21.43	£19.79	£18.16	£16.52	£15.71	£14.88	£13.24
22 Medium housing scheme (75 units)	75	£27.42	£24.85	£22.97	£21.08	£19.20	£18.25	£17.30	£15.40
23 Large flatted scheme (100 units)	100	£14.63	£21.64	£19.70	£17.76	£15.82	£14.86	£13.89	£11.95
24 Large flatted scheme (125 units)	125	£14.63	£25.44	£23.18	£20.92	£18.66	£17.53	£16.40	£14.14
25 Large flatted scheme (150 units)	150	£14.63	£31.22	£28.43	£25.64	£22.85	£21.46	£20.06	£17.27
26 Large flatted scheme (200 units)	200	£21.94	£41.93	£38.15	£34.36	£30.57	£28.68	£26.78	£23.00
27 Large flatted scheme (300 units)	300	£23.40	£49.06	£43.51	£37.97	£32.43	£29.66	£26.88	£21.33
28 Large flatted scheme (400 units)	400	£29.25	£62.23	£55.19	£48.15	£41.10	£37.58	£34.06	£27.01
29 Large flatted scheme (600 units)	600	£39.00	£91.74	£81.24	£70.74	£60.25	£55.00	£49.75	£39.25
30 Large flatted scheme (1000 units)	1,000	£106.37	£187.95	£170.95	£153.94	£136.94	£128.44	£119.94	£102.93

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.77	£0.70	£0.63	£0.56	£0.53	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£0.33	£0.97	£0.88	£0.80	£0.71	£0.67	£0.63	£0.55
3 Small site 2 - 4 units (houses)	4	£0.47	£1.51	£1.40	£1.28	£1.16	£1.10	£1.05	£0.93
4 Small site 3 - 5 units (houses)	5	£0.59	£1.94	£1.79	£1.64	£1.49	£1.42	£1.34	£1.19
5 Small site 4 - 5 units (flats)	5	£0.47	£1.21	£1.10	£0.99	£0.88	£0.82	£0.77	£0.66
6 Small site 5 - 6 units (flats)	6	£0.57	£1.37	£1.25	£1.13	£1.00	£0.94	£0.88	£0.75
7 Small site 6 - 8 units (houses)	8	£0.92	£2.92	£2.70	£2.47	£2.25	£2.14	£2.02	£1.80
8 Small site 8 - 8 units (flats)	8	£0.75	£1.90	£1.72	£1.55	£1.38	£1.29	£1.21	£1.03
9 Small site 9 - 9 units (houses)	9	£1.06	£3.41	£3.14	£2.88	£2.61	£2.48	£2.35	£2.09
10 Small site 10 - 9 units (flats)	9	£0.85	£2.03	£1.85	£1.66	£1.48	£1.39	£1.30	£1.11
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.95	£2.72	£2.49	£2.26	£2.15	£2.03	£1.80
12 Medium housing scheme (10 units)	10	£1.18	£3.73	£3.44	£3.15	£2.86	£2.72	£2.57	£2.29
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.36	£4.01	£3.66	£3.31	£3.14	£2.97	£2.62
14 Medium housing scheme (15 units)	15	£1.77	£5.75	£5.30	£4.85	£4.41	£4.18	£3.96	£3.52
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.87	£6.17	£5.47	£4.78	£4.43	£4.08	£3.58
16 Medium housing scheme (30 units)	30	£3.31	£6.65	£6.05	£5.45	£4.85	£4.55	£4.25	£3.65
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£11.48	£10.56	£9.63	£8.71	£8.25	£7.79	£6.87
18 Medium housing scheme (40 units)	40	£4.72	£13.65	£12.60	£11.56	£10.52	£9.99	£9.47	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£13.79	£12.71	£11.63	£10.56	£10.02	£9.48	£8.40
20 Medium housing scheme (50 units)	50	£5.89	£17.18	£15.86	£14.55	£13.23	£12.58	£11.92	£10.60
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£21.43	£19.79	£18.16	£16.52	£15.71	£14.88	£13.24
22 Medium housing scheme (75 units)	75	£8.84	£24.85	£22.97	£21.08	£19.20	£18.25	£17.30	£15.40
23 Large flatted scheme (100 units)	100	£4.72	£21.64	£19.70	£17.76	£15.82	£14.86	£13.89	£11.95
24 Large flatted scheme (125 units)	125	£4.72	£25.44	£23.18	£20.92	£18.66	£17.53	£16.40	£14.14
25 Large flatted scheme (150 units)	150	£4.72	£31.22	£28.43	£25.64	£22.85	£21.46	£20.06	£17.27
26 Large flatted scheme (200 units)	200	£7.07	£41.93	£38.15	£34.36	£30.57	£28.68	£26.78	£23.00
27 Large flatted scheme (300 units)	300	£7.54	£49.06	£43.51	£37.97	£32.43	£29.66	£26.88	£21.33
28 Large flatted scheme (400 units)	400	£9.43	£62.23	£55.19	£48.15	£41.10	£37.58	£34.06	£27.01
29 Large flatted scheme (600 units)	600	£12.57	£91.74	£81.24	£70.74	£60.25	£55.00	£49.75	£39.25
30 Large flatted scheme (1000 units)	1,000	£34.30	£187.95	£170.95	£153.94	£136.94	£128.44	£119.94	£102.93

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.77	£0.70	£0.63	£0.56	£0.53	£0.50	£0.43
2 Small site 2 - 3 units (houses)	3	£0.12	£0.97	£0.88	£0.80	£0.71	£0.67	£0.63	£0.55
3 Small site 2 - 4 units (houses)	4	£0.17	£1.51	£1.40	£1.28	£1.16	£1.10	£1.05	£0.93
4 Small site 3 - 5 units (houses)	5	£0.21	£1.94	£1.79	£1.64	£1.49	£1.42	£1.34	£1.19
5 Small site 4 - 5 units (flats)	5	£0.17	£1.21	£1.10	£0.99	£0.88	£0.82	£0.77	£0.66
6 Small site 5 - 6 units (flats)	6	£0.21	£1.37	£1.25	£1.13	£1.00	£0.94	£0.88	£0.75
7 Small site 6 - 8 units (houses)	8	£0.34	£2.92	£2.70	£2.47	£2.25	£2.14	£2.02	£1.80
8 Small site 8 - 8 units (flats)	8	£0.28	£1.90	£1.72	£1.55	£1.38	£1.29	£1.21	£1.03
9 Small site 9 - 9 units (houses)	9	£0.39	£3.41	£3.14	£2.88	£2.61	£2.48	£2.35	£2.09
10 Small site 10 - 9 units (flats)	9	£0.31	£2.03	£1.85	£1.66	£1.48	£1.39	£1.30	£1.11
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.95	£2.72	£2.49	£2.26	£2.15	£2.03	£1.80
12 Medium housing scheme (10 units)	10	£0.43	£3.73	£3.44	£3.15	£2.86	£		

LB MERTON LOCAL PLAN VIABILITY

10300

50% 50%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£0.86	£0.79	£0.71	£0.63	£0.59	£0.56	£0.48
2 Small site 2 - 3 units (houses)	3	£1.73	£1.09	£0.99	£0.90	£0.80	£0.75	£0.71	£0.61
3 Small site 2 - 4 units (houses)	4	£2.47	£1.69	£1.55	£1.42	£1.28	£1.22	£1.15	£1.02
4 Small site 3 - 5 units (houses)	5	£3.08	£2.17	£1.99	£1.82	£1.65	£1.56	£1.47	£1.30
5 Small site 4 - 5 units (flats)	5	£2.47	£1.38	£1.26	£1.13	£1.00	£0.94	£0.87	£0.74
6 Small site 5 - 6 units (flats)	6	£2.97	£1.57	£1.43	£1.29	£1.14	£1.07	£1.00	£0.85
7 Small site 6 - 8 units (houses)	8	£4.85	£3.26	£3.00	£2.74	£2.48	£2.35	£2.22	£1.97
8 Small site 8 - 8 units (flats)	8	£3.96	£2.17	£1.97	£1.77	£1.57	£1.47	£1.37	£1.17
9 Small site 9 - 9 units (houses)	9	£5.54	£3.80	£3.49	£3.19	£2.89	£2.74	£2.59	£2.28
10 Small site 10 - 9 units (flats)	9	£4.45	£2.33	£2.11	£1.90	£1.69	£1.58	£1.47	£1.26
11 Medium mixed housing/flatted scheme (10 units)	10	£3.96	£3.31	£3.04	£2.78	£2.51	£2.38	£2.24	£1.98
12 Medium housing scheme (10 units)	10	£6.18	£4.16	£3.83	£3.49	£3.16	£3.00	£2.83	£2.50
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£4.90	£4.50	£4.09	£3.69	£3.49	£3.29	£2.89
14 Medium housing scheme (15 units)	15	£9.27	£6.41	£5.89	£5.38	£4.87	£4.61	£4.36	£3.85
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£9.95	£9.15	£8.34	£7.53	£7.13	£6.73	£5.92
16 Medium housing scheme (30 units)	30	£17.35	£7.63	£6.93	£6.23	£5.53	£5.18	£4.83	£4.14
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£12.91	£11.85	£10.78	£9.72	£9.18	£8.65	£7.58
18 Medium housing scheme (40 units)	40	£24.72	£15.23	£14.03	£12.83	£11.62	£11.02	£10.42	£9.22
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£15.48	£14.24	£12.99	£11.75	£11.12	£10.50	£9.25
20 Medium housing scheme (50 units)	50	£30.90	£19.17	£17.66	£16.14	£14.63	£13.87	£13.11	£11.60
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£24.04	£22.14	£20.25	£18.35	£17.40	£16.44	£14.54
22 Medium housing scheme (75 units)	75	£46.35	£27.77	£25.59	£23.41	£21.23	£20.13	£19.04	£16.85
23 Large flatted scheme (100 units)	100	£24.72	£24.79	£22.54	£20.29	£18.03	£16.91	£15.78	£13.53
24 Large flatted scheme (125 units)	125	£24.72	£29.21	£26.58	£23.94	£21.30	£19.98	£18.66	£16.02
25 Large flatted scheme (150 units)	150	£24.72	£35.86	£32.61	£29.35	£26.10	£24.47	£22.84	£19.59
26 Large flatted scheme (200 units)	200	£37.08	£48.09	£43.68	£39.28	£34.88	£32.68	£30.48	£26.06
27 Large flatted scheme (300 units)	300	£39.55	£58.09	£51.65	£45.20	£38.76	£35.53	£32.31	£25.86
28 Large flatted scheme (400 units)	400	£49.44	£73.94	£65.73	£57.52	£49.31	£45.21	£41.10	£32.90
29 Large flatted scheme (600 units)	600	£65.92	£109.11	£96.89	£84.67	£72.45	£66.34	£60.23	£48.01
30 Large flatted scheme (1000 units)	1,000	£179.78	£215.69	£195.92	£176.14	£156.36	£146.47	£136.58	£116.81

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.86	£0.79	£0.71	£0.63	£0.59	£0.56	£0.48
2 Small site 2 - 3 units (houses)	3	£1.02	£1.09	£0.99	£0.90	£0.80	£0.75	£0.71	£0.61
3 Small site 2 - 4 units (houses)	4	£1.46	£1.69	£1.55	£1.42	£1.28	£1.22	£1.15	£1.02
4 Small site 3 - 5 units (houses)	5	£1.82	£2.17	£1.99	£1.82	£1.65	£1.56	£1.47	£1.30
5 Small site 4 - 5 units (flats)	5	£1.46	£1.38	£1.26	£1.13	£1.00	£0.94	£0.87	£0.74
6 Small site 5 - 6 units (flats)	6	£1.76	£1.57	£1.43	£1.29	£1.14	£1.07	£1.00	£0.85
7 Small site 6 - 8 units (houses)	8	£2.87	£3.26	£3.00	£2.74	£2.48	£2.35	£2.22	£1.97
8 Small site 8 - 8 units (flats)	8	£2.34	£2.17	£1.97	£1.77	£1.57	£1.47	£1.37	£1.17
9 Small site 9 - 9 units (houses)	9	£3.28	£3.80	£3.49	£3.19	£2.89	£2.74	£2.59	£2.28
10 Small site 10 - 9 units (flats)	9	£2.63	£2.33	£2.11	£1.90	£1.69	£1.58	£1.47	£1.26
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.31	£3.04	£2.78	£2.51	£2.38	£2.24	£1.98
12 Medium housing scheme (10 units)	10	£3.66	£4.16	£3.83	£3.49	£3.16	£3.00	£2.83	£2.50
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.90	£4.50	£4.09	£3.69	£3.49	£3.29	£2.89
14 Medium housing scheme (15 units)	15	£5.48	£6.41	£5.89	£5.38	£4.87	£4.61	£4.36	£3.85
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.95	£9.15	£8.34	£7.53	£7.13	£6.73	£5.92
16 Medium housing scheme (30 units)	30	£10.27	£7.63	£6.93	£6.23	£5.53	£5.18	£4.83	£4.14
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£12.91	£11.85	£10.78	£9.72	£9.18	£8.65	£7.58
18 Medium housing scheme (40 units)	40	£14.63	£15.23	£14.03	£12.83	£11.62	£11.02	£10.42	£9.22
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£15.48	£14.24	£12.99	£11.75	£11.12	£10.50	£9.25
20 Medium housing scheme (50 units)	50	£18.28	£19.17	£17.66	£16.14	£14.63	£13.87	£13.11	£11.60
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£24.04	£22.14	£20.25	£18.35	£17.40	£16.44	£14.54
22 Medium housing scheme (75 units)	75	£27.42	£27.77	£25.59	£23.41	£21.23	£20.13	£19.04	£16.85
23 Large flatted scheme (100 units)	100	£14.63	£24.79	£22.54	£20.29	£18.03	£16.91	£15.78	£13.53
24 Large flatted scheme (125 units)	125	£14.63	£29.21	£26.58	£23.94	£21.30	£19.98	£18.66	£16.02
25 Large flatted scheme (150 units)	150	£14.63	£35.86	£32.61	£29.35	£26.10	£24.47	£22.84	£19.59
26 Large flatted scheme (200 units)	200	£21.94	£48.09	£43.68	£39.28	£34.88	£32.68	£30.48	£26.06
27 Large flatted scheme (300 units)	300	£23.40	£58.09	£51.65	£45.20	£38.76	£35.53	£32.31	£25.86
28 Large flatted scheme (400 units)	400	£29.25	£73.94	£65.73	£57.52	£49.31	£45.21	£41.10	£32.90
29 Large flatted scheme (600 units)	600	£39.00	£109.11	£96.89	£84.67	£72.45	£66.34	£60.23	£48.01
30 Large flatted scheme (1000 units)	1,000	£106.37	£215.69	£195.92	£176.14	£156.36	£146.47	£136.58	£116.81

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.86	£0.79	£0.71	£0.63	£0.59	£0.56	£0.48
2 Small site 2 - 3 units (houses)	3	£0.33	£1.09	£0.99	£0.90	£0.80	£0.75	£0.71	£0.61
3 Small site 2 - 4 units (houses)	4	£0.47	£1.69	£1.55	£1.42	£1.28	£1.22	£1.15	£1.02
4 Small site 3 - 5 units (houses)	5	£0.59	£2.17	£1.99	£1.82	£1.65	£1.56	£1.47	£1.30
5 Small site 4 - 5 units (flats)	5	£0.47	£1.38	£1.26	£1.13	£1.00	£0.94	£0.87	£0.74
6 Small site 5 - 6 units (flats)	6	£0.57	£1.57	£1.43	£1.29	£1.14	£1.07	£1.00	£0.85
7 Small site 6 - 8 units (houses)	8	£0.92	£3.26	£3.00	£2.74	£2.48	£2.35	£2.22	£1.97
8 Small site 8 - 8 units (flats)	8	£0.75	£2.17	£1.97	£1.77	£1.57	£1.47	£1.37	£1.17
9 Small site 9 - 9 units (houses)	9	£1.06	£3.80	£3.49	£3.19	£2.89	£2.74	£2.59	£2.28
10 Small site 10 - 9 units (flats)	9	£0.85	£2.33	£2.11	£1.90	£1.69	£1.58	£1.47	£1.26
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.31	£3.04	£2.78	£2.51	£2.38	£2.24	£1.98
12 Medium housing scheme (10 units)	10	£1.18	£4.16	£3.83	£3.49	£3.16	£3.00	£2.83	£2.50
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.90	£4.50	£4.09	£3.69	£3.49	£3.29	£2.89
14 Medium housing scheme (15 units)	15	£1.77	£6.41	£5.89	£5.38	£4.87	£4.61	£4.36	£3.85
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£9.95	£9.15	£8.34	£7.53	£7.13	£6.73	£5.92
16 Medium housing scheme (30 units)	30	£3.31	£7.63	£6.93	£6.23	£5.53	£5.18	£4.83	£4.14
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£12.91	£11.85	£10.78	£9.72	£9.18	£8.65	£7.58
18 Medium housing scheme (40 units)	40	£4.72	£15.23	£14.03	£12.83	£11.62	£11.02	£10.42	£9.22
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£15.48	£14.24	£12.99	£11.75	£11.12	£10.50	£9.25
20 Medium housing scheme (50 units)	50	£5.89	£19.17	£17.66	£16.14	£14.63	£13.87	£13.11	£11.60
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£24.04	£22.14	£20.25	£18.35	£17.40	£16.44	£14.54
22 Medium housing scheme (75 units)	75	£8.84	£27.77	£25.59	£23.41	£21.23	£20.13	£19.04	£16.85
23 Large flatted scheme (100 units)	100	£4.72	£24.79	£22.54	£20.29	£18.03	£16.91	£15.78	£13.53
24 Large flatted scheme (125 units)	125	£4.72	£29.21	£26.58	£23.94	£21.30	£19.98	£18.66	£16.02
25 Large flatted scheme (150 units)	150	£4.72	£35.86	£32.61	£29.35	£26.10	£24.47	£22.84	£19.59
26 Large flatted scheme (200 units)	200	£7.07	£48.09	£43.68	£39.28	£34.88	£32.68	£30.48	£26.06
27 Large flatted scheme (300 units)	300	£7.54	£58.09	£51.65	£45.20	£38.76	£35.53	£32.31	£25.86
28 Large flatted scheme (400 units)	400	£9.43	£73.94	£65.73	£57.52	£49.31	£45.21	£41.10	£32.90
29 Large flatted scheme (600 units)	600	£12.57	£109.11	£96.89	£84.67	£72.45	£66.34	£60.23	£48.01
30 Large flatted scheme (1000 units)	1,000	£34.30	£215.69	£195.92	£176.14	£156.36	£146.47	£136.58	£116.81

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.86	£0.79	£0.71	£0.63	£0.59	£0.56	£0.48
2 Small site 2 - 3 units (houses)	3	£0.12	£1.09	£0.99	£0.90	£0.80	£0.75	£0.71	£0.61
3 Small site 2 - 4 units (houses)	4	£0.17	£1.69	£1.55	£1.42	£1.28	£1.22	£1.15	£1.02
4 Small site 3 - 5 units (houses)	5	£0.21	£2.17	£1.99	£1.82	£1.65	£1.56	£1.47	£1.30
5 Small site 4 - 5 units (flats)	5	£0.17	£1.38	£1.26	£1.13	£1.00	£0.94	£0.87	£0.74
6 Small site 5 - 6 units (flats)	6	£0.21	£1.57	£1.43	£1.29	£1.14	£1.07	£1.00	£0.85
7 Small site 6 - 8 units (houses)	8	£0.34	£3.26	£3.00	£2.74	£2.48	£2.35	£2.22	£1.97
8 Small site 8 - 8 units (flats)	8	£0.28	£2.17	£1.97	£1.77	£1.57	£1.47	£1.37	£1.17
9 Small site 9 - 9 units (houses)	9	£0.39	£3.80	£3.49	£3.19	£2.89	£2.74	£2.59	£2.28
10 Small site 10 - 9 units (flats)	9	£0.31	£2.33	£2.11	£1.90	£1.69	£1.58	£1.47	£1.26
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.31	£3.04	£2.78	£2.51	£2.38	£2.24	£1.98
12 Medium housing scheme (10 units)	10	£0.43	£4.16	£3.83	£3.49				

Appendix 11 - Build to rent appraisal results (LLR)

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £4,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.33
20 Medium housing scheme (50 units)	50	£13.50	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£0.65	£0.69	£0.74	£0.77	£0.79	£0.81	£0.85
22 Medium housing scheme (75 units)	75	£20.25	£1.62	£1.60	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£10.80	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.06
24 Large flatted scheme (125 units)	125	£10.80	£4.67	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£10.80	£5.78	£5.58	£5.38	£5.19	£5.09	£4.99	£4.79
26 Large flatted scheme (200 units)	200	£16.20	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£17.28	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£21.60	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
29 Large flatted scheme (600 units)	600	£28.80	£49.36	£48.59	£47.83	£47.06	£46.68	£46.30	£45.53
30 Large flatted scheme (1000 units)	1,000	£78.55	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£21.60	£0.69	£0.77	£0.85	£0.93	£0.98	£1.02	£1.10
0.62	£21.60	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£21.60	£1.63	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£21.60	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£21.60	£7.10	£6.90	£6.70	£6.51	£6.41	£6.31	£6.11
0.50	£21.60	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£21.60	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£21.60	£9.79	£9.53	£9.26	£9.00	£8.87	£8.74	£8.47
0.80	£21.60	£30.07	£29.67	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£21.60	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
1.33	£21.60	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£21.60	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.33
20 Medium housing scheme (50 units)	50	£18.28	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£0.65	£0.69	£0.74	£0.77	£0.79	£0.81	£0.85
22 Medium housing scheme (75 units)	75	£27.42	£1.62	£1.60	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£14.63	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.06
24 Large flatted scheme (125 units)	125	£14.63	£4.67	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£14.63	£5.78	£5.58	£5.38	£5.19	£5.09	£4.99	£4.79
26 Large flatted scheme (200 units)	200	£21.94	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£23.40	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£29.25	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
29 Large flatted scheme (600 units)	600	£39.00	£49.36	£48.59	£47.83	£47.06	£46.68	£46.30	£45.53
30 Large flatted scheme (1000 units)	1,000	£106.37	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£0.69	£0.77	£0.85	£0.93	£0.98	£1.02	£1.10
0.62	£29.25	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£29.25	£1.63	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£29.25	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£29.25	£7.10	£6.90	£6.70	£6.51	£6.41	£6.31	£6.11
0.50	£29.25	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£29.25	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£29.25	£9.79	£9.53	£9.26	£9.00	£8.87	£8.74	£8.47
0.80	£29.25	£30.07	£29.67	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£29.25	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
1.33	£29.25	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£29.25	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.33
20 Medium housing scheme (50 units)	50	£5.89	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£0.65	£0.69	£0.74	£0.77	£0.79	£0.81	£0.85
22 Medium housing scheme (75 units)	75	£8.84	£1.62	£1.60	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£4.72	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.06
24 Large flatted scheme (125 units)	125	£4.72	£4.67	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£4.72	£5.78	£5.58	£5.38	£5.19	£5.09	£4.99	£4.79
26 Large flatted scheme (200 units)	200	£7.07	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£7.54	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£9.43	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
29 Large flatted scheme (600 units)	600	£12.57	£49.36	£48.59	£47.83	£47.06	£46.68	£46.30	£45.53
30 Large flatted scheme (1000 units)	1,000	£34.30	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£0.69	£0.77	£0.85	£0.93	£0.98	£1.02	£1.10
0.62	£9.43	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£9.43	£1.63	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£9.43	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£9.43	£7.10	£6.90	£6.70	£6.51	£6.41	£6.31	£6.11
0.50	£9.43	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£9.43	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£9.43	£9.79	£9.53	£9.26	£9.00	£8.87	£8.74	£8.47
0.80	£9.43	£30.07	£29.67	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£9.43	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
1.33	£9.43	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£9.43	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.33
20 Medium housing scheme (50 units)	50	£2.16	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£0.65	£0.69	£0.74	£0.77	£0.79	£0.81	£0.85
22 Medium housing scheme (75 units)	75	£3.24	£1.62	£1.60	£1.58	£1.56	£1.55	£1.53	£1.51
23 Large flatted scheme (100 units)	100	£1.73	£3.55	£3.45	£3.35	£3.25	£3.20	£3.15	£3.06
24 Large flatted scheme (125 units)	125	£1.73	£4.67	£4.50	£4.32	£4.15	£4.06	£3.97	£3.79
25 Large flatted scheme (150 units)	150	£1.73	£5.78	£5.58	£5.38	£5.19	£5.09	£4.99	£4.79
26 Large flatted scheme (200 units)	200	£2.59	£7.34	£7.14	£6.95	£6.75	£6.65	£6.55	£6.35
27 Large flatted scheme (300 units)	300	£2.76	£24.06	£23.74	£23.41	£23.09	£22.93	£22.77	£22.45
28 Large flatted scheme (400 units)	400	£3.45	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
29 Large flatted scheme (600 units)	600	£4.60	£49.36	£48.59	£47.83	£47.06	£46.68	£46.30	£45.53
30 Large flatted scheme (1000 units)	1,000	£12.56	£37.46	£36.27	£35.08	£33.90	£33.30	£32.71	£31.52

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£0.69	£0.77	£0.85	£0.93	£0.98	£1.02	£1.10
0.62	£3.45	£1.98	£1.93	£1.88	£1.83	£1.81	£1.78	£1.73
0.40	£3.45	£1.63	£1.74	£1.84	£1.93	£1.98	£2.02	£2.12
0.94	£3.45	£1.73	£1.71	£1.68	£1.66	£1.65	£1.64	£1.61
0.50	£3.45	£7.10	£6.90	£6.70	£6.51	£6.41	£6.31	£6.11
0.50	£3.45	£9.34	£8.99	£8.64	£8.29	£8.12	£7.94	£7.59
0.50	£3.45	£11.55	£11.16	£10.77	£10.37	£10.18	£9.98	£9.59
0.75	£3.45	£9.79	£9.53	£9.26	£9.00	£8.87	£8.74	£8.47
0.80	£3.45	£30.07	£29.67	£29.27	£28.86	£28.66	£28.46	£28.06
1.00	£3.45	£32.50	£31.95	£31.40	£30.85	£30.58	£30.30	£29.76
1.33	£3.45	£37.02	£36.45	£35.87	£35.30	£35.01	£34.72	£34.15
3.64	£3.45	£10.30	£9.98	£9.65	£9.32	£9.16	£8.99	£8.67

BLV: GARDEN AND OTHER OPEN LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£0.21	£0.23	£0.26	£0.28	£0.29	£0.31	£0.33
20 Medium housing scheme (50 units)	50	£0.31	£1.24	£1.21	£1.18	£1.15	£1.13	£1.11	£1.08
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£0.65	£0.69	£0.74	£0.77	£0.79	£0.81	

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £5,200 psm 100% 0%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£7.49	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
20	Medium housing scheme (50 units)	50	£15.60	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78
21	Medium mixed housing/flatted scheme (75 units)	75	£9.98	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77
22	Medium housing scheme (75 units)	75	£23.40	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54
23	Large flatted scheme (100 units)	100	£12.48	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.91
24	Large flatted scheme (125 units)	125	£12.48	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.43
25	Large flatted scheme (150 units)	150	£12.48	£1.69	£1.98	£2.26	£2.54	£2.69	£2.83	£3.11
26	Large flatted scheme (200 units)	200	£18.72	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.09
27	Large flatted scheme (300 units)	300	£19.97	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.13
28	Large flatted scheme (400 units)	400	£24.96	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
29	Large flatted scheme (600 units)	600	£33.28	£33.67	£34.75	£35.83	£36.91	£37.45	£37.99	£39.07
30	Large flatted scheme (1000 units)	1,000	£90.76	£11.75	£13.55	£15.35	£17.18	£18.10	£19.03	£20.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£24.96	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.10
0.62	£24.96	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85
0.40	£24.96	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42
0.94	£24.96	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71
0.50	£24.96	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.82
0.50	£24.96	£2.69	£3.13	£3.56	£3.99	£4.21	£4.42	£4.85
0.50	£24.96	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22
0.75	£24.96	£2.47	£3.07	£3.66	£4.26	£4.56	£4.86	£5.46
0.80	£24.96	£19.99	£20.77	£21.56	£22.34	£22.73	£23.12	£23.91
1.00	£24.96	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
1.33	£24.96	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.30
3.64	£24.96	£3.23	£3.73	£4.22	£4.72	£4.98	£5.23	£5.74

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£24,960,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
20	Medium housing scheme (50 units)	50	£18.28	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77
22	Medium housing scheme (75 units)	75	£27.42	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54
23	Large flatted scheme (100 units)	100	£14.63	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.91
24	Large flatted scheme (125 units)	125	£14.63	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.43
25	Large flatted scheme (150 units)	150	£14.63	£1.69	£1.98	£2.26	£2.54	£2.69	£2.83	£3.11
26	Large flatted scheme (200 units)	200	£21.94	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.09
27	Large flatted scheme (300 units)	300	£23.40	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.13
28	Large flatted scheme (400 units)	400	£29.25	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
29	Large flatted scheme (600 units)	600	£39.00	£33.67	£34.75	£35.83	£36.91	£37.45	£37.99	£39.07
30	Large flatted scheme (1000 units)	1,000	£106.37	£11.75	£13.55	£15.35	£17.18	£18.10	£19.03	£20.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.10
0.62	£29.25	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85
0.40	£29.25	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42
0.94	£29.25	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71
0.50	£29.25	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.82
0.50	£29.25	£2.69	£3.13	£3.56	£3.99	£4.21	£4.42	£4.85
0.50	£29.25	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22
0.75	£29.25	£2.47	£3.07	£3.66	£4.26	£4.56	£4.86	£5.46
0.80	£29.25	£19.99	£20.77	£21.56	£22.34	£22.73	£23.12	£23.91
1.00	£29.25	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
1.33	£29.25	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.30
3.64	£29.25	£3.23	£3.73	£4.22	£4.72	£4.98	£5.23	£5.74

BLV: SECONDARY INDUSTRIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
20	Medium housing scheme (50 units)	50	£5.89	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78
21	Medium mixed housing/flatted scheme (75 units)	75	£3.77	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77
22	Medium housing scheme (75 units)	75	£8.84	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54
23	Large flatted scheme (100 units)	100	£4.72	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.91
24	Large flatted scheme (125 units)	125	£4.72	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.43
25	Large flatted scheme (150 units)	150	£4.72	£1.69	£1.98	£2.26	£2.54	£2.69	£2.83	£3.11
26	Large flatted scheme (200 units)	200	£7.07	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.09
27	Large flatted scheme (300 units)	300	£7.54	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.13
28	Large flatted scheme (400 units)	400	£9.43	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
29	Large flatted scheme (600 units)	600	£12.57	£33.67	£34.75	£35.83	£36.91	£37.45	£37.99	£39.07
30	Large flatted scheme (1000 units)	1,000	£34.30	£11.75	£13.55	£15.35	£17.18	£18.10	£19.03	£20.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.10
0.62	£9.43	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85
0.40	£9.43	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42
0.94	£9.43	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71
0.50	£9.43	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.82
0.50	£9.43	£2.69	£3.13	£3.56	£3.99	£4.21	£4.42	£4.85
0.50	£9.43	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22
0.75	£9.43	£2.47	£3.07	£3.66	£4.26	£4.56	£4.86	£5.46
0.80	£9.43	£19.99	£20.77	£21.56	£22.34	£22.73	£23.12	£23.91
1.00	£9.43	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
1.33	£9.43	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.30
3.64	£9.43	£3.23	£3.73	£4.22	£4.72	£4.98	£5.23	£5.74

BLV: COMMUNITY LAND		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£1.04	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
20	Medium housing scheme (50 units)	50	£2.16	£2.95	£2.72	£2.48	£2.25	£2.13	£2.01	£1.78
21	Medium mixed housing/flatted scheme (75 units)	75	£1.38	£2.90	£2.67	£2.45	£2.22	£2.11	£1.99	£1.77
22	Medium housing scheme (75 units)	75	£3.24	£4.12	£3.80	£3.49	£3.17	£3.01	£2.86	£2.54
23	Large flatted scheme (100 units)	100	£1.73	£0.77	£1.00	£1.23	£1.45	£1.57	£1.68	£1.91
24	Large flatted scheme (125 units)	125	£1.73	£1.35	£1.56	£1.78	£1.99	£2.10	£2.21	£2.43
25	Large flatted scheme (150 units)	150	£1.73	£1.69	£1.98	£2.26	£2.54	£2.69	£2.83	£3.11
26	Large flatted scheme (200 units)	200	£2.59	£1.85	£2.30	£2.75	£3.20	£3.42	£3.64	£4.09
27	Large flatted scheme (300 units)	300	£2.76	£15.99	£16.62	£17.24	£17.87	£18.19	£18.50	£19.13
28	Large flatted scheme (400 units)	400	£3.45	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
29	Large flatted scheme (600 units)	600	£4.60	£33.67	£34.75	£35.83	£36.91	£37.45	£37.99	£39.07
30	Large flatted scheme (1000 units)	1,000	£12.56	£11.75	£13.55	£15.35	£17.18	£18.10	£19.03	£20.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£5.59	£5.09	£4.60	£4.10	£3.85	£3.60	£3.10
0.62	£3.45	£4.72	£4.35	£3.97	£3.60	£3.41	£3.22	£2.85
0.40	£3.45	£7.24	£6.68	£6.12	£5.55	£5.27	£4.99	£4.42
0.94	£3.45	£4.39	£4.06	£3.72	£3.38	£3.22	£3.05	£2.71
0.50	£3.45	£1.54	£2.00	£2.45	£2.91	£3.14	£3.37	£3.82
0.50	£3.45	£2.69	£3.13	£3.56	£3.99	£4.21	£4.42	£4.85
0.50	£3.45	£3.39	£3.95	£4.52	£5.09	£5.37	£5.66	£6.22
0.75	£3.45	£2.47	£3.07	£3.66	£4.26	£4.56	£4.86	£5.46
0.80	£3.45	£19.99	£20.77	£21.56	£22.34	£22.73	£23.12	£23.91
1.00	£3.45	£22.04	£22.72	£23.41	£24.09	£24.43	£24.77	£25.45
1.33	£3.45	£25.25	£26.06	£26.87	£27.68	£28.09	£28.49	£29.30
3.64	£3.45	£3.23	£3.73	£4.22	£4.72	£4.98	£5.23	£5.74

BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£0.15	£1.68	£1.53	£1.38	£1			

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,000 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.64	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.61
20	Medium housing scheme (50 units)	50	£18.00	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21	Medium mixed housing/flatted scheme (75 units)	75	£11.52	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22	Medium housing scheme (75 units)	75	£27.00	£6.97	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23	Large flatted scheme (100 units)	100	£14.40	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.60
24	Large flatted scheme (125 units)	125	£14.40	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.86
25	Large flatted scheme (150 units)	150	£14.40	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26	Large flatted scheme (200 units)	200	£21.60	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.51
27	Large flatted scheme (300 units)	300	£23.04	£6.77	£8.48	£10.20	£11.91	£12.76	£13.62	£15.33
28	Large flatted scheme (400 units)	400	£28.80	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
29	Large flatted scheme (600 units)	600	£38.40	£15.74	£18.93	£22.11	£25.30	£26.90	£28.49	£31.68
30	Large flatted scheme (1000 units)	1,000	£104.73	£16.83	£11.74	£6.65	£1.57	£0.99	£3.57	£8.79

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£28.80	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38
0.62	£28.80	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13
0.40	£28.80	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05
0.94	£28.80	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95
0.50	£28.80	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21
0.50	£28.80	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.73
0.50	£28.80	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.38
0.75	£28.80	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.01
0.80	£28.80	£8.47	£10.60	£12.74	£14.88	£15.95	£17.02	£19.16
1.00	£28.80	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
1.33	£28.80	£11.80	£14.19	£16.59	£18.98	£20.17	£21.37	£23.76
3.64	£28.80	£4.63	£3.23	£1.83	£0.43	£0.27	£0.98	£2.42

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£28,800,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.61
20	Medium housing scheme (50 units)	50	£18.28	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22	Medium housing scheme (75 units)	75	£27.42	£6.97	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23	Large flatted scheme (100 units)	100	£14.63	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.60
24	Large flatted scheme (125 units)	125	£14.63	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.86
25	Large flatted scheme (150 units)	150	£14.63	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26	Large flatted scheme (200 units)	200	£21.94	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.51
27	Large flatted scheme (300 units)	300	£23.40	£6.77	£8.48	£10.20	£11.91	£12.76	£13.62	£15.33
28	Large flatted scheme (400 units)	400	£29.25	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
29	Large flatted scheme (600 units)	600	£39.00	£15.74	£18.93	£22.11	£25.30	£26.90	£28.49	£31.68
30	Large flatted scheme (1000 units)	1,000	£106.37	£16.83	£11.74	£6.65	£1.57	£0.99	£3.57	£8.79

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38
0.62	£29.25	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13
0.40	£29.25	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05
0.94	£29.25	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95
0.50	£29.25	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21
0.50	£29.25	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.73
0.50	£29.25	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.38
0.75	£29.25	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.01
0.80	£29.25	£8.47	£10.60	£12.74	£14.88	£15.95	£17.02	£19.16
1.00	£29.25	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
1.33	£29.25	£11.80	£14.19	£16.59	£18.98	£20.17	£21.37	£23.76
3.64	£29.25	£4.63	£3.23	£1.83	£0.43	£0.27	£0.98	£2.42

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.83	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.61
20	Medium housing scheme (50 units)	50	£5.89	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21	Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22	Medium housing scheme (75 units)	75	£8.84	£6.97	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23	Large flatted scheme (100 units)	100	£4.72	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.60
24	Large flatted scheme (125 units)	125	£4.72	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.86
25	Large flatted scheme (150 units)	150	£4.72	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26	Large flatted scheme (200 units)	200	£7.07	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.51
27	Large flatted scheme (300 units)	300	£7.54	£6.77	£8.48	£10.20	£11.91	£12.76	£13.62	£15.33
28	Large flatted scheme (400 units)	400	£9.43	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
29	Large flatted scheme (600 units)	600	£12.57	£15.74	£18.93	£22.11	£25.30	£26.90	£28.49	£31.68
30	Large flatted scheme (1000 units)	1,000	£34.30	£16.83	£11.74	£6.65	£1.57	£0.99	£3.57	£8.79

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38
0.62	£9.43	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13
0.40	£9.43	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05
0.94	£9.43	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95
0.50	£9.43	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21
0.50	£9.43	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.73
0.50	£9.43	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.38
0.75	£9.43	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.01
0.80	£9.43	£8.47	£10.60	£12.74	£14.88	£15.95	£17.02	£19.16
1.00	£9.43	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
1.33	£9.43	£11.80	£14.19	£16.59	£18.98	£20.17	£21.37	£23.76
3.64	£9.43	£4.63	£3.23	£1.83	£0.43	£0.27	£0.98	£2.42

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£1.04	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.61
20	Medium housing scheme (50 units)	50	£2.16	£4.90	£4.44	£3.97	£3.51	£3.28	£3.04	£2.58
21	Medium mixed housing/flatted scheme (75 units)	75	£1.38	£5.45	£4.93	£4.40	£3.88	£3.61	£3.35	£2.82
22	Medium housing scheme (75 units)	75	£3.24	£6.97	£6.32	£5.67	£5.02	£4.69	£4.36	£3.71
23	Large flatted scheme (100 units)	100	£1.73	£2.36	£1.78	£1.19	£0.59	£0.29	£0.00	£0.60
24	Large flatted scheme (125 units)	125	£1.73	£2.41	£1.76	£1.11	£0.46	£0.13	£0.20	£0.86
25	Large flatted scheme (150 units)	150	£1.73	£2.93	£2.11	£1.29	£0.47	£0.06	£0.36	£1.19
26	Large flatted scheme (200 units)	200	£2.59	£4.29	£3.13	£1.98	£0.82	£0.25	£0.34	£1.51
27	Large flatted scheme (300 units)	300	£2.76	£6.77	£8.48	£10.20	£11.91	£12.76	£13.62	£15.33
28	Large flatted scheme (400 units)	400	£3.45	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
29	Large flatted scheme (600 units)	600	£4.60	£15.74	£18.93	£22.11	£25.30	£26.90	£28.49	£31.68
30	Large flatted scheme (1000 units)	1,000	£12.56	£16.83	£11.74	£6.65	£1.57	£0.99	£3.57	£8.79

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£11.13	£9.98	£8.83	£7.68	£7.11	£6.53	£5.38
0.62	£3.45	£7.84	£7.10	£6.35	£5.61	£5.24	£4.87	£4.13
0.40	£3.45	£13.64	£12.32	£11.00	£9.69	£9.03	£8.37	£7.05
0.94	£3.45	£7.44	£6.74	£6.05	£5.35	£5.00	£4.65	£3.95
0.50	£3.45	£4.73	£3.55	£2.37	£1.18	£0.59	£0.00	£1.21
0.50	£3.45	£4.82	£3.53	£2.22	£0.91	£0.26	£0.40	£1.73
0.50	£3.45	£5.85	£4.22	£2.58	£0.94	£0.12	£0.72	£2.38
0.75	£3.45	£5.72	£4.18	£2.64	£1.10	£0.33	£0.45	£2.01
0.80	£3.45	£8.47	£10.60	£12.74	£14.88	£15.95	£17.02	£19.16
1.00	£3.45	£10.09	£12.18	£14.27	£16.36	£17.40	£18.44	£20.53
1.33	£3.45	£11.80	£14.19	£16.59	£18.98	£20.17	£21.37	£23.76
3.64	£3.45	£4.63	£3.23	£1.83	£0.43	£0.27	£0.98	£2.42

BLV: GARDEN AND OTHER OPEN LAND		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£0.15	£3.34	£2.99	£2.65	£2.30	£2.13	£1.96	£1.61
20										

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £6,700 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£9.65	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21
20	Medium housing scheme (50 units)	50	£20.10	£6.60	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28
21	Medium mixed housing/flatted scheme (75 units)	75	£12.86	£7.69	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73
22	Medium housing scheme (75 units)	75	£30.15	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73
23	Large flatted scheme (100 units)	100	£16.08	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.53
24	Large flatted scheme (125 units)	125	£16.08	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50
25	Large flatted scheme (150 units)	150	£16.08	£6.90	£5.62	£4.34	£3.05	£2.41	£1.77	£0.48
26	Large flatted scheme (200 units)	200	£24.12	£9.62	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71
27	Large flatted scheme (300 units)	300	£25.73	£1.23	£-1.37	£-4.03	£-6.69	£-8.02	£-9.35	£-12.01
28	Large flatted scheme (400 units)	400	£32.16	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
29	Large flatted scheme (600 units)	600	£42.88	£-0.19	£-5.15	£-10.12	£-15.15	£-17.67	£-20.19	£-25.22
30	Large flatted scheme (1000 units)	1,000	£116.95	£41.31	£33.38	£25.44	£17.51	£13.54	£9.58	£1.58

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£32.16	£15.98	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37
0.62	£32.16	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25
0.40	£32.16	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33
0.94	£32.16	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04
0.50	£32.16	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06
0.50	£32.16	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00
0.50	£32.16	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97
0.75	£32.16	£12.82	£10.45	£8.08	£5.70	£4.51	£3.33	£0.95
0.80	£32.16	£1.54	£-1.72	£-5.03	£-8.36	£-10.02	£-11.69	£-15.01
1.00	£32.16	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
1.33	£32.16	£-0.14	£-3.86	£-7.59	£-11.36	£-13.25	£-15.14	£-18.92
3.64	£32.16	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.43

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£32,160,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21
20	Medium housing scheme (50 units)	50	£18.28	£6.60	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£7.69	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73
22	Medium housing scheme (75 units)	75	£27.42	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73
23	Large flatted scheme (100 units)	100	£14.63	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.53
24	Large flatted scheme (125 units)	125	£14.63	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50
25	Large flatted scheme (150 units)	150	£14.63	£6.90	£5.62	£4.34	£3.05	£2.41	£1.77	£0.48
26	Large flatted scheme (200 units)	200	£21.94	£9.62	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71
27	Large flatted scheme (300 units)	300	£23.40	£1.23	£-1.37	£-4.03	£-6.69	£-8.02	£-9.35	£-12.01
28	Large flatted scheme (400 units)	400	£29.25	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
29	Large flatted scheme (600 units)	600	£39.00	£-0.19	£-5.15	£-10.12	£-15.15	£-17.67	£-20.19	£-25.22
30	Large flatted scheme (1000 units)	1,000	£106.37	£41.31	£33.38	£25.44	£17.51	£13.54	£9.58	£1.58

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£15.98	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37
0.62	£29.25	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25
0.40	£29.25	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33
0.94	£29.25	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04
0.50	£29.25	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06
0.50	£29.25	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00
0.50	£29.25	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97
0.75	£29.25	£12.82	£10.45	£8.08	£5.70	£4.51	£3.33	£0.95
0.80	£29.25	£1.54	£-1.72	£-5.03	£-8.36	£-10.02	£-11.69	£-15.01
1.00	£29.25	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
1.33	£29.25	£-0.14	£-3.86	£-7.59	£-11.36	£-13.25	£-15.14	£-18.92
3.64	£29.25	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.43

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£2.83	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21
20	Medium housing scheme (50 units)	50	£5.89	£6.60	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28
21	Medium mixed housing/flatted scheme (75 units)	75	£3.77	£7.69	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73
22	Medium housing scheme (75 units)	75	£8.84	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73
23	Large flatted scheme (100 units)	100	£4.72	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.53
24	Large flatted scheme (125 units)	125	£4.72	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50
25	Large flatted scheme (150 units)	150	£4.72	£6.90	£5.62	£4.34	£3.05	£2.41	£1.77	£0.48
26	Large flatted scheme (200 units)	200	£7.07	£9.62	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71
27	Large flatted scheme (300 units)	300	£7.54	£1.23	£-1.37	£-4.03	£-6.69	£-8.02	£-9.35	£-12.01
28	Large flatted scheme (400 units)	400	£9.43	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
29	Large flatted scheme (600 units)	600	£12.57	£-0.19	£-5.15	£-10.12	£-15.15	£-17.67	£-20.19	£-25.22
30	Large flatted scheme (1000 units)	1,000	£34.30	£41.31	£33.38	£25.44	£17.51	£13.54	£9.58	£1.58

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£15.98	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37
0.62	£9.43	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25
0.40	£9.43	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33
0.94	£9.43	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04
0.50	£9.43	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06
0.50	£9.43	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00
0.50	£9.43	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97
0.75	£9.43	£12.82	£10.45	£8.08	£5.70	£4.51	£3.33	£0.95
0.80	£9.43	£1.54	£-1.72	£-5.03	£-8.36	£-10.02	£-11.69	£-15.01
1.00	£9.43	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
1.33	£9.43	£-0.14	£-3.86	£-7.59	£-11.36	£-13.25	£-15.14	£-18.92
3.64	£9.43	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.43

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£1.04	£4.79	£4.28	£3.76	£3.24	£2.99	£2.73	£2.21
20	Medium housing scheme (50 units)	50	£2.16	£6.60	£5.94	£5.27	£4.61	£4.28	£3.95	£3.28
21	Medium mixed housing/flatted scheme (75 units)	75	£1.38	£7.69	£6.90	£6.11	£5.32	£4.92	£4.53	£3.73
22	Medium housing scheme (75 units)	75	£3.24	£9.47	£8.52	£7.57	£6.62	£6.15	£5.67	£4.73
23	Large flatted scheme (100 units)	100	£1.73	£5.07	£4.16	£3.25	£2.35	£1.89	£1.44	£0.53
24	Large flatted scheme (125 units)	125	£1.73	£5.65	£4.62	£3.59	£2.56	£2.04	£1.53	£0.50
25	Large flatted scheme (150 units)	150	£1.73	£6.90	£5.62	£4.34	£3.05	£2.41	£1.77	£0.48
26	Large flatted scheme (200 units)	200	£2.59	£9.62	£7.84	£6.06	£4.28	£3.39	£2.49	£0.71
27	Large flatted scheme (300 units)	300	£2.76	£1.23	£-1.37	£-4.03	£-6.69	£-8.02	£-9.35	£-12.01
28	Large flatted scheme (400 units)	400	£3.45	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
29	Large flatted scheme (600 units)	600	£4.60	£-0.19	£-5.15	£-10.12	£-15.15	£-17.67	£-20.19	£-25.22
30	Large flatted scheme (1000 units)	1,000	£12.56	£41.31	£33.38	£25.44	£17.51	£13.54	£9.58	£1.58

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£15.98	£14.26	£12.54	£10.82	£9.96	£9.09	£7.37
0.62	£3.45	£10.56	£9.50	£8.44	£7.38	£6.85	£6.31	£5.25
0.40	£3.45	£19.23	£17.26	£15.28	£13.30	£12.31	£11.31	£9.33
0.94	£3.45	£10.10	£9.09	£8.07	£7.06	£6.56	£6.05	£5.04
0.50	£3.45	£10.14	£8.32	£6.51	£4.69	£3.79	£2.88	£1.06
0.50	£3.45	£11.29	£9.23	£7.17	£5.12	£4.09	£3.06	£1.00
0.50	£3.45	£13.80	£11.24	£8.67	£6.10	£4.82	£3.54	£0.97
0.75	£3.45	£12.82	£10.45	£8.08	£5.70	£4.51	£3.33	£0.95
0.80	£3.45	£1.54	£-1.72	£-5.03	£-8.36	£-10.02	£-11.69	£-15.01
1.00	£3.45	£0.32	£-2.96	£-6.27	£-9.59	£-11.25	£-12.91	£-16.23
1.33	£3.45	£-0.14	£-3.86	£-7.59	£-11.36	£-13.25	£-15.14	£-18.92
3.64	£3.45	£11.36	£9.18	£7.00	£4.82	£3.72	£2.63	£0.43

BLV: GARDEN AND OTHER OPEN LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH		

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £7,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£5.91	£5.25	£4.60	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£22.50	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£9.41	£8.40	£7.39	£6.38	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£33.75	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£18.00	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£18.00	£7.99	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£18.00	£9.78	£8.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£27.00	£13.48	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£28.80	£6.96	£3.65	£0.33	£-3.05	£-4.75	£-6.46	£-9.87
28 Large flatted scheme (400 units)	400	£36.00	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
29 Large flatted scheme (600 units)	600	£48.00	£10.70	£4.42	£-1.89	£-8.26	£-11.49	£-14.72	£-21.20
30 Large flatted scheme (1000 units)	1,000	£130.91	£58.59	£48.44	£38.29	£28.13	£23.05	£17.98	£7.82

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£36.00	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75
0.62	£36.00	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07
0.40	£36.00	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91
0.94	£36.00	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82
0.50	£36.00	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49
0.50	£36.00	£15.98	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69
0.50	£36.00	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.05
0.75	£36.00	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83
0.80	£36.00	£8.71	£4.56	£0.41	£-3.81	£-5.94	£-8.08	£-12.34
1.00	£36.00	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
1.33	£36.00	£8.02	£3.31	£-1.42	£-6.20	£-8.62	£-11.04	£-15.90
3.64	£36.00	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£36,000,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.91	£5.25	£4.60	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£18.28	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£9.41	£8.40	£7.39	£6.38	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£27.42	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£14.63	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£14.63	£7.99	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£14.63	£9.78	£8.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£21.94	£13.48	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£23.40	£6.96	£3.65	£0.33	£-3.05	£-4.75	£-6.46	£-9.87
28 Large flatted scheme (400 units)	400	£29.25	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
29 Large flatted scheme (600 units)	600	£39.00	£10.70	£4.42	£-1.89	£-8.26	£-11.49	£-14.72	£-21.20
30 Large flatted scheme (1000 units)	1,000	£106.37	£58.59	£48.44	£38.29	£28.13	£23.05	£17.98	£7.82

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75
0.62	£29.25	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07
0.40	£29.25	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91
0.94	£29.25	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82
0.50	£29.25	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49
0.50	£29.25	£15.98	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69
0.50	£29.25	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.05
0.75	£29.25	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83
0.80	£29.25	£8.71	£4.56	£0.41	£-3.81	£-5.94	£-8.08	£-12.34
1.00	£29.25	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
1.33	£29.25	£8.02	£3.31	£-1.42	£-6.20	£-8.62	£-11.04	£-15.90
3.64	£29.25	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.91	£5.25	£4.60	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£5.89	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£9.41	£8.40	£7.39	£6.38	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£8.84	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£4.72	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£4.72	£7.99	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£4.72	£9.78	£8.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£7.07	£13.48	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£7.54	£6.96	£3.65	£0.33	£-3.05	£-4.75	£-6.46	£-9.87
28 Large flatted scheme (400 units)	400	£9.43	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
29 Large flatted scheme (600 units)	600	£12.57	£10.70	£4.42	£-1.89	£-8.26	£-11.49	£-14.72	£-21.20
30 Large flatted scheme (1000 units)	1,000	£34.30	£58.59	£48.44	£38.29	£28.13	£23.05	£17.98	£7.82

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75
0.62	£9.43	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07
0.40	£9.43	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91
0.94	£9.43	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82
0.50	£9.43	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49
0.50	£9.43	£15.98	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69
0.50	£9.43	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.05
0.75	£9.43	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83
0.80	£9.43	£8.71	£4.56	£0.41	£-3.81	£-5.94	£-8.08	£-12.34
1.00	£9.43	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
1.33	£9.43	£8.02	£3.31	£-1.42	£-6.20	£-8.62	£-11.04	£-15.90
3.64	£9.43	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£5.91	£5.25	£4.60	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£2.16	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£9.41	£8.40	£7.39	£6.38	£5.88	£5.37	£4.36
22 Medium housing scheme (75 units)	75	£3.24	£11.43	£10.24	£9.04	£7.85	£7.25	£6.65	£5.46
23 Large flatted scheme (100 units)	100	£1.73	£7.04	£5.89	£4.73	£3.57	£2.99	£2.41	£1.25
24 Large flatted scheme (125 units)	125	£1.73	£7.99	£6.66	£5.33	£4.00	£3.34	£2.67	£1.34
25 Large flatted scheme (150 units)	150	£1.73	£9.78	£8.13	£6.48	£4.83	£4.00	£3.18	£1.52
26 Large flatted scheme (200 units)	200	£2.59	£13.48	£11.21	£8.94	£6.68	£5.54	£4.40	£2.12
27 Large flatted scheme (300 units)	300	£2.76	£6.96	£3.65	£0.33	£-3.05	£-4.75	£-6.46	£-9.87
28 Large flatted scheme (400 units)	400	£3.45	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
29 Large flatted scheme (600 units)	600	£4.60	£10.70	£4.42	£-1.89	£-8.26	£-11.49	£-14.72	£-21.20
30 Large flatted scheme (1000 units)	1,000	£12.56	£58.59	£48.44	£38.29	£28.13	£23.05	£17.98	£7.82

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£19.70	£17.51	£15.32	£13.13	£12.03	£10.94	£8.75
0.62	£3.45	£12.74	£11.41	£10.07	£8.74	£8.07	£7.40	£6.07
0.40	£3.45	£23.51	£20.99	£18.47	£15.95	£14.69	£13.43	£10.91
0.94	£3.45	£12.19	£10.92	£9.65	£8.37	£7.73	£7.10	£5.82
0.50	£3.45	£14.09	£11.77	£9.45	£7.13	£5.97	£4.81	£2.49
0.50	£3.45	£15.98	£13.32	£10.66	£8.00	£6.67	£5.34	£2.69
0.50	£3.45	£19.56	£16.26	£12.96	£9.65	£8.00	£6.35	£3.05
0.75	£3.45	£17.97	£14.95	£11.92	£8.90	£7.39	£5.87	£2.83
0.80	£3.45	£8.71	£4.56	£0.41	£-3.81	£-5.94	£-8.08	£-12.34
1.00	£3.45	£7.63	£3.47	£-0.71	£-4.96	£-7.10	£-9.24	£-13.52
1.33	£3.45	£8.02	£3.31	£-1.42	£-6.20	£-8.62	£-11.04	£-15.90
3.64	£3.45	£16.11	£13.32	£10.53	£7.74	£6.34	£4.94	£2.15

BLV: GARDEN AND OTHER OPEN LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£5.91	£5.25	£4.60	£3.94	£3.61	£3.28	£2.62
20 Medium housing scheme (50 units)	50	£0.31	£7.96	£7.13	£6.29	£5.46	£5.04	£4.63	£3.79
21 Medium mixed housing/flatted scheme (

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £10,300 psm 70% 30%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£7.36	£6.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£30.90	£9.67	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£11.62	£10.35	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£46.35	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£24.72	£9.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£24.72	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£24.72	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£37.08	£18.75	£15.86	£12.98	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£39.55	£14.80	£10.56	£6.32	£2.08	-£0.04	-£2.19	-£6.55
28 Large flatted scheme (400 units)	400	£49.44	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
29 Large flatted scheme (600 units)	600	£65.92	£25.76	£17.77	£9.78	£1.72	-£2.36	-£6.45	-£14.74
30 Large flatted scheme (1000 units)	1,000	£179.78	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£49.44	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74
0.62	£49.44	£15.47	£13.81	£12.15	£10.50	£9.67	£8.84	£7.19
0.40	£49.44	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19
0.94	£49.44	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91
0.50	£49.44	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72
0.50	£49.44	£22.45	£19.03	£15.61	£12.19	£10.48	£8.77	£5.35
0.50	£49.44	£27.51	£23.27	£19.03	£14.80	£12.68	£10.56	£6.32
0.75	£49.44	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75
0.80	£49.44	£18.51	£13.20	£7.90	£2.60	-£0.05	-£2.74	-£8.19
1.00	£49.44	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
1.33	£49.44	£19.32	£13.33	£7.34	£1.29	-£1.77	-£4.84	-£11.05
3.64	£49.44	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.36	£6.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£18.28	£9.67	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.62	£10.35	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£27.42	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£14.63	£9.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£14.63	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£14.63	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£21.94	£18.75	£15.86	£12.98	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£23.40	£14.80	£10.56	£6.32	£2.08	-£0.04	-£2.19	-£6.55
28 Large flatted scheme (400 units)	400	£29.25	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
29 Large flatted scheme (600 units)	600	£39.00	£25.76	£17.77	£9.78	£1.72	-£2.36	-£6.45	-£14.74
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74
0.62	£29.25	£15.47	£13.81	£12.15	£10.50	£9.67	£8.84	£7.19
0.40	£29.25	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19
0.94	£29.25	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91
0.50	£29.25	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72
0.50	£29.25	£22.45	£19.03	£15.61	£12.19	£10.48	£8.77	£5.35
0.50	£29.25	£27.51	£23.27	£19.03	£14.80	£12.68	£10.56	£6.32
0.75	£29.25	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75
0.80	£29.25	£18.51	£13.20	£7.90	£2.60	-£0.05	-£2.74	-£8.19
1.00	£29.25	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
1.33	£29.25	£19.32	£13.33	£7.34	£1.29	-£1.77	-£4.84	-£11.05
3.64	£29.25	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.36	£6.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£5.89	£9.67	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.62	£10.35	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£8.84	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£4.72	£9.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£4.72	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£4.72	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£7.07	£18.75	£15.86	£12.98	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£7.54	£14.80	£10.56	£6.32	£2.08	-£0.04	-£2.19	-£6.55
28 Large flatted scheme (400 units)	400	£9.43	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
29 Large flatted scheme (600 units)	600	£12.57	£25.76	£17.77	£9.78	£1.72	-£2.36	-£6.45	-£14.74
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74
0.62	£9.43	£15.47	£13.81	£12.15	£10.50	£9.67	£8.84	£7.19
0.40	£9.43	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19
0.94	£9.43	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91
0.50	£9.43	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72
0.50	£9.43	£22.45	£19.03	£15.61	£12.19	£10.48	£8.77	£5.35
0.50	£9.43	£27.51	£23.27	£19.03	£14.80	£12.68	£10.56	£6.32
0.75	£9.43	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75
0.80	£9.43	£18.51	£13.20	£7.90	£2.60	-£0.05	-£2.74	-£8.19
1.00	£9.43	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
1.33	£9.43	£19.32	£13.33	£7.34	£1.29	-£1.77	-£4.84	-£11.05
3.64	£9.43	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£7.36	£6.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£2.16	£9.67	£8.63	£7.60	£6.56	£6.04	£5.53	£4.49
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£11.62	£10.35	£9.08	£7.82	£7.18	£6.55	£5.28
22 Medium housing scheme (75 units)	75	£3.24	£13.91	£12.42	£10.94	£9.45	£8.71	£7.96	£6.48
23 Large flatted scheme (100 units)	100	£1.73	£9.75	£8.27	£6.79	£5.32	£4.58	£3.84	£2.36
24 Large flatted scheme (125 units)	125	£1.73	£11.22	£9.51	£7.80	£6.09	£5.24	£4.38	£2.67
25 Large flatted scheme (150 units)	150	£1.73	£13.75	£11.64	£9.52	£7.40	£6.34	£5.28	£3.16
26 Large flatted scheme (200 units)	200	£2.59	£18.75	£15.86	£12.98	£10.09	£8.65	£7.20	£4.31
27 Large flatted scheme (300 units)	300	£2.76	£14.80	£10.56	£6.32	£2.08	-£0.04	-£2.19	-£6.55
28 Large flatted scheme (400 units)	400	£3.45	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
29 Large flatted scheme (600 units)	600	£4.60	£25.76	£17.77	£9.78	£1.72	-£2.36	-£6.45	-£14.74
30 Large flatted scheme (1000 units)	1,000	£12.56	£82.77	£69.82	£56.86	£43.91	£37.42	£30.90	£17.88

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£24.54	£21.78	£19.02	£16.26	£14.88	£13.50	£10.74
0.62	£3.45	£15.47	£13.81	£12.15	£10.50	£9.67	£8.84	£7.19
0.40	£3.45	£29.06	£25.89	£22.71	£19.54	£17.95	£16.36	£13.19
0.94	£3.45	£14.84	£13.25	£11.67	£10.08	£9.29	£8.50	£6.91
0.50	£3.45	£19.50	£16.54	£13.59	£10.63	£9.15	£7.67	£4.72
0.50	£3.45	£22.45	£19.03	£15.61	£12.19	£10.48	£8.77	£5.35
0.50	£3.45	£27.51	£23.27	£19.03	£14.80	£12.68	£10.56	£6.32
0.75	£3.45	£25.00	£21.15	£17.30	£13.45	£11.53	£9.60	£5.75
0.80	£3.45	£18.51	£13.20	£7.90	£2.60	-£0.05	-£2.74	-£8.19
1.00	£3.45	£17.79	£12.43	£7.08	£1.72	-£0.97	-£3.70	-£9.22
1.33	£3.45	£19.32	£13.33	£7.34	£1.29	-£1.77	-£4.84	-£11.05
3.64	£3.45	£22.76	£19.20	£15.64	£12.07	£10.29	£8.50	£4.92

BLV: GARDEN AND OTHER OPEN LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£7.36	£6.53	£5.71	£4.88	£4.46	£4.05	£3.22
20 Medium housing scheme (50 units)	50	£0.31	£9.67	£8.63	£7.60	£6.56	£6.04	£5.53	£4.

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £8,900 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£12.82	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20	Medium housing scheme (50 units)	50	£26.70	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21	Medium mixed housing/flatted scheme (75 units)	75	£17.09	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22	Medium housing scheme (75 units)	75	£40.05	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23	Large flatted scheme (100 units)	100	£21.36	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24	Large flatted scheme (125 units)	125	£21.36	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25	Large flatted scheme (150 units)	150	£21.36	£17.73	£15.14	£12.56	£9.97	£8.68	£7.38	£4.80
26	Large flatted scheme (200 units)	200	£32.04	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.49
27	Large flatted scheme (300 units)	300	£34.18	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.23
28	Large flatted scheme (400 units)	400	£42.72	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29	Large flatted scheme (600 units)	600	£56.96	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30	Large flatted scheme (1000 units)	1,000	£155.35	£106.73	£91.00	£75.27	£59.53	£51.64	£43.74	£27.93

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£42.72	£29.39	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74
0.62	£42.72	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31
0.40	£42.72	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47
0.94	£42.72	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00
0.50	£42.72	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£6.95
0.50	£42.72	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£8.01
0.50	£42.72	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59
0.75	£42.72	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65
0.80	£42.72	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.04
1.00	£42.72	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
1.33	£42.72	£30.61	£23.29	£15.97	£8.65	£4.98	£1.28	£-6.21
3.64	£42.72	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£42,720,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20	Medium housing scheme (50 units)	50	£18.28	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22	Medium housing scheme (75 units)	75	£27.42	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23	Large flatted scheme (100 units)	100	£14.63	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24	Large flatted scheme (125 units)	125	£14.63	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25	Large flatted scheme (150 units)	150	£14.63	£17.73	£15.14	£12.56	£9.97	£8.68	£7.38	£4.80
26	Large flatted scheme (200 units)	200	£21.94	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.49
27	Large flatted scheme (300 units)	300	£23.40	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.23
28	Large flatted scheme (400 units)	400	£29.25	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29	Large flatted scheme (600 units)	600	£39.00	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30	Large flatted scheme (1000 units)	1,000	£106.37	£106.73	£91.00	£75.27	£59.53	£51.64	£43.74	£27.93

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£29.39	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74
0.62	£29.25	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31
0.40	£29.25	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47
0.94	£29.25	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00
0.50	£29.25	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£6.95
0.50	£29.25	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£8.01
0.50	£29.25	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59
0.75	£29.25	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65
0.80	£29.25	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.04
1.00	£29.25	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
1.33	£29.25	£30.61	£23.29	£15.97	£8.65	£4.98	£1.28	£-6.21
3.64	£29.25	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20	Medium housing scheme (50 units)	50	£5.89	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21	Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22	Medium housing scheme (75 units)	75	£8.84	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23	Large flatted scheme (100 units)	100	£4.72	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24	Large flatted scheme (125 units)	125	£4.72	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25	Large flatted scheme (150 units)	150	£4.72	£17.73	£15.14	£12.56	£9.97	£8.68	£7.38	£4.80
26	Large flatted scheme (200 units)	200	£7.07	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.49
27	Large flatted scheme (300 units)	300	£7.54	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.23
28	Large flatted scheme (400 units)	400	£9.43	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29	Large flatted scheme (600 units)	600	£12.57	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30	Large flatted scheme (1000 units)	1,000	£34.30	£106.73	£91.00	£75.27	£59.53	£51.64	£43.74	£27.93

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£29.39	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74
0.62	£9.43	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31
0.40	£9.43	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47
0.94	£9.43	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00
0.50	£9.43	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£6.95
0.50	£9.43	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£8.01
0.50	£9.43	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59
0.75	£9.43	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65
0.80	£9.43	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.04
1.00	£9.43	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
1.33	£9.43	£30.61	£23.29	£15.97	£8.65	£4.98	£1.28	£-6.21
3.64	£9.43	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£1.04	£8.82	£7.82	£6.82	£5.82	£5.32	£4.82	£3.82
20	Medium housing scheme (50 units)	50	£2.16	£11.37	£10.13	£8.90	£7.66	£7.05	£6.43	£5.19
21	Medium mixed housing/flatted scheme (75 units)	75	£1.38	£13.84	£12.31	£10.78	£9.25	£8.49	£7.72	£6.19
22	Medium housing scheme (75 units)	75	£3.24	£16.38	£14.61	£12.83	£11.05	£10.16	£9.28	£7.50
23	Large flatted scheme (100 units)	100	£1.73	£12.45	£10.66	£8.86	£7.07	£6.17	£5.27	£3.47
24	Large flatted scheme (125 units)	125	£1.73	£14.46	£12.37	£10.28	£8.19	£7.14	£6.10	£4.01
25	Large flatted scheme (150 units)	150	£1.73	£17.73	£15.14	£12.56	£9.97	£8.68	£7.38	£4.80
26	Large flatted scheme (200 units)	200	£2.59	£24.03	£20.52	£17.01	£13.50	£11.75	£9.99	£6.49
27	Large flatted scheme (300 units)	300	£2.76	£22.57	£17.45	£12.32	£7.15	£4.57	£1.99	£-3.23
28	Large flatted scheme (400 units)	400	£3.45	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
29	Large flatted scheme (600 units)	600	£4.60	£40.81	£31.05	£21.29	£11.53	£6.64	£1.71	£-8.28
30	Large flatted scheme (1000 units)	1,000	£12.56	£106.73	£91.00	£75.27	£59.53	£51.64	£43.74	£27.93

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£29.39	£26.06	£22.73	£19.40	£17.73	£16.07	£12.74
0.62	£3.45	£18.19	£16.21	£14.24	£12.26	£11.27	£10.29	£8.31
0.40	£3.45	£34.61	£30.78	£26.95	£23.13	£21.21	£19.30	£15.47
0.94	£3.45	£17.48	£15.58	£13.69	£11.79	£10.84	£9.89	£8.00
0.50	£3.45	£24.91	£21.32	£17.72	£14.13	£12.34	£10.54	£6.95
0.50	£3.45	£28.92	£24.74	£20.56	£16.37	£14.28	£12.19	£8.01
0.50	£3.45	£35.46	£30.28	£25.11	£19.94	£17.35	£14.77	£9.59
0.75	£3.45	£32.04	£27.36	£22.68	£18.00	£15.66	£13.33	£8.65
0.80	£3.45	£28.22	£21.81	£15.40	£8.94	£5.72	£2.49	£-4.04
1.00	£3.45	£27.88	£21.38	£14.85	£8.29	£5.02	£1.74	£-4.91
1.33	£3.45	£30.61	£23.29	£15.97	£8.65	£4.98	£1.28	£-6.21
3.64	£3.45	£29.35	£25.02	£20.70	£16.37	£14.20	£12.03	£7.68

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £9,600 psm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£28.80	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£43.20	£18.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£23.04	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£23.04	£17.68	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£23.04	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£34.56	£29.28	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£36.86	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£0.06
28 Large flatted scheme (400 units)	400	£46.08	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
29 Large flatted scheme (600 units)	600	£61.44	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£-1.91
30 Large flatted scheme (1000 units)	1,000	£167.56	£130.59	£112.09	£93.56	£75.02	£65.74	£56.47	£37.89

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£46.08	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73
0.62	£46.08	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42
0.40	£46.08	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76
0.94	£46.08	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09
0.50	£46.08	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17
0.50	£46.08	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.68
0.50	£46.08	£43.38	£37.28	£31.19	£25.08	£22.03	£18.97	£12.87
0.75	£46.08	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54
0.80	£46.08	£37.90	£30.36	£22.82	£15.27	£11.48	£7.68	£0.07
1.00	£46.08	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
1.33	£46.08	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£-1.43
3.64	£46.08	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£46,080,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£18.28	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£27.42	£18.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£14.63	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£14.63	£17.68	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£14.63	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£21.94	£29.28	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£23.40	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£0.06
28 Large flatted scheme (400 units)	400	£29.25	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
29 Large flatted scheme (600 units)	600	£39.00	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£-1.91
30 Large flatted scheme (1000 units)	1,000	£106.37	£130.59	£112.09	£93.56	£75.02	£65.74	£56.47	£37.89

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73
0.62	£29.25	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42
0.40	£29.25	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76
0.94	£29.25	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09
0.50	£29.25	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17
0.50	£29.25	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.68
0.50	£29.25	£43.38	£37.28	£31.19	£25.08	£22.03	£18.97	£12.87
0.75	£29.25	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54
0.80	£29.25	£37.90	£30.36	£22.82	£15.27	£11.48	£7.68	£0.07
1.00	£29.25	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
1.33	£29.25	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£-1.43
3.64	£29.25	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£5.89	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£8.84	£18.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£4.72	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£4.72	£17.68	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£4.72	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£7.07	£29.28	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£7.54	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£0.06
28 Large flatted scheme (400 units)	400	£9.43	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
29 Large flatted scheme (600 units)	600	£12.57	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£-1.91
30 Large flatted scheme (1000 units)	1,000	£34.30	£130.59	£112.09	£93.56	£75.02	£65.74	£56.47	£37.89

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73
0.62	£9.43	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42
0.40	£9.43	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76
0.94	£9.43	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09
0.50	£9.43	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17
0.50	£9.43	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.68
0.50	£9.43	£43.38	£37.28	£31.19	£25.08	£22.03	£18.97	£12.87
0.75	£9.43	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54
0.80	£9.43	£37.90	£30.36	£22.82	£15.27	£11.48	£7.68	£0.07
1.00	£9.43	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
1.33	£9.43	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£-1.43
3.64	£9.43	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)						
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£10.27	£9.10	£7.93	£6.76	£6.17	£5.59	£4.42
20 Medium housing scheme (50 units)	50	£2.16	£13.07	£11.64	£10.20	£8.77	£8.05	£7.33	£5.89
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£16.06	£14.27	£12.48	£10.69	£9.79	£8.89	£7.10
22 Medium housing scheme (75 units)	75	£3.24	£18.86	£16.79	£14.72	£12.65	£11.62	£10.59	£8.52
23 Large flatted scheme (100 units)	100	£1.73	£15.15	£13.04	£10.93	£8.82	£7.76	£6.70	£4.59
24 Large flatted scheme (125 units)	125	£1.73	£17.68	£15.22	£12.75	£10.28	£9.04	£7.81	£5.34
25 Large flatted scheme (150 units)	150	£1.73	£21.69	£18.64	£15.60	£12.54	£11.01	£9.49	£6.43
26 Large flatted scheme (200 units)	200	£2.59	£29.28	£25.16	£21.04	£16.92	£14.85	£12.79	£8.66
27 Large flatted scheme (300 units)	300	£2.76	£30.32	£24.29	£18.25	£12.22	£9.18	£6.14	£0.06
28 Large flatted scheme (400 units)	400	£3.45	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
29 Large flatted scheme (600 units)	600	£4.60	£55.72	£44.27	£32.79	£21.26	£15.50	£9.73	£-1.91
30 Large flatted scheme (1000 units)	1,000	£12.56	£130.59	£112.09	£93.56	£75.02	£65.74	£56.47	£37.89

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£34.23	£30.33	£26.43	£22.53	£20.58	£18.63	£14.73
0.62	£3.45	£20.92	£18.62	£16.32	£14.02	£12.87	£11.72	£9.42
0.40	£3.45	£40.15	£35.67	£31.19	£26.71	£24.47	£22.24	£17.76
0.94	£3.45	£20.12	£17.91	£15.70	£13.50	£12.40	£11.29	£9.09
0.50	£3.45	£30.29	£26.07	£21.85	£17.63	£15.52	£13.40	£9.17
0.50	£3.45	£35.36	£30.43	£25.50	£20.56	£18.09	£15.62	£10.68
0.50	£3.45	£43.38	£37.28	£31.19	£25.08	£22.03	£18.97	£12.87
0.75	£3.45	£39.04	£33.54	£28.05	£22.56	£19.80	£17.05	£11.54
0.80	£3.45	£37.90	£30.36	£22.82	£15.27	£11.48	£7.68	£0.07
1.00	£3.45	£37.93	£30.24	£22.55	£14.87	£10.99	£7.12	£-0.64
1.33	£3.45	£41.79	£33.20	£24.59	£15.95	£11.62	£7.30	£-1.43
3.64	£3.45	£35.91	£30.83	£25.73	£20.63	£18.08	£15.53	£10.42

BLV: GARDEN AND OTHER OPEN LAND		BLV (£ m)	Residual land values (£m)					
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH

LB MERTON LOCAL PLAN VIABILITY

Private sales value: £10,300 psqm 100% 0%

BLV: EXISTING RESIDENTIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£14.83	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02
20	Medium housing scheme (50 units)	50	£30.90	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59
21	Medium mixed housing/flatted scheme (75 units)	75	£19.78	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02
22	Medium housing scheme (75 units)	75	£46.35	£21.34	£18.98	£16.62	£14.26	£13.08	£11.90	£9.54
23	Large flatted scheme (100 units)	100	£24.72	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70
24	Large flatted scheme (125 units)	125	£24.72	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67
25	Large flatted scheme (150 units)	150	£24.72	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07
26	Large flatted scheme (200 units)	200	£37.08	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83
27	Large flatted scheme (300 units)	300	£39.55	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.28
28	Large flatted scheme (400 units)	400	£49.44	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
29	Large flatted scheme (600 units)	600	£65.92	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39
30	Large flatted scheme (1000 units)	1,000	£179.78	£154.32	£133.03	£111.74	£90.45	£79.81	£69.13	£47.77

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£49.44	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£16.72
0.62	£49.44	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54
0.40	£49.44	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04
0.94	£49.44	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17
0.50	£49.44	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40
0.50	£49.44	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34
0.50	£49.44	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14
0.75	£49.44	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44
0.80	£49.44	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11
1.00	£49.44	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
1.33	£49.44	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29
3.64	£49.44	£42.44	£36.58	£30.73	£24.87	£21.95	£19.01	£13.14

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02
20	Medium housing scheme (50 units)	50	£18.28	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02
22	Medium housing scheme (75 units)	75	£27.42	£21.34	£18.98	£16.62	£14.26	£13.08	£11.90	£9.54
23	Large flatted scheme (100 units)	100	£14.63	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70
24	Large flatted scheme (125 units)	125	£14.63	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67
25	Large flatted scheme (150 units)	150	£14.63	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07
26	Large flatted scheme (200 units)	200	£21.94	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83
27	Large flatted scheme (300 units)	300	£23.40	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.28
28	Large flatted scheme (400 units)	400	£29.25	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
29	Large flatted scheme (600 units)	600	£39.00	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39
30	Large flatted scheme (1000 units)	1,000	£106.37	£154.32	£133.03	£111.74	£90.45	£79.81	£69.13	£47.77

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£16.72
0.62	£29.25	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54
0.40	£29.25	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04
0.94	£29.25	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17
0.50	£29.25	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40
0.50	£29.25	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34
0.50	£29.25	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14
0.75	£29.25	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44
0.80	£29.25	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11
1.00	£29.25	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
1.33	£29.25	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29
3.64	£29.25	£42.44	£36.58	£30.73	£24.87	£21.95	£19.01	£13.14

BLV: SECONDARY INDUSTRIAL		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£2.83	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02
20	Medium housing scheme (50 units)	50	£5.89	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59
21	Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02
22	Medium housing scheme (75 units)	75	£8.84	£21.34	£18.98	£16.62	£14.26	£13.08	£11.90	£9.54
23	Large flatted scheme (100 units)	100	£4.72	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70
24	Large flatted scheme (125 units)	125	£4.72	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67
25	Large flatted scheme (150 units)	150	£4.72	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07
26	Large flatted scheme (200 units)	200	£7.07	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83
27	Large flatted scheme (300 units)	300	£7.54	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.28
28	Large flatted scheme (400 units)	400	£9.43	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
29	Large flatted scheme (600 units)	600	£12.57	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39
30	Large flatted scheme (1000 units)	1,000	£34.30	£154.32	£133.03	£111.74	£90.45	£79.81	£69.13	£47.77

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£16.72
0.62	£9.43	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54
0.40	£9.43	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04
0.94	£9.43	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17
0.50	£9.43	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40
0.50	£9.43	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34
0.50	£9.43	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14
0.75	£9.43	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44
0.80	£9.43	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11
1.00	£9.43	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
1.33	£9.43	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29
3.64	£9.43	£42.44	£36.58	£30.73	£24.87	£21.95	£19.01	£13.14

BLV: COMMUNITY LAND		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
19	Medium mixed housing/flatted scheme (50 units)	50	£1.04	£11.72	£10.38	£9.04	£7.70	£7.03	£6.36	£5.02
20	Medium housing scheme (50 units)	50	£2.16	£14.77	£13.14	£11.50	£9.86	£9.04	£8.22	£6.59
21	Medium mixed housing/flatted scheme (75 units)	75	£1.38	£18.28	£16.23	£14.17	£12.12	£11.09	£10.07	£8.02
22	Medium housing scheme (75 units)	75	£3.24	£21.34	£18.98	£16.62	£14.26	£13.08	£11.90	£9.54
23	Large flatted scheme (100 units)	100	£1.73	£17.83	£15.40	£12.98	£10.55	£9.34	£8.13	£5.70
24	Large flatted scheme (125 units)	125	£1.73	£20.89	£18.05	£15.20	£12.36	£10.94	£9.52	£6.67
25	Large flatted scheme (150 units)	150	£1.73	£25.63	£22.12	£18.61	£15.10	£13.34	£11.59	£8.07
26	Large flatted scheme (200 units)	200	£2.59	£34.51	£29.77	£25.04	£20.30	£17.94	£15.57	£10.83
27	Large flatted scheme (300 units)	300	£2.76	£38.07	£31.13	£24.18	£17.23	£13.76	£10.29	£3.28
28	Large flatted scheme (400 units)	400	£3.45	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
29	Large flatted scheme (600 units)	600	£4.60	£70.60	£57.40	£44.20	£30.99	£24.35	£17.70	£4.39
30	Large flatted scheme (1000 units)	1,000	£12.56	£154.32	£133.03	£111.74	£90.45	£79.81	£69.13	£47.77

Site area (€m)	BLV per ha (€m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£3.45	£39.07	£34.60	£30.13	£25.66	£23.43	£21.19	£16.72
0.62	£3.45	£23.64	£21.02	£18.40	£15.78	£14.47	£13.16	£10.54
0.40	£3.45	£45.70	£40.57	£35.43	£30.30	£27.74	£25.17	£20.04
0.94	£3.45	£22.76	£20.24	£17.72	£15.21	£13.95	£12.69	£10.17
0.50	£3.45	£35.65	£30.80	£25.95	£21.10	£18.68	£16.25	£11.40
0.50	£3.45	£41.78	£36.09	£30.40	£24.72	£21.88	£19.03	£13.34
0.50	£3.45	£51.26	£44.24	£37.22	£30.20	£26.68	£23.17	£16.14
0.75	£3.45	£46.01	£39.70	£33.39	£27.07	£23.92	£20.76	£14.44
0.80	£3.45	£47.59	£38.91	£30.22	£21.54	£17.20	£12.86	£4.11
1.00	£3.45	£47.97	£39.10	£30.24	£21.37	£16.94	£12.50	£3.56
1.33	£3.45	£52.95	£43.05	£33.15	£23.25	£18.26	£13.27	£3.29

Appendix 12 - Build to Rent appraisal results (LAR)

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £4,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£13.50	£1.24	£1.08	£0.92	£0.77	£0.69	£0.61	£0.45
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£0.65	£0.52	£0.39	£0.26	£0.20	£0.13	£0.00
22 Medium housing scheme (75 units)	75	£20.25	£1.62	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£10.80	£3.55	£3.66	£3.76	£3.87	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£10.80	£4.67	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£10.80	£5.78	£5.89	£6.00	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£16.20	£7.34	£7.55	£7.76	£7.97	£8.07	£8.18	£8.39
27 Large flatted scheme (300 units)	300	£17.28	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£21.60	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£28.80	£49.36	£49.77	£50.18	£50.59	£50.80	£51.00	£51.41
30 Large flatted scheme (1000 units)	1,000	£78.55	£37.46	£38.20	£38.95	£39.69	£40.06	£40.43	£41.18

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£18.28	£1.24	£1.08	£0.92	£0.77	£0.69	£0.61	£0.45
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£0.65	£0.52	£0.39	£0.26	£0.20	£0.13	£0.00
22 Medium housing scheme (75 units)	75	£27.42	£1.62	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£14.63	£3.55	£3.66	£3.76	£3.87	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£14.63	£4.67	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£14.63	£5.78	£5.89	£6.00	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£21.94	£7.34	£7.55	£7.76	£7.97	£8.07	£8.18	£8.39
27 Large flatted scheme (300 units)	300	£23.40	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£29.25	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£39.00	£49.36	£49.77	£50.18	£50.59	£50.80	£51.00	£51.41
30 Large flatted scheme (1000 units)	1,000	£106.37	£37.46	£38.20	£38.95	£39.69	£40.06	£40.43	£41.18

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£5.89	£1.24	£1.08	£0.92	£0.77	£0.69	£0.61	£0.45
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£0.65	£0.52	£0.39	£0.26	£0.20	£0.13	£0.00
22 Medium housing scheme (75 units)	75	£8.84	£1.62	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£4.72	£3.55	£3.66	£3.76	£3.87	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£4.72	£4.67	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£4.72	£5.78	£5.89	£6.00	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£7.07	£7.34	£7.55	£7.76	£7.97	£8.07	£8.18	£8.39
27 Large flatted scheme (300 units)	300	£7.54	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£9.43	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£12.57	£49.36	£49.77	£50.18	£50.59	£50.80	£51.00	£51.41
30 Large flatted scheme (1000 units)	1,000	£34.30	£37.46	£38.20	£38.95	£39.69	£40.06	£40.43	£41.18

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£2.16	£1.24	£1.08	£0.92	£0.77	£0.69	£0.61	£0.45
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£0.65	£0.52	£0.39	£0.26	£0.20	£0.13	£0.00
22 Medium housing scheme (75 units)	75	£3.24	£1.62	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£1.73	£3.55	£3.66	£3.76	£3.87	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£1.73	£4.67	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£1.73	£5.78	£5.89	£6.00	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£2.59	£7.34	£7.55	£7.76	£7.97	£8.07	£8.18	£8.39
27 Large flatted scheme (300 units)	300	£2.76	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£3.45	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£4.60	£49.36	£49.77	£50.18	£50.59	£50.80	£51.00	£51.41
30 Large flatted scheme (1000 units)	1,000	£12.56	£37.46	£38.20	£38.95	£39.69	£40.06	£40.43	£41.18

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£0.21	£0.12	£0.04	£0.05	£0.09	£0.13	£0.22
20 Medium housing scheme (50 units)	50	£0.31	£1.24	£1.08	£0.92	£0.77	£0.69	£0.61	£0.45
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£0.65	£0.52	£0.39	£0.26	£0.20	£0.13	£0.00
22 Medium housing scheme (75 units)	75	£0.47	£1.62	£1.41	£1.21	£1.00	£0.89	£0.79	£0.58
23 Large flatted scheme (100 units)	100	£0.25	£3.55	£3.66	£3.76	£3.87	£3.93	£3.98	£4.09
24 Large flatted scheme (125 units)	125	£0.25	£4.67	£4.75	£4.82	£4.90	£4.93	£4.97	£5.05
25 Large flatted scheme (150 units)	150	£0.25	£5.78	£5.89	£6.00	£6.11	£6.16	£6.22	£6.33
26 Large flatted scheme (200 units)	200	£0.38	£7.34	£7.55	£7.76	£7.97	£8.07	£8.18	£8.39
27 Large flatted scheme (300 units)	300	£0.40	£24.06	£24.33	£24.61	£24.88	£25.02	£25.16	£25.43
28 Large flatted scheme (400 units)	400	£0.50	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69
29 Large flatted scheme (600 units)	600	£0.67	£49.36	£49.77	£50.18	£50.59	£50.80	£51.00	£51.41
30 Large flatted scheme (1000 units)	1,000	£1.82	£37.46	£38.20	£38.95	£39.69	£40.06	£40.43	£41.18

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£21.60	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.73	
0.62	£21.60	£1.98	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£21.60	£1.63	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£21.60	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.62	
0.50	£21.60	£7.10	£7.31	£7.53	£7.74	£7.85	£7.96	£8.17	
0.50	£21.60	£9.34	£9.49	£9.64	£9.79	£9.87	£9.94	£10.09	
0.50	£21.60	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.66	
0.75	£21.60	£9.79	£10.07	£10.35	£10.62	£10.76	£10.90	£11.18	
0.80	£21.60	£30.07	£30.42	£30.76	£31.10	£31.28	£31.45	£31.79	
1.00	£21.60	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£21.60	£37.02	£37.33	£37.64	£37.94	£38.10	£38.25	£38.56	
3.64	£21.60	£10.30	£10.51	£10.71	£10.91	£11.02	£11.12	£11.32	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.73	
0.62	£29.25	£1.98	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£29.25	£1.63	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£29.25	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.62	
0.50	£29.25	£7.10	£7.31	£7.53	£7.74	£7.85	£7.96	£8.17	
0.50	£29.25	£9.34	£9.49	£9.64	£9.79	£9.87	£9.94	£10.09	
0.50	£29.25	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.66	
0.75	£29.25	£9.79	£10.07	£10.35	£10.62	£10.76	£10.90	£11.18	
0.80	£29.25	£30.07	£30.42	£30.76	£31.10	£31.28	£31.45	£31.79	
1.00	£29.25	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£29.25	£37.02	£37.33	£37.64	£37.94	£38.10	£38.25	£38.56	
3.64	£29.25	£10.30	£10.51	£10.71	£10.91	£11.02	£11.12	£11.32	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.73	
0.62	£9.43	£1.98	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72	
0.40	£9.43	£1.63	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01	
0.94	£9.43	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.62	
0.50	£9.43	£7.10	£7.31	£7.53	£7.74	£7.85	£7.96	£8.17	
0.50	£9.43	£9.34	£9.49	£9.64	£9.79	£9.87	£9.94	£10.09	
0.50	£9.43	£11.55	£11.77	£12.00	£12.22	£12.33	£12.44	£12.66	
0.75	£9.43	£9.79	£10.07	£10.35	£10.62	£10.76	£10.90	£11.18	
0.80	£9.43	£30.07	£30.42	£30.76	£31.10	£31.28	£31.45	£31.79	
1.00	£9.43	£32.50	£32.73	£32.97	£33.21	£33.33	£33.45	£33.69	
1.33	£9.43	£37.02	£37.33	£37.64	£37.94	£38.10	£38.25	£38.56	
3.64	£9.43	£10.30	£10.51	£10.71	£10.91	£11.02	£11.12	£11.32	

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£0.69	£0.40	£0.12	£0.16	£0.30	£0.44	£0.73
0.62	£3.45	£1.98	£1.73	£1.48	£1.23	£1.10	£0.97	£0.72
0.40	£3.45	£1.63	£1.31	£0.98	£0.66	£0.50	£0.34	£0.01
0.94	£3.45	£1.73	£1.51	£1.29	£1.06	£0.95	£0.84	£0.62
0.50	£3.45							

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £10,300 psm 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39
20 Medium housing scheme (50 units)	50	£30.90	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93
22 Medium housing scheme (75 units)	75	£46.35	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61
23 Large flatted scheme (100 units)	100	£24.72	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94
24 Large flatted scheme (125 units)	125	£24.72	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68
25 Large flatted scheme (150 units)	150	£24.72	£1.69	£2.28	£2.88	£3.47	£3.76	£4.06	£4.65
26 Large flatted scheme (200 units)	200	£37.08	£1.85	£2.71	£3.56	£4.42	£4.84	£5.27	£6.13
27 Large flatted scheme (300 units)	300	£39.55	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11
28 Large flatted scheme (400 units)	400	£49.44	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
29 Large flatted scheme (600 units)	600	£65.92	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.95
30 Large flatted scheme (1000 units)	1,000	£179.78	£11.75	£15.46	£19.19	£22.97	£24.86	£26.75	£30.54

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39
20 Medium housing scheme (50 units)	50	£18.28	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93
22 Medium housing scheme (75 units)	75	£27.42	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61
23 Large flatted scheme (100 units)	100	£14.63	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94
24 Large flatted scheme (125 units)	125	£14.63	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68
25 Large flatted scheme (150 units)	150	£14.63	£1.69	£2.28	£2.88	£3.47	£3.76	£4.06	£4.65
26 Large flatted scheme (200 units)	200	£21.94	£1.85	£2.71	£3.56	£4.42	£4.84	£5.27	£6.13
27 Large flatted scheme (300 units)	300	£23.40	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11
28 Large flatted scheme (400 units)	400	£29.25	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
29 Large flatted scheme (600 units)	600	£39.00	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.95
30 Large flatted scheme (1000 units)	1,000	£106.37	£11.75	£15.46	£19.19	£22.97	£24.86	£26.75	£30.54

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39
20 Medium housing scheme (50 units)	50	£5.89	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93
22 Medium housing scheme (75 units)	75	£8.84	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61
23 Large flatted scheme (100 units)	100	£4.72	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94
24 Large flatted scheme (125 units)	125	£4.72	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68
25 Large flatted scheme (150 units)	150	£4.72	£1.69	£2.28	£2.88	£3.47	£3.76	£4.06	£4.65
26 Large flatted scheme (200 units)	200	£7.07	£1.85	£2.71	£3.56	£4.42	£4.84	£5.27	£6.13
27 Large flatted scheme (300 units)	300	£7.54	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11
28 Large flatted scheme (400 units)	400	£9.43	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
29 Large flatted scheme (600 units)	600	£12.57	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.95
30 Large flatted scheme (1000 units)	1,000	£34.30	£11.75	£15.46	£19.19	£22.97	£24.86	£26.75	£30.54

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39
20 Medium housing scheme (50 units)	50	£2.16	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93
22 Medium housing scheme (75 units)	75	£3.24	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61
23 Large flatted scheme (100 units)	100	£1.73	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94
24 Large flatted scheme (125 units)	125	£1.73	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68
25 Large flatted scheme (150 units)	150	£1.73	£1.69	£2.28	£2.88	£3.47	£3.76	£4.06	£4.65
26 Large flatted scheme (200 units)	200	£2.59	£1.85	£2.71	£3.56	£4.42	£4.84	£5.27	£6.13
27 Large flatted scheme (300 units)	300	£2.76	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11
28 Large flatted scheme (400 units)	400	£3.45	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
29 Large flatted scheme (600 units)	600	£4.60	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.95
30 Large flatted scheme (1000 units)	1,000	£12.56	£11.75	£15.46	£19.19	£22.97	£24.86	£26.75	£30.54

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£1.68	£1.42	£1.16	£0.90	£0.78	£0.65	£0.39
20 Medium housing scheme (50 units)	50	£0.31	£2.95	£2.59	£2.23	£1.87	£1.69	£1.51	£1.15
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£2.90	£2.50	£2.11	£1.72	£1.52	£1.32	£0.93
22 Medium housing scheme (75 units)	75	£0.47	£4.12	£3.62	£3.12	£2.61	£2.36	£2.11	£1.61
23 Large flatted scheme (100 units)	100	£0.25	£0.77	£1.20	£1.64	£2.07	£2.29	£2.51	£2.94
24 Large flatted scheme (125 units)	125	£0.25	£1.35	£1.81	£2.28	£2.75	£2.98	£3.21	£3.68
25 Large flatted scheme (150 units)	150	£0.25	£1.69	£2.28	£2.88	£3.47	£3.76	£4.06	£4.65
26 Large flatted scheme (200 units)	200	£0.38	£1.85	£2.71	£3.56	£4.42	£4.84	£5.27	£6.13
27 Large flatted scheme (300 units)	300	£0.40	£15.99	£17.22	£18.44	£19.66	£20.28	£20.89	£22.11
28 Large flatted scheme (400 units)	400	£0.50	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38
29 Large flatted scheme (600 units)	600	£0.67	£33.67	£35.93	£38.18	£40.44	£41.57	£42.70	£44.95
30 Large flatted scheme (1000 units)	1,000	£1.82	£11.75	£15.46	£19.19	£22.97	£24.86	£26.75	£30.54

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£49.44	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30	
0.62	£49.44	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85	
0.40	£49.44	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32	
0.94	£49.44	£4.39	£3.86	£3.32	£2.79	£2.52	£2.25	£1.72	
0.50	£49.44	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89	
0.50	£49.44	£2.69	£3.63	£4.56	£5.49	£5.96	£6.42	£7.36	
0.50	£49.44	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£9.30	
0.75	£49.44	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£8.17	
0.80	£49.44	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64	
1.00	£49.44	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
1.33	£49.44	£25.25	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71	
3.64	£49.44	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30	
0.62	£29.25	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85	
0.40	£29.25	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32	
0.94	£29.25	£4.39	£3.86	£3.32	£2.79	£2.52	£2.25	£1.72	
0.50	£29.25	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89	
0.50	£29.25	£2.69	£3.63	£4.56	£5.49	£5.96	£6.42	£7.36	
0.50	£29.25	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£9.30	
0.75	£29.25	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£8.17	
0.80	£29.25	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64	
1.00	£29.25	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
1.33	£29.25	£25.25	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71	
3.64	£29.25	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30	
0.62	£9.43	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85	
0.40	£9.43	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32	
0.94	£9.43	£4.39	£3.86	£3.32	£2.79	£2.52	£2.25	£1.72	
0.50	£9.43	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	£5.89	
0.50	£9.43	£2.69	£3.63	£4.56	£5.49	£5.96	£6.42	£7.36	
0.50	£9.43	£3.39	£4.57	£5.75	£6.93	£7.53	£8.12	£9.30	
0.75	£9.43	£2.47	£3.61	£4.75	£5.89	£6.46	£7.03	£8.17	
0.80	£9.43	£19.99	£21.52	£23.05	£24.58	£25.34	£26.11	£27.64	
1.00	£9.43	£22.04	£23.51	£24.98	£26.44	£27.18	£27.91	£29.38	
1.33	£9.43	£25.25	£26.94	£28.64	£30.33	£31.18	£32.02	£33.71	
3.64	£9.43	£3.23	£4.25	£5.28	£6.32	£6.84	£7.36	£8.40	

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£5.59	£4.73	£3.87	£3.01	£2.58	£2.16	£1.30
0.62	£3.45	£4.72	£4.15	£3.57	£3.00	£2.71	£2.42	£1.85
0.40	£3.45	£7.24	£6.26	£5.27	£4.29	£3.80	£3.30	£2.32
0.94	£3.45	£4.39	£3.86	£3.32	£2.79	£2.52	£2.25	£1.72
0.50	£3.45	£1.54	£2.41	£3.28	£4.15	£4.58	£5.02	

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £6,000 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£3.34	£2.89	£2.43	£1.98	£1.76	£1.53	£1.08
20 Medium housing scheme (50 units)	50	£18.00	£4.90	£4.31	£3.72	£3.13	£2.84	£2.54	£1.96
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£5.45	£4.76	£4.07	£3.37	£3.02	£2.68	£1.98
22 Medium housing scheme (75 units)	75	£27.00	£6.97	£6.14	£5.30	£4.46	£4.04	£3.62	£2.79
23 Large flatted scheme (100 units)	100	£14.40	£2.36	£1.57	£0.78	£0.02	£0.42	£0.83	£1.64
24 Large flatted scheme (125 units)	125	£14.40	£2.41	£1.52	£0.62	£0.29	£0.75	£1.20	£2.11
25 Large flatted scheme (150 units)	150	£14.40	£2.93	£1.81	£0.68	£0.45	£1.02	£1.59	£2.73
26 Large flatted scheme (200 units)	200	£21.60	£4.29	£2.74	£1.19	£0.37	£1.15	£1.95	£3.54
27 Large flatted scheme (300 units)	300	£23.04	£6.77	£9.08	£11.39	£13.70	£14.85	£16.01	£18.32
28 Large flatted scheme (400 units)	400	£28.80	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46
29 Large flatted scheme (600 units)	600	£38.40	£15.74	£20.10	£24.47	£28.84	£31.02	£33.20	£37.57
30 Large flatted scheme (1000 units)	1,000	£104.73	£16.83	£9.89	£2.96	£4.05	£7.62	£11.18	£18.38

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.34	£2.89	£2.43	£1.98	£1.76	£1.53	£1.08
20 Medium housing scheme (50 units)	50	£18.28	£4.90	£4.31	£3.72	£3.13	£2.84	£2.54	£1.96
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.45	£4.76	£4.07	£3.37	£3.02	£2.68	£1.98
22 Medium housing scheme (75 units)	75	£27.42	£6.97	£6.14	£5.30	£4.46	£4.04	£3.62	£2.79
23 Large flatted scheme (100 units)	100	£14.63	£2.36	£1.57	£0.78	£0.02	£0.42	£0.83	£1.64
24 Large flatted scheme (125 units)	125	£14.63	£2.41	£1.52	£0.62	£0.29	£0.75	£1.20	£2.11
25 Large flatted scheme (150 units)	150	£14.63	£2.93	£1.81	£0.68	£0.45	£1.02	£1.59	£2.73
26 Large flatted scheme (200 units)	200	£21.94	£4.29	£2.74	£1.19	£0.37	£1.15	£1.95	£3.54
27 Large flatted scheme (300 units)	300	£23.40	£6.77	£9.08	£11.39	£13.70	£14.85	£16.01	£18.32
28 Large flatted scheme (400 units)	400	£29.25	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46
29 Large flatted scheme (600 units)	600	£39.00	£15.74	£20.10	£24.47	£28.84	£31.02	£33.20	£37.57
30 Large flatted scheme (1000 units)	1,000	£106.37	£16.83	£9.89	£2.96	£4.05	£7.62	£11.18	£18.38

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£3.34	£2.89	£2.43	£1.98	£1.76	£1.53	£1.08
20 Medium housing scheme (50 units)	50	£5.89	£4.90	£4.31	£3.72	£3.13	£2.84	£2.54	£1.96
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.45	£4.76	£4.07	£3.37	£3.02	£2.68	£1.98
22 Medium housing scheme (75 units)	75	£8.84	£6.97	£6.14	£5.30	£4.46	£4.04	£3.62	£2.79
23 Large flatted scheme (100 units)	100	£4.72	£2.36	£1.57	£0.78	£0.02	£0.42	£0.83	£1.64
24 Large flatted scheme (125 units)	125	£4.72	£2.41	£1.52	£0.62	£0.29	£0.75	£1.20	£2.11
25 Large flatted scheme (150 units)	150	£4.72	£2.93	£1.81	£0.68	£0.45	£1.02	£1.59	£2.73
26 Large flatted scheme (200 units)	200	£7.07	£4.29	£2.74	£1.19	£0.37	£1.15	£1.95	£3.54
27 Large flatted scheme (300 units)	300	£7.54	£6.77	£9.08	£11.39	£13.70	£14.85	£16.01	£18.32
28 Large flatted scheme (400 units)	400	£9.43	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46
29 Large flatted scheme (600 units)	600	£12.57	£15.74	£20.10	£24.47	£28.84	£31.02	£33.20	£37.57
30 Large flatted scheme (1000 units)	1,000	£34.30	£16.83	£9.89	£2.96	£4.05	£7.62	£11.18	£18.38

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£3.34	£2.89	£2.43	£1.98	£1.76	£1.53	£1.08
20 Medium housing scheme (50 units)	50	£2.16	£4.90	£4.31	£3.72	£3.13	£2.84	£2.54	£1.96
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£5.45	£4.76	£4.07	£3.37	£3.02	£2.68	£1.98
22 Medium housing scheme (75 units)	75	£3.24	£6.97	£6.14	£5.30	£4.46	£4.04	£3.62	£2.79
23 Large flatted scheme (100 units)	100	£1.73	£2.36	£1.57	£0.78	£0.02	£0.42	£0.83	£1.64
24 Large flatted scheme (125 units)	125	£1.73	£2.41	£1.52	£0.62	£0.29	£0.75	£1.20	£2.11
25 Large flatted scheme (150 units)	150	£1.73	£2.93	£1.81	£0.68	£0.45	£1.02	£1.59	£2.73
26 Large flatted scheme (200 units)	200	£2.59	£4.29	£2.74	£1.19	£0.37	£1.15	£1.95	£3.54
27 Large flatted scheme (300 units)	300	£2.76	£6.77	£9.08	£11.39	£13.70	£14.85	£16.01	£18.32
28 Large flatted scheme (400 units)	400	£3.45	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46
29 Large flatted scheme (600 units)	600	£4.60	£15.74	£20.10	£24.47	£28.84	£31.02	£33.20	£37.57
30 Large flatted scheme (1000 units)	1,000	£12.56	£16.83	£9.89	£2.96	£4.05	£7.62	£11.18	£18.38

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£3.34	£2.89	£2.43	£1.98	£1.76	£1.53	£1.08
20 Medium housing scheme (50 units)	50	£0.31	£4.90	£4.31	£3.72	£3.13	£2.84	£2.54	£1.96
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£5.45	£4.76	£4.07	£3.37	£3.02	£2.68	£1.98
22 Medium housing scheme (75 units)	75	£0.47	£6.97	£6.14	£5.30	£4.46	£4.04	£3.62	£2.79
23 Large flatted scheme (100 units)	100	£0.25	£2.36	£1.57	£0.78	£0.02	£0.42	£0.83	£1.64
24 Large flatted scheme (125 units)	125	£0.25	£2.41	£1.52	£0.62	£0.29	£0.75	£1.20	£2.11
25 Large flatted scheme (150 units)	150	£0.25	£2.93	£1.81	£0.68	£0.45	£1.02	£1.59	£2.73
26 Large flatted scheme (200 units)	200	£0.38	£4.29	£2.74	£1.19	£0.37	£1.15	£1.95	£3.54
27 Large flatted scheme (300 units)	300	£0.40	£6.77	£9.08	£11.39	£13.70	£14.85	£16.01	£18.32
28 Large flatted scheme (400 units)	400	£0.50	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46
29 Large flatted scheme (600 units)	600	£0.67	£15.74	£20.10	£24.47	£28.84	£31.02	£33.20	£37.57
30 Large flatted scheme (1000 units)	1,000	£1.82	£16.83	£9.89	£2.96	£4.05	£7.62	£11.18	£18.38

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£28.80	£11.13	£9.62	£8.11	£6.61	£5.85	£5.10	£3.59	
0.62	£28.80	£7.84	£6.90	£5.95	£5.01	£4.54	£4.07	£3.13	
0.40	£28.80	£13.64	£11.90	£10.16	£8.43	£7.56	£6.69	£4.95	
0.94	£28.80	£7.44	£6.54	£5.65	£4.76	£4.31	£3.86	£2.97	
0.50	£28.80	£4.73	£3.15	£1.56	£0.04	£0.85	£1.65	£3.27	
0.50	£28.80	£4.82	£3.03	£1.23	£0.58	£1.49	£2.40	£4.23	
0.50	£28.80	£5.85	£3.61	£1.37	£0.90	£2.04	£3.18	£5.46	
0.75	£28.80	£5.72	£3.65	£1.58	£0.49	£1.54	£2.60	£4.72	
0.80	£28.80	£8.47	£11.35	£14.24	£17.12	£18.57	£20.01	£22.89	
1.00	£28.80	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46	
1.33	£28.80	£11.80	£15.08	£18.35	£21.63	£23.26	£24.90	£28.18	
3.64	£28.80	£4.63	£2.72	£0.81	£1.11	£2.09	£3.07	£5.05	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£11.13	£9.62	£8.11	£6.61	£5.85	£5.10	£3.59	
0.62	£29.25	£7.84	£6.90	£5.95	£5.01	£4.54	£4.07	£3.13	
0.40	£29.25	£13.64	£11.90	£10.16	£8.43	£7.56	£6.69	£4.95	
0.94	£29.25	£7.44	£6.54	£5.65	£4.76	£4.31	£3.86	£2.97	
0.50	£29.25	£4.73	£3.15	£1.56	£0.04	£0.85	£1.65	£3.27	
0.50	£29.25	£4.82	£3.03	£1.23	£0.58	£1.49	£2.40	£4.23	
0.50	£29.25	£5.85	£3.61	£1.37	£0.90	£2.04	£3.18	£5.46	
0.75	£29.25	£5.72	£3.65	£1.58	£0.49	£1.54	£2.60	£4.72	
0.80	£29.25	£8.47	£11.35	£14.24	£17.12	£18.57	£20.01	£22.89	
1.00	£29.25	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46	
1.33	£29.25	£11.80	£15.08	£18.35	£21.63	£23.26	£24.90	£28.18	
3.64	£29.25	£4.63	£2.72	£0.81	£1.11	£2.09	£3.07	£5.05	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£11.13	£9.62	£8.11	£6.61	£5.85	£5.10	£3.59	
0.62	£9.43	£7.84	£6.90	£5.95	£5.01	£4.54	£4.07	£3.13	
0.40	£9.43	£13.64	£11.90	£10.16	£8.43	£7.56	£6.69	£4.95	
0.94	£9.43	£7.44	£6.54	£5.65	£4.76	£4.31	£3.86	£2.97	
0.50	£9.43	£4.73	£3.15	£1.56	£0.04	£0.85	£1.65	£3.27	
0.50	£9.43	£4.82	£3.03	£1.23	£0.58	£1.49	£2.40	£4.23	
0.50	£9.43	£5.85	£3.61	£1.37	£0.90	£2.04	£3.18	£5.46	
0.75	£9.43	£5.72	£3.65	£1.58	£0.49	£1.54	£2.60	£4.72	
0.80	£9.43	£8.47	£11.35	£14.24	£17.12	£18.57	£20.01	£22.89	
1.00	£9.43	£10.09	£12.97	£15.84	£18.71	£20.15	£21.59	£24.46	
1.33	£9.43	£11.80	£15.08	£18.35	£21.63	£23.26	£24.90	£28.18	
3.64	£9.43	£4.63	£2.72	£0.81	£1.11	£2.09	£3.07	£5.05	

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£11.13	£9.62	£8.11	£6.61	£5.85	£5.10	£3.59
0.62	£3.45	£7.84	£6.90	£5.95	£5.01	£4.54	£4.07	£3.13
0.40	£3.45	£13.64	£11.90	£10.16	£8.43	£7.56	£6.69	£4.95
0.94	£3.45	£7.44	£6.54	£5.65	£4.76	£4.31	£3.86	£2.97
0.50	£3.45	£4.73	£3.15	£1.56	£0.04	£0.85	£1.65	£3.27
0.5								

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £6,700 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£9.65	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.67
20 Medium housing scheme (50 units)	50	£20.10	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66
21 Medium mixed housing/flatted scheme (75 units)	75	£12.86	£7.69	£6.73	£5.78	£4.82	£4.34	£3.86	£2.90
22 Medium housing scheme (75 units)	75	£30.15	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81
23 Large flatted scheme (100 units)	100	£16.08	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	-£0.49
24 Large flatted scheme (125 units)	125	£16.08	£5.65	£4.37	£3.10	£1.83	£1.19	£0.55	-£0.75
25 Large flatted scheme (150 units)	150	£16.08	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	-£1.05
26 Large flatted scheme (200 units)	200	£24.12	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	-£1.28
27 Large flatted scheme (300 units)	300	£25.73	£1.23	-£1.96	-£5.22	-£8.48	-£10.11	-£11.74	-£14.99
28 Large flatted scheme (400 units)	400	£32.16	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
29 Large flatted scheme (600 units)	600	£42.88	-£0.19	-£6.31	-£12.47	-£18.68	-£21.79	-£24.89	-£31.11
30 Large flatted scheme (1000 units)	1,000	£116.95	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	-£7.83

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.67
20 Medium housing scheme (50 units)	50	£18.28	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£7.69	£6.73	£5.78	£4.82	£4.34	£3.86	£2.90
22 Medium housing scheme (75 units)	75	£27.42	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81
23 Large flatted scheme (100 units)	100	£14.63	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	-£0.49
24 Large flatted scheme (125 units)	125	£14.63	£5.65	£4.37	£3.10	£1.83	£1.19	£0.55	-£0.75
25 Large flatted scheme (150 units)	150	£14.63	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	-£1.05
26 Large flatted scheme (200 units)	200	£21.94	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	-£1.28
27 Large flatted scheme (300 units)	300	£23.40	£1.23	-£1.96	-£5.22	-£8.48	-£10.11	-£11.74	-£14.99
28 Large flatted scheme (400 units)	400	£29.25	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
29 Large flatted scheme (600 units)	600	£39.00	-£0.19	-£6.31	-£12.47	-£18.68	-£21.79	-£24.89	-£31.11
30 Large flatted scheme (1000 units)	1,000	£106.37	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	-£7.83

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.67
20 Medium housing scheme (50 units)	50	£5.89	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£7.69	£6.73	£5.78	£4.82	£4.34	£3.86	£2.90
22 Medium housing scheme (75 units)	75	£8.84	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81
23 Large flatted scheme (100 units)	100	£4.72	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	-£0.49
24 Large flatted scheme (125 units)	125	£4.72	£5.65	£4.37	£3.10	£1.83	£1.19	£0.55	-£0.75
25 Large flatted scheme (150 units)	150	£4.72	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	-£1.05
26 Large flatted scheme (200 units)	200	£7.07	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	-£1.28
27 Large flatted scheme (300 units)	300	£7.54	£1.23	-£1.96	-£5.22	-£8.48	-£10.11	-£11.74	-£14.99
28 Large flatted scheme (400 units)	400	£9.43	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
29 Large flatted scheme (600 units)	600	£12.57	-£0.19	-£6.31	-£12.47	-£18.68	-£21.79	-£24.89	-£31.11
30 Large flatted scheme (1000 units)	1,000	£34.30	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	-£7.83

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.67
20 Medium housing scheme (50 units)	50	£2.16	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£7.69	£6.73	£5.78	£4.82	£4.34	£3.86	£2.90
22 Medium housing scheme (75 units)	75	£3.24	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81
23 Large flatted scheme (100 units)	100	£1.73	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	-£0.49
24 Large flatted scheme (125 units)	125	£1.73	£5.65	£4.37	£3.10	£1.83	£1.19	£0.55	-£0.75
25 Large flatted scheme (150 units)	150	£1.73	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	-£1.05
26 Large flatted scheme (200 units)	200	£2.59	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	-£1.28
27 Large flatted scheme (300 units)	300	£2.76	£1.23	-£1.96	-£5.22	-£8.48	-£10.11	-£11.74	-£14.99
28 Large flatted scheme (400 units)	400	£3.45	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
29 Large flatted scheme (600 units)	600	£4.60	-£0.19	-£6.31	-£12.47	-£18.68	-£21.79	-£24.89	-£31.11
30 Large flatted scheme (1000 units)	1,000	£12.56	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	-£7.83

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£4.79	£4.17	£3.55	£2.92	£2.61	£2.30	£1.67
20 Medium housing scheme (50 units)	50	£0.31	£6.60	£5.81	£5.02	£4.23	£3.84	£3.45	£2.66
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£7.69	£6.73	£5.78	£4.82	£4.34	£3.86	£2.90
22 Medium housing scheme (75 units)	75	£0.47	£9.47	£8.33	£7.20	£6.07	£5.51	£4.94	£3.81
23 Large flatted scheme (100 units)	100	£0.25	£5.07	£3.96	£2.85	£1.75	£1.19	£0.64	-£0.49
24 Large flatted scheme (125 units)	125	£0.25	£5.65	£4.37	£3.10	£1.83	£1.19	£0.55	-£0.75
25 Large flatted scheme (150 units)	150	£0.25	£6.90	£5.32	£3.74	£2.16	£1.36	£0.57	-£1.05
26 Large flatted scheme (200 units)	200	£0.38	£9.62	£7.45	£5.27	£3.09	£2.00	£0.92	-£1.28
27 Large flatted scheme (300 units)	300	£0.40	£1.23	-£1.96	-£5.22	-£8.48	-£10.11	-£11.74	-£14.99
28 Large flatted scheme (400 units)	400	£0.50	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
29 Large flatted scheme (600 units)	600	£0.67	-£0.19	-£6.31	-£12.47	-£18.68	-£21.79	-£24.89	-£31.11
30 Large flatted scheme (1000 units)	1,000	£1.82	£41.31	£31.55	£21.80	£12.02	£7.10	£2.18	-£7.83

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£32.16	£15.98	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£32.16	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£32.16	£19.23	£16.84	£14.44	£12.05	£10.85	£9.65	£7.25
0.94	£32.16	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£32.16	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	-£0.98
0.50	£32.16	£11.29	£8.75	£6.20	£3.66	£2.38	£1.10	-£1.49
0.50	£32.16	£13.80	£10.64	£7.48	£4.31	£2.73	£1.13	-£2.09
0.75	£32.16	£12.82	£9.93	£7.03	£4.12	£2.67	£1.22	-£1.71
0.80	£32.16	£1.54	-£2.45	-£6.53	-£10.60	-£12.64	-£14.67	-£18.74
1.00	£32.16	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
1.33	£32.16	-£0.14	-£4.73	-£9.35	-£14.01	-£16.34	-£18.67	-£23.33
3.64	£32.16	£11.36	£8.68	£5.99	£3.31	£1.95	£0.60	-£2.15

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£29.25	£15.98	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£29.25	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£29.25	£19.23	£16.84	£14.44	£12.05	£10.85	£9.65	£7.25
0.94	£29.25	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£29.25	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	-£0.98
0.50	£29.25	£11.29	£8.75	£6.20	£3.66	£2.38	£1.10	-£1.49
0.50	£29.25	£13.80	£10.64	£7.48	£4.31	£2.73	£1.13	-£2.09
0.75	£29.25	£12.82	£9.93	£7.03	£4.12	£2.67	£1.22	-£1.71
0.80	£29.25	£1.54	-£2.45	-£6.53	-£10.60	-£12.64	-£14.67	-£18.74
1.00	£29.25	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
1.33	£29.25	-£0.14	-£4.73	-£9.35	-£14.01	-£16.34	-£18.67	-£23.33
3.64	£29.25	£11.36	£8.68	£5.99	£3.31	£1.95	£0.60	-£2.15

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.30	£9.43	£15.98	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£9.43	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£9.43	£19.23	£16.84	£14.44	£12.05	£10.85	£9.65	£7.25
0.94	£9.43	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£9.43	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	-£0.98
0.50	£9.43	£11.29	£8.75	£6.20	£3.66	£2.38	£1.10	-£1.49
0.50	£9.43	£13.80	£10.64	£7.48	£4.31	£2.73	£1.13	-£2.09
0.75	£9.43	£12.82	£9.93	£7.03	£4.12	£2.67	£1.22	-£1.71
0.80	£9.43	£1.54	-£2.45	-£6.53	-£10.60	-£12.64	-£14.67	-£18.74
1.00	£9.43	£0.32	-£3.74	-£7.84	-£11.95	-£14.00	-£16.05	-£20.16
1.33	£9.43	-£0.14	-£4.73	-£9.35	-£14.01	-£16.34	-£18.67	-£23.33
3.64	£9.43	£11.36	£8.68	£5.99	£3.31	£1.95	£0.60	-£2.15

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£15.98	£13.90	£11.82	£9.74	£8.70	£7.66	£5.58
0.62	£3.45	£10.56	£9.30	£8.04	£6.78	£6.14	£5.51	£4.25
0.40	£3.45	£19.23	£16.84	£14.44	£12.05	£10.85	£9.65	£7.25
0.94	£3.45	£10.10	£8.89	£7.68	£6.48	£5.87	£5.27	£4.06
0.50	£3.45	£10.14	£7.92	£5.71	£3.49	£2.38	£1.27	-£0.98
0.50	£3.45							

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £7,500 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09
20 Medium housing scheme (50 units)	50	£22.50	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£9.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53
22 Medium housing scheme (75 units)	75	£33.75	£11.43	£10.05	£8.68	£7.30	£6.61	£5.92	£4.54
23 Large flatted scheme (100 units)	100	£18.00	£7.04	£5.68	£4.32	£2.96	£2.28	£1.60	£0.24
24 Large flatted scheme (125 units)	125	£18.00	£7.99	£6.42	£4.84	£3.27	£2.49	£1.70	£0.12
25 Large flatted scheme (150 units)	150	£18.00	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.02
26 Large flatted scheme (200 units)	200	£27.00	£13.48	£10.82	£8.16	£5.50	£4.16	£2.83	£0.15
27 Large flatted scheme (300 units)	300	£28.80	£6.96	£3.07	£0.84	£4.84	£6.84	£8.85	£12.86
28 Large flatted scheme (400 units)	400	£36.00	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45
29 Large flatted scheme (600 units)	600	£48.00	£10.70	£3.27	£4.21	£11.78	£15.61	£19.43	£27.08
30 Large flatted scheme (1000 units)	1,000	£130.91	£58.59	£46.62	£34.64	£22.66	£16.68	£10.68	£1.44

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09
20 Medium housing scheme (50 units)	50	£18.28	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£9.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53
22 Medium housing scheme (75 units)	75	£27.42	£11.43	£10.05	£8.68	£7.30	£6.61	£5.92	£4.54
23 Large flatted scheme (100 units)	100	£14.63	£7.04	£5.68	£4.32	£2.96	£2.28	£1.60	£0.24
24 Large flatted scheme (125 units)	125	£14.63	£7.99	£6.42	£4.84	£3.27	£2.49	£1.70	£0.12
25 Large flatted scheme (150 units)	150	£14.63	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.02
26 Large flatted scheme (200 units)	200	£21.94	£13.48	£10.82	£8.16	£5.50	£4.16	£2.83	£0.15
27 Large flatted scheme (300 units)	300	£23.40	£6.96	£3.07	£0.84	£4.84	£6.84	£8.85	£12.86
28 Large flatted scheme (400 units)	400	£29.25	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45
29 Large flatted scheme (600 units)	600	£39.00	£10.70	£3.27	£4.21	£11.78	£15.61	£19.43	£27.08
30 Large flatted scheme (1000 units)	1,000	£106.37	£58.59	£46.62	£34.64	£22.66	£16.68	£10.68	£1.44

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09
20 Medium housing scheme (50 units)	50	£5.89	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£9.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53
22 Medium housing scheme (75 units)	75	£8.84	£11.43	£10.05	£8.68	£7.30	£6.61	£5.92	£4.54
23 Large flatted scheme (100 units)	100	£4.72	£7.04	£5.68	£4.32	£2.96	£2.28	£1.60	£0.24
24 Large flatted scheme (125 units)	125	£4.72	£7.99	£6.42	£4.84	£3.27	£2.49	£1.70	£0.12
25 Large flatted scheme (150 units)	150	£4.72	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.02
26 Large flatted scheme (200 units)	200	£7.07	£13.48	£10.82	£8.16	£5.50	£4.16	£2.83	£0.15
27 Large flatted scheme (300 units)	300	£7.54	£6.96	£3.07	£0.84	£4.84	£6.84	£8.85	£12.86
28 Large flatted scheme (400 units)	400	£9.43	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45
29 Large flatted scheme (600 units)	600	£12.57	£10.70	£3.27	£4.21	£11.78	£15.61	£19.43	£27.08
30 Large flatted scheme (1000 units)	1,000	£34.30	£58.59	£46.62	£34.64	£22.66	£16.68	£10.68	£1.44

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09
20 Medium housing scheme (50 units)	50	£2.16	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£9.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53
22 Medium housing scheme (75 units)	75	£3.24	£11.43	£10.05	£8.68	£7.30	£6.61	£5.92	£4.54
23 Large flatted scheme (100 units)	100	£1.73	£7.04	£5.68	£4.32	£2.96	£2.28	£1.60	£0.24
24 Large flatted scheme (125 units)	125	£1.73	£7.99	£6.42	£4.84	£3.27	£2.49	£1.70	£0.12
25 Large flatted scheme (150 units)	150	£1.73	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.02
26 Large flatted scheme (200 units)	200	£2.59	£13.48	£10.82	£8.16	£5.50	£4.16	£2.83	£0.15
27 Large flatted scheme (300 units)	300	£2.76	£6.96	£3.07	£0.84	£4.84	£6.84	£8.85	£12.86
28 Large flatted scheme (400 units)	400	£3.45	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45
29 Large flatted scheme (600 units)	600	£4.60	£10.70	£3.27	£4.21	£11.78	£15.61	£19.43	£27.08
30 Large flatted scheme (1000 units)	1,000	£12.56	£58.59	£46.62	£34.64	£22.66	£16.68	£10.68	£1.44

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£5.91	£5.14	£4.38	£3.62	£3.23	£2.85	£2.09
20 Medium housing scheme (50 units)	50	£0.31	£7.96	£7.00	£6.04	£5.08	£4.60	£4.13	£3.17
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£9.41	£8.23	£7.06	£5.88	£5.30	£4.71	£3.53
22 Medium housing scheme (75 units)	75	£0.47	£11.43	£10.05	£8.68	£7.30	£6.61	£5.92	£4.54
23 Large flatted scheme (100 units)	100	£0.25	£7.04	£5.68	£4.32	£2.96	£2.28	£1.60	£0.24
24 Large flatted scheme (125 units)	125	£0.25	£7.99	£6.42	£4.84	£3.27	£2.49	£1.70	£0.12
25 Large flatted scheme (150 units)	150	£0.25	£9.78	£7.83	£5.88	£3.93	£2.95	£1.98	£0.02
26 Large flatted scheme (200 units)	200	£0.38	£13.48	£10.82	£8.16	£5.50	£4.16	£2.83	£0.15
27 Large flatted scheme (300 units)	300	£0.40	£6.96	£3.07	£0.84	£4.84	£6.84	£8.85	£12.86
28 Large flatted scheme (400 units)	400	£0.50	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45
29 Large flatted scheme (600 units)	600	£0.67	£10.70	£3.27	£4.21	£11.78	£15.61	£19.43	£27.08
30 Large flatted scheme (1000 units)	1,000	£1.82	£58.59	£46.62	£34.64	£22.66	£16.68	£10.68	£1.44

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£36.00	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95	
0.62	£36.00	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07	
0.40	£36.00	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83	
0.94	£36.00	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84	
0.50	£36.00	£14.09	£11.37	£8.65	£5.93	£4.57	£3.21	£0.48	
0.50	£36.00	£15.98	£12.83	£9.69	£6.54	£4.97	£3.40	£0.24	
0.50	£36.00	£19.56	£15.66	£11.76	£7.86	£5.91	£3.96	£0.04	
0.75	£36.00	£17.97	£14.43	£10.89	£7.33	£5.55	£3.77	£0.20	
0.80	£36.00	£8.71	£3.83	£1.06	£6.05	£8.56	£11.06	£16.07	
1.00	£36.00	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45	
1.33	£36.00	£8.02	£2.46	£3.16	£8.84	£11.70	£14.57	£20.31	
3.64	£36.00	£16.11	£12.82	£9.53	£6.23	£4.59	£2.94	£0.39	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95	
0.62	£29.25	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07	
0.40	£29.25	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83	
0.94	£29.25	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84	
0.50	£29.25	£14.09	£11.37	£8.65	£5.93	£4.57	£3.21	£0.48	
0.50	£29.25	£15.98	£12.83	£9.69	£6.54	£4.97	£3.40	£0.24	
0.50	£29.25	£19.56	£15.66	£11.76	£7.86	£5.91	£3.96	£0.04	
0.75	£29.25	£17.97	£14.43	£10.89	£7.33	£5.55	£3.77	£0.20	
0.80	£29.25	£8.71	£3.83	£1.06	£6.05	£8.56	£11.06	£16.07	
1.00	£29.25	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45	
1.33	£29.25	£8.02	£2.46	£3.16	£8.84	£11.70	£14.57	£20.31	
3.64	£29.25	£16.11	£12.82	£9.53	£6.23	£4.59	£2.94	£0.39	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95	
0.62	£9.43	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07	
0.40	£9.43	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83	
0.94	£9.43	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84	
0.50	£9.43	£14.09	£11.37	£8.65	£5.93	£4.57	£3.21	£0.48	
0.50	£9.43	£15.98	£12.83	£9.69	£6.54	£4.97	£3.40	£0.24	
0.50	£9.43	£19.56	£15.66	£11.76	£7.86	£5.91	£3.96	£0.04	
0.75	£9.43	£17.97	£14.43	£10.89	£7.33	£5.55	£3.77	£0.20	
0.80	£9.43	£8.71	£3.83	£1.06	£6.05	£8.56	£11.06	£16.07	
1.00	£9.43	£7.63	£2.70	£2.25	£7.32	£9.85	£12.38	£17.45	
1.33	£9.43	£8.02	£2.46	£3.16	£8.84	£11.70	£14.57	£20.31	
3.64	£9.43	£16.11	£12.82	£9.53	£6.23	£4.59	£2.94	£0.39	

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£19.70	£17.15	£14.60	£12.05	£10.78	£9.50	£6.95
0.62	£3.45	£12.74	£11.21	£9.67	£8.14	£7.37	£6.60	£5.07
0.40	£3.45	£23.51	£20.58	£17.64	£14.71	£13.24	£11.77	£8.83
0.94	£3.45	£12.19	£10.72	£9.25	£7.78	£7.05	£6.31	£4.84
0.50	£3.45	£14.09	£11.37	£8.65	£5.93	£4.57	£3.2	

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £8,200 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£7.36	£6.43	£5.49	£4.56	£4.09	£3.62	£2.68
20 Medium housing scheme (50 units)	50	£24.60	£9.67	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45
22 Medium housing scheme (75 units)	75	£36.90	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56
23 Large flatted scheme (100 units)	100	£19.68	£9.75	£8.07	£6.39	£4.71	£3.88	£3.04	£1.36
24 Large flatted scheme (125 units)	125	£19.68	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46
25 Large flatted scheme (150 units)	150	£19.68	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.67
26 Large flatted scheme (200 units)	200	£29.52	£18.75	£15.48	£12.20	£8.92	£7.28	£5.64	£2.35
27 Large flatted scheme (300 units)	300	£31.49	£14.80	£9.98	£5.16	£0.34	£-2.10	£-4.58	£-9.54
28 Large flatted scheme (400 units)	400	£39.36	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14
29 Large flatted scheme (600 units)	600	£52.48	£25.76	£16.65	£7.50	£-1.74	£-6.41	£-11.12	£-20.62
30 Large flatted scheme (1000 units)	1,000	£143.13	£82.77	£68.02	£53.27	£38.47	£31.04	£23.62	£8.77

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.36	£6.43	£5.49	£4.56	£4.09	£3.62	£2.68
20 Medium housing scheme (50 units)	50	£18.28	£9.67	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45
22 Medium housing scheme (75 units)	75	£27.42	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56
23 Large flatted scheme (100 units)	100	£14.63	£9.75	£8.07	£6.39	£4.71	£3.88	£3.04	£1.36
24 Large flatted scheme (125 units)	125	£14.63	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46
25 Large flatted scheme (150 units)	150	£14.63	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.67
26 Large flatted scheme (200 units)	200	£21.94	£18.75	£15.48	£12.20	£8.92	£7.28	£5.64	£2.35
27 Large flatted scheme (300 units)	300	£23.40	£14.80	£9.98	£5.16	£0.34	£-2.10	£-4.58	£-9.54
28 Large flatted scheme (400 units)	400	£29.25	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14
29 Large flatted scheme (600 units)	600	£39.00	£25.76	£16.65	£7.50	£-1.74	£-6.41	£-11.12	£-20.62
30 Large flatted scheme (1000 units)	1,000	£106.37	£82.77	£68.02	£53.27	£38.47	£31.04	£23.62	£8.77

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£7.36	£6.43	£5.49	£4.56	£4.09	£3.62	£2.68
20 Medium housing scheme (50 units)	50	£5.89	£9.67	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45
22 Medium housing scheme (75 units)	75	£8.84	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56
23 Large flatted scheme (100 units)	100	£4.72	£9.75	£8.07	£6.39	£4.71	£3.88	£3.04	£1.36
24 Large flatted scheme (125 units)	125	£4.72	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46
25 Large flatted scheme (150 units)	150	£4.72	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.67
26 Large flatted scheme (200 units)	200	£7.07	£18.75	£15.48	£12.20	£8.92	£7.28	£5.64	£2.35
27 Large flatted scheme (300 units)	300	£7.54	£14.80	£9.98	£5.16	£0.34	£-2.10	£-4.58	£-9.54
28 Large flatted scheme (400 units)	400	£9.43	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14
29 Large flatted scheme (600 units)	600	£12.57	£25.76	£16.65	£7.50	£-1.74	£-6.41	£-11.12	£-20.62
30 Large flatted scheme (1000 units)	1,000	£34.30	£82.77	£68.02	£53.27	£38.47	£31.04	£23.62	£8.77

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£7.36	£6.43	£5.49	£4.56	£4.09	£3.62	£2.68
20 Medium housing scheme (50 units)	50	£2.16	£9.67	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45
22 Medium housing scheme (75 units)	75	£3.24	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56
23 Large flatted scheme (100 units)	100	£1.73	£9.75	£8.07	£6.39	£4.71	£3.88	£3.04	£1.36
24 Large flatted scheme (125 units)	125	£1.73	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46
25 Large flatted scheme (150 units)	150	£1.73	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.67
26 Large flatted scheme (200 units)	200	£2.59	£18.75	£15.48	£12.20	£8.92	£7.28	£5.64	£2.35
27 Large flatted scheme (300 units)	300	£2.76	£14.80	£9.98	£5.16	£0.34	£-2.10	£-4.58	£-9.54
28 Large flatted scheme (400 units)	400	£3.45	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14
29 Large flatted scheme (600 units)	600	£4.60	£25.76	£16.65	£7.50	£-1.74	£-6.41	£-11.12	£-20.62
30 Large flatted scheme (1000 units)	1,000	£12.56	£82.77	£68.02	£53.27	£38.47	£31.04	£23.62	£8.77

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£7.36	£6.43	£5.49	£4.56	£4.09	£3.62	£2.68
20 Medium housing scheme (50 units)	50	£0.31	£9.67	£8.51	£7.35	£6.19	£5.61	£5.03	£3.87
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£11.62	£10.19	£8.75	£7.32	£6.60	£5.88	£4.45
22 Medium housing scheme (75 units)	75	£0.47	£13.91	£12.24	£10.57	£8.90	£8.06	£7.23	£5.56
23 Large flatted scheme (100 units)	100	£0.25	£9.75	£8.07	£6.39	£4.71	£3.88	£3.04	£1.36
24 Large flatted scheme (125 units)	125	£0.25	£11.22	£9.27	£7.32	£5.36	£4.39	£3.41	£1.46
25 Large flatted scheme (150 units)	150	£0.25	£13.75	£11.34	£8.92	£6.50	£5.29	£4.08	£1.67
26 Large flatted scheme (200 units)	200	£0.38	£18.75	£15.48	£12.20	£8.92	£7.28	£5.64	£2.35
27 Large flatted scheme (300 units)	300	£0.40	£14.80	£9.98	£5.16	£0.34	£-2.10	£-4.58	£-9.54
28 Large flatted scheme (400 units)	400	£0.50	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14
29 Large flatted scheme (600 units)	600	£0.67	£25.76	£16.65	£7.50	£-1.74	£-6.41	£-11.12	£-20.62
30 Large flatted scheme (1000 units)	1,000	£1.82	£82.77	£68.02	£53.27	£38.47	£31.04	£23.62	£8.77

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£39.36	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95	
0.62	£39.36	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19	
0.40	£39.36	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12	
0.94	£39.36	£14.84	£13.05	£11.27	£9.49	£8.60	£7.71	£5.93	
0.50	£39.36	£19.50	£16.14	£12.79	£9.43	£7.75	£6.07	£2.71	
0.50	£39.36	£22.45	£18.54	£14.64	£10.73	£8.78	£6.82	£2.92	
0.50	£39.36	£27.51	£22.67	£17.84	£13.00	£10.59	£8.17	£3.33	
0.75	£39.36	£25.00	£20.63	£16.26	£11.90	£9.71	£7.53	£3.13	
0.80	£39.36	£18.51	£12.48	£6.45	£0.43	£-2.62	£-5.72	£-11.92	
1.00	£39.36	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14	
1.33	£39.36	£19.32	£12.49	£5.63	£-1.30	£-4.81	£-8.34	£-15.47	
3.64	£39.36	£22.76	£18.71	£14.65	£10.58	£8.54	£6.49	£2.41	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95	
0.62	£29.25	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19	
0.40	£29.25	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12	
0.94	£29.25	£14.84	£13.05	£11.27	£9.49	£8.60	£7.71	£5.93	
0.50	£29.25	£19.50	£16.14	£12.79	£9.43	£7.75	£6.07	£2.71	
0.50	£29.25	£22.45	£18.54	£14.64	£10.73	£8.78	£6.82	£2.92	
0.50	£29.25	£27.51	£22.67	£17.84	£13.00	£10.59	£8.17	£3.33	
0.75	£29.25	£25.00	£20.63	£16.26	£11.90	£9.71	£7.53	£3.13	
0.80	£29.25	£18.51	£12.48	£6.45	£0.43	£-2.62	£-5.72	£-11.92	
1.00	£29.25	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14	
1.33	£29.25	£19.32	£12.49	£5.63	£-1.30	£-4.81	£-8.34	£-15.47	
3.64	£29.25	£22.76	£18.71	£14.65	£10.58	£8.54	£6.49	£2.41	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95	
0.62	£9.43	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19	
0.40	£9.43	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12	
0.94	£9.43	£14.84	£13.05	£11.27	£9.49	£8.60	£7.71	£5.93	
0.50	£9.43	£19.50	£16.14	£12.79	£9.43	£7.75	£6.07	£2.71	
0.50	£9.43	£22.45	£18.54	£14.64	£10.73	£8.78	£6.82	£2.92	
0.50	£9.43	£27.51	£22.67	£17.84	£13.00	£10.59	£8.17	£3.33	
0.75	£9.43	£25.00	£20.63	£16.26	£11.90	£9.71	£7.53	£3.13	
0.80	£9.43	£18.51	£12.48	£6.45	£0.43	£-2.62	£-5.72	£-11.92	
1.00	£9.43	£17.79	£11.67	£5.55	£-0.58	£-3.70	£-6.85	£-13.14	
1.33	£9.43	£19.32	£12.49	£5.63	£-1.30	£-4.81	£-8.34	£-15.47	
3.64	£9.43	£22.76	£18.71	£14.65	£10.58	£8.54	£6.49	£2.41	

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£24.54	£21.42	£18.30	£15.19	£13.63	£12.07	£8.95
0.62	£3.45	£15.47	£13.61	£11.75	£9.90	£8.97	£8.04	£6.19
0.40	£3.45	£29.06	£25.47	£21.88	£18.29	£16.50	£14.71	£11.12
0.9								

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £8,900 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£26.70	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£40.05	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£21.36	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£21.36	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£21.36	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£32.04	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£34.18	£22.57	£16.88	£11.16	£5.41	£2.54	-£0.33	-£6.22
28 Large flatted scheme (400 units)	400	£42.72	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84
29 Large flatted scheme (600 units)	600	£56.96	£40.81	£29.92	£19.03	£8.15	£2.64	-£2.90	-£14.16
30 Large flatted scheme (1000 units)	1,000	£155.35	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£18.28	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£27.42	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£14.63	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£14.63	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£14.63	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£21.94	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£23.40	£22.57	£16.88	£11.16	£5.41	£2.54	-£0.33	-£6.22
28 Large flatted scheme (400 units)	400	£29.25	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84
29 Large flatted scheme (600 units)	600	£39.00	£40.81	£29.92	£19.03	£8.15	£2.64	-£2.90	-£14.16
30 Large flatted scheme (1000 units)	1,000	£106.37	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£5.89	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£8.84	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£4.72	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£4.72	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£4.72	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£7.07	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£7.54	£22.57	£16.88	£11.16	£5.41	£2.54	-£0.33	-£6.22
28 Large flatted scheme (400 units)	400	£9.43	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84
29 Large flatted scheme (600 units)	600	£12.57	£40.81	£29.92	£19.03	£8.15	£2.64	-£2.90	-£14.16
30 Large flatted scheme (1000 units)	1,000	£34.30	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£2.16	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£3.24	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£1.73	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£1.73	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£1.73	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£2.59	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£2.76	£22.57	£16.88	£11.16	£5.41	£2.54	-£0.33	-£6.22
28 Large flatted scheme (400 units)	400	£3.45	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84
29 Large flatted scheme (600 units)	600	£4.60	£40.81	£29.92	£19.03	£8.15	£2.64	-£2.90	-£14.16
30 Large flatted scheme (1000 units)	1,000	£12.56	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£8.82	£7.71	£6.60	£5.50	£4.94	£4.39	£3.28
20 Medium housing scheme (50 units)	50	£0.31	£11.37	£10.01	£8.65	£7.29	£6.61	£5.93	£4.57
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£13.84	£12.15	£10.45	£8.75	£7.91	£7.06	£5.36
22 Medium housing scheme (75 units)	75	£0.47	£16.38	£14.42	£12.46	£10.50	£9.52	£8.54	£6.58
23 Large flatted scheme (100 units)	100	£0.25	£12.45	£10.46	£8.46	£6.46	£5.47	£4.47	£2.47
24 Large flatted scheme (125 units)	125	£0.25	£14.46	£12.12	£9.79	£7.46	£6.29	£5.12	£2.79
25 Large flatted scheme (150 units)	150	£0.25	£17.73	£14.84	£11.96	£9.07	£7.63	£6.19	£3.30
26 Large flatted scheme (200 units)	200	£0.38	£24.03	£20.13	£16.23	£12.34	£10.39	£8.44	£4.54
27 Large flatted scheme (300 units)	300	£0.40	£22.57	£16.88	£11.16	£5.41	£2.54	-£0.33	-£6.22
28 Large flatted scheme (400 units)	400	£0.50	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84
29 Large flatted scheme (600 units)	600	£0.67	£40.81	£29.92	£19.03	£8.15	£2.64	-£2.90	-£14.16
30 Large flatted scheme (1000 units)	1,000	£1.82	£106.73	£89.23	£71.73	£54.15	£45.35	£36.55	£18.82

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£42.72	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94	
0.62	£42.72	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31	
0.40	£42.72	£34.61	£30.36	£26.12	£21.88	£19.76	£17.64	£13.40	
0.94	£42.72	£17.48	£15.38	£13.29	£11.20	£10.16	£9.11	£7.02	
0.50	£42.72	£24.91	£20.92	£16.92	£12.93	£10.93	£8.94	£4.94	
0.50	£42.72	£28.92	£24.25	£19.58	£14.92	£12.58	£10.25	£5.58	
0.50	£42.72	£35.46	£29.69	£23.92	£18.15	£15.26	£12.38	£6.61	
0.75	£42.72	£32.04	£26.84	£21.64	£16.45	£13.85	£11.25	£6.05	
0.80	£42.72	£28.22	£21.10	£13.95	£6.77	£3.18	-£0.42	-£7.77	
1.00	£42.72	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84	
1.33	£42.72	£30.61	£22.44	£14.28	£6.11	£1.98	-£2.18	-£10.62	
3.64	£42.72	£29.35	£24.54	£19.73	£14.89	£12.47	£10.05	£5.18	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94	
0.62	£29.25	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31	
0.40	£29.25	£34.61	£30.36	£26.12	£21.88	£19.76	£17.64	£13.40	
0.94	£29.25	£17.48	£15.38	£13.29	£11.20	£10.16	£9.11	£7.02	
0.50	£29.25	£24.91	£20.92	£16.92	£12.93	£10.93	£8.94	£4.94	
0.50	£29.25	£28.92	£24.25	£19.58	£14.92	£12.58	£10.25	£5.58	
0.50	£29.25	£35.46	£29.69	£23.92	£18.15	£15.26	£12.38	£6.61	
0.75	£29.25	£32.04	£26.84	£21.64	£16.45	£13.85	£11.25	£6.05	
0.80	£29.25	£28.22	£21.10	£13.95	£6.77	£3.18	-£0.42	-£7.77	
1.00	£29.25	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84	
1.33	£29.25	£30.61	£22.44	£14.28	£6.11	£1.98	-£2.18	-£10.62	
3.64	£29.25	£29.35	£24.54	£19.73	£14.89	£12.47	£10.05	£5.18	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94	
0.62	£9.43	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31	
0.40	£9.43	£34.61	£30.36	£26.12	£21.88	£19.76	£17.64	£13.40	
0.94	£9.43	£17.48	£15.38	£13.29	£11.20	£10.16	£9.11	£7.02	
0.50	£9.43	£24.91	£20.92	£16.92	£12.93	£10.93	£8.94	£4.94	
0.50	£9.43	£28.92	£24.25	£19.58	£14.92	£12.58	£10.25	£5.58	
0.50	£9.43	£35.46	£29.69	£23.92	£18.15	£15.26	£12.38	£6.61	
0.75	£9.43	£32.04	£26.84	£21.64	£16.45	£13.85	£11.25	£6.05	
0.80	£9.43	£28.22	£21.10	£13.95	£6.77	£3.18	-£0.42	-£7.77	
1.00	£9.43	£27.88	£20.62	£13.32	£6.00	£2.34	-£1.33	-£8.84	
1.33	£9.43	£30.61	£22.44	£14.28	£6.11	£1.98	-£2.18	-£10.62	
3.64	£9.43	£29.35	£24.54	£19.73	£14.89	£12.47	£10.05	£5.18	

BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£29.39	£25.70	£22.01	£18.32	£16.48	£14.63	£10.94
0.62	£3.45	£18.19	£16.01	£13.84	£11.66	£10.57	£9.49	£7.31
0.40	£3.45	£34.61	£30.36	£26.12	£21.88	£19.76		

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £9,600 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£28.80	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£43.20	£18.86	£16.61	£14.36	£12.10	£10.98	£9.85	£7.60
23 Large flatted scheme (100 units)	100	£23.04	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£23.04	£17.68	£14.98	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£23.04	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£34.56	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£36.86	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£-2.90
28 Large flatted scheme (400 units)	400	£46.08	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53
29 Large flatted scheme (600 units)	600	£61.44	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£-7.71
30 Large flatted scheme (1000 units)	1,000	£167.56	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£46.08	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£46.08	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£8.43	
0.40	£46.08	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£46.08	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£8.11	
0.50	£46.08	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£46.08	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£46.08	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.88	
0.75	£46.08	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£46.08	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£-3.62	
1.00	£46.08	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53	
1.33	£46.08	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£-5.78	
3.64	£46.08	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

BLVs	BLV per ha
Community	£3,453,132
Existing residential	£46,080,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£18.28	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£27.42	£18.86	£16.61	£14.36	£12.10	£10.98	£9.85	£7.60
23 Large flatted scheme (100 units)	100	£14.63	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£14.63	£17.68	£14.98	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£14.63	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£21.94	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£23.40	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£-2.90
28 Large flatted scheme (400 units)	400	£29.25	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53
29 Large flatted scheme (600 units)	600	£39.00	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£-7.71
30 Large flatted scheme (1000 units)	1,000	£106.37	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£29.25	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£8.43	
0.40	£29.25	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£29.25	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£8.11	
0.50	£29.25	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£29.25	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£29.25	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.88	
0.75	£29.25	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£29.25	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£-3.62	
1.00	£29.25	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53	
1.33	£29.25	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£-5.78	
3.64	£29.25	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£5.89	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£8.84	£18.86	£16.61	£14.36	£12.10	£10.98	£9.85	£7.60
23 Large flatted scheme (100 units)	100	£4.72	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£4.72	£17.68	£14.98	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£4.72	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£7.07	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£7.54	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£-2.90
28 Large flatted scheme (400 units)	400	£9.43	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53
29 Large flatted scheme (600 units)	600	£12.57	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£-7.71
30 Large flatted scheme (1000 units)	1,000	£34.30	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£9.43	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£8.43	
0.40	£9.43	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£9.43	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£8.11	
0.50	£9.43	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£9.43	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£9.43	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.88	
0.75	£9.43	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£9.43	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£-3.62	
1.00	£9.43	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53	
1.33	£9.43	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£-5.78	
3.64	£9.43	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£10.27	£8.99	£7.71	£6.44	£5.80	£5.16	£3.88
20 Medium housing scheme (50 units)	50	£2.16	£13.07	£11.51	£9.95	£8.39	£7.61	£6.83	£5.27
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£16.06	£14.10	£12.15	£10.19	£9.21	£8.23	£6.27
22 Medium housing scheme (75 units)	75	£3.24	£18.86	£16.61	£14.36	£12.10	£10.98	£9.85	£7.60
23 Large flatted scheme (100 units)	100	£1.73	£15.15	£12.84	£10.53	£8.21	£7.06	£5.90	£3.59
24 Large flatted scheme (125 units)	125	£1.73	£17.68	£14.98	£12.26	£9.55	£8.19	£6.84	£4.12
25 Large flatted scheme (150 units)	150	£1.73	£21.69	£18.35	£15.00	£11.64	£9.97	£8.29	£4.94
26 Large flatted scheme (200 units)	200	£2.59	£29.28	£24.77	£20.27	£15.75	£13.49	£11.23	£6.71
27 Large flatted scheme (300 units)	300	£2.76	£30.32	£23.72	£17.11	£10.49	£7.15	£3.82	£-2.90
28 Large flatted scheme (400 units)	400	£3.45	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53
29 Large flatted scheme (600 units)	600	£4.60	£55.72	£43.16	£30.54	£17.88	£11.55	£5.20	£-7.71
30 Large flatted scheme (1000 units)	1,000	£12.56	£130.59	£110.34	£90.02	£69.71	£59.55	£49.34	£28.88

BLV per ha (£m)	Site area	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£34.23	£29.97	£25.71	£21.45	£19.32	£17.20	£12.94	
0.62	£3.45	£20.92	£18.42	£15.92	£13.43	£12.18	£10.93	£8.43	
0.40	£3.45	£40.15	£35.26	£30.36	£25.47	£23.02	£20.58	£15.68	
0.94	£3.45	£20.12	£17.72	£15.31	£12.91	£11.71	£10.51	£8.11	
0.50	£3.45	£30.29	£25.68	£21.06	£16.43	£14.11	£11.80	£7.17	
0.50	£3.45	£35.36	£29.95	£24.53	£19.10	£16.39	£13.67	£8.25	
0.50	£3.45	£43.38	£36.70	£29.99	£23.29	£19.94	£16.58	£9.88	
0.75	£3.45	£39.04	£33.03	£27.02	£21.00	£17.99	£14.97	£8.95	
0.80	£3.45	£37.90	£29.65	£21.39	£13.11	£8.94	£4.78	£-3.62	
1.00	£3.45	£37.93	£29.49	£21.05	£12.58	£8.32	£4.07	£-4.53	
1.33	£3.45	£41.79	£32.37	£22.90	£13.41	£8.67	£3.90	£-5.78	
3.64	£3.45	£35.91	£30.34	£24.76	£19.17	£16.38	£13.57	£7.94	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£10.27	£8.99	£7.7				

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £10,300 psm 100% 0%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48
20 Medium housing scheme (50 units)	50	£30.90	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19
22 Medium housing scheme (75 units)	75	£46.35	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62
23 Large flatted scheme (100 units)	100	£24.72	£17.83	£15.20	£12.58	£9.96	£8.85	£7.33	£4.70
24 Large flatted scheme (125 units)	125	£24.72	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45
25 Large flatted scheme (150 units)	150	£24.72	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£6.58
26 Large flatted scheme (200 units)	200	£37.08	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89
27 Large flatted scheme (300 units)	300	£39.55	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£0.38
28 Large flatted scheme (400 units)	400	£49.44	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27
29 Large flatted scheme (600 units)	600	£65.92	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£-1.34
30 Large flatted scheme (1000 units)	1,000	£179.78	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.86

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48
20 Medium housing scheme (50 units)	50	£18.28	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19
22 Medium housing scheme (75 units)	75	£27.42	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62
23 Large flatted scheme (100 units)	100	£14.63	£17.83	£15.20	£12.58	£9.96	£8.85	£7.33	£4.70
24 Large flatted scheme (125 units)	125	£14.63	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45
25 Large flatted scheme (150 units)	150	£14.63	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£6.58
26 Large flatted scheme (200 units)	200	£21.94	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89
27 Large flatted scheme (300 units)	300	£23.40	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£0.38
28 Large flatted scheme (400 units)	400	£29.25	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27
29 Large flatted scheme (600 units)	600	£39.00	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£-1.34
30 Large flatted scheme (1000 units)	1,000	£106.37	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.86

BLV: SECONDARY INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48
20 Medium housing scheme (50 units)	50	£5.89	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19
22 Medium housing scheme (75 units)	75	£8.84	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62
23 Large flatted scheme (100 units)	100	£4.72	£17.83	£15.20	£12.58	£9.96	£8.85	£7.33	£4.70
24 Large flatted scheme (125 units)	125	£4.72	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45
25 Large flatted scheme (150 units)	150	£4.72	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£6.58
26 Large flatted scheme (200 units)	200	£7.07	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89
27 Large flatted scheme (300 units)	300	£7.54	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£0.38
28 Large flatted scheme (400 units)	400	£9.43	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27
29 Large flatted scheme (600 units)	600	£12.57	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£-1.34
30 Large flatted scheme (1000 units)	1,000	£34.30	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.86

BLV: COMMUNITY LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£1.04	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48
20 Medium housing scheme (50 units)	50	£2.16	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£1.38	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19
22 Medium housing scheme (75 units)	75	£3.24	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62
23 Large flatted scheme (100 units)	100	£1.73	£17.83	£15.20	£12.58	£9.96	£8.85	£7.33	£4.70
24 Large flatted scheme (125 units)	125	£1.73	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45
25 Large flatted scheme (150 units)	150	£1.73	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£6.58
26 Large flatted scheme (200 units)	200	£2.59	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89
27 Large flatted scheme (300 units)	300	£2.76	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£0.38
28 Large flatted scheme (400 units)	400	£3.45	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27
29 Large flatted scheme (600 units)	600	£4.60	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£-1.34
30 Large flatted scheme (1000 units)	1,000	£12.56	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.86

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
19 Medium mixed housing/flatted scheme (50 units)	50	£0.15	£11.72	£10.27	£8.82	£7.38	£6.85	£5.93	£4.48
20 Medium housing scheme (50 units)	50	£0.31	£14.77	£13.01	£11.25	£9.49	£8.61	£7.73	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£0.20	£18.28	£16.06	£13.84	£11.62	£10.51	£9.41	£7.19
22 Medium housing scheme (75 units)	75	£0.47	£21.34	£18.79	£16.25	£13.71	£12.43	£11.16	£8.62
23 Large flatted scheme (100 units)	100	£0.25	£17.83	£15.20	£12.58	£9.96	£8.85	£7.33	£4.70
24 Large flatted scheme (125 units)	125	£0.25	£20.89	£17.81	£14.72	£11.64	£10.10	£8.55	£5.45
25 Large flatted scheme (150 units)	150	£0.25	£25.63	£21.82	£18.02	£14.21	£12.31	£10.40	£6.58
26 Large flatted scheme (200 units)	200	£0.38	£34.51	£29.39	£24.27	£19.15	£16.59	£14.02	£8.89
27 Large flatted scheme (300 units)	300	£0.40	£38.07	£30.55	£23.04	£15.52	£11.76	£7.97	£0.38
28 Large flatted scheme (400 units)	400	£0.50	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27
29 Large flatted scheme (600 units)	600	£0.67	£70.60	£56.29	£41.98	£27.62	£20.40	£13.19	£-1.34
30 Large flatted scheme (1000 units)	1,000	£1.82	£154.32	£131.28	£108.25	£85.18	£73.62	£62.05	£38.86

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£49.44	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93	
0.62	£49.44	£23.64	£20.82	£18.00	£15.19	£13.78	£12.37	£9.55	
0.40	£49.44	£45.70	£40.15	£34.61	£29.06	£26.29	£23.51	£17.97	
0.94	£49.44	£22.76	£20.05	£17.33	£14.62	£13.26	£11.91	£9.19	
0.50	£49.44	£35.65	£30.41	£25.16	£19.92	£17.30	£14.66	£9.40	
0.50	£49.44	£41.78	£35.61	£29.45	£23.28	£20.19	£17.10	£10.91	
0.50	£49.44	£51.26	£43.65	£36.04	£28.43	£24.61	£20.79	£13.15	
0.75	£49.44	£46.01	£39.19	£32.36	£25.54	£22.12	£18.70	£11.85	
0.80	£49.44	£47.59	£38.19	£28.79	£19.40	£14.70	£9.97	£0.48	
1.00	£49.44	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27	
1.33	£49.44	£52.95	£42.22	£31.48	£20.71	£15.30	£9.89	£-1.01	
3.64	£49.44	£42.44	£36.10	£29.77	£23.43	£20.25	£17.06	£10.69	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£29.25	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93	
0.62	£29.25	£23.64	£20.82	£18.00	£15.19	£13.78	£12.37	£9.55	
0.40	£29.25	£45.70	£40.15	£34.61	£29.06	£26.29	£23.51	£17.97	
0.94	£29.25	£22.76	£20.05	£17.33	£14.62	£13.26	£11.91	£9.19	
0.50	£29.25	£35.65	£30.41	£25.16	£19.92	£17.30	£14.66	£9.40	
0.50	£29.25	£41.78	£35.61	£29.45	£23.28	£20.19	£17.10	£10.91	
0.50	£29.25	£51.26	£43.65	£36.04	£28.43	£24.61	£20.79	£13.15	
0.75	£29.25	£46.01	£39.19	£32.36	£25.54	£22.12	£18.70	£11.85	
0.80	£29.25	£47.59	£38.19	£28.79	£19.40	£14.70	£9.97	£0.48	
1.00	£29.25	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27	
1.33	£29.25	£52.95	£42.22	£31.48	£20.71	£15.30	£9.89	£-1.01	
3.64	£29.25	£42.44	£36.10	£29.77	£23.43	£20.25	£17.06	£10.69	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£9.43	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93	
0.62	£9.43	£23.64	£20.82	£18.00	£15.19	£13.78	£12.37	£9.55	
0.40	£9.43	£45.70	£40.15	£34.61	£29.06	£26.29	£23.51	£17.97	
0.94	£9.43	£22.76	£20.05	£17.33	£14.62	£13.26	£11.91	£9.19	
0.50	£9.43	£35.65	£30.41	£25.16	£19.92	£17.30	£14.66	£9.40	
0.50	£9.43	£41.78	£35.61	£29.45	£23.28	£20.19	£17.10	£10.91	
0.50	£9.43	£51.26	£43.65	£36.04	£28.43	£24.61	£20.79	£13.15	
0.75	£9.43	£46.01	£39.19	£32.36	£25.54	£22.12	£18.70	£11.85	
0.80	£9.43	£47.59	£38.19	£28.79	£19.40	£14.70	£9.97	£0.48	
1.00	£9.43	£47.97	£38.35	£28.73	£19.11	£14.30	£9.45	£-0.27	
1.33	£9.43	£52.95	£42.22	£31.48	£20.71	£15.30	£9.89	£-1.01	
3.64	£9.43	£42.44	£36.10	£29.77	£23.43	£20.25	£17.06	£10.69	

BLV per ha (£m)	Site area	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.30	£3.45	£39.07	£34.24	£29.42	£24.59	£22.17	£19.76	£14.93	

Appendix 13 - Downside sensitivity analyses

LB MERTON LOCAL PLAN VIABILITY

4500

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.54	£0.05	£0.04	£0.03	£0.01	£0.01	£0.00	£0.01
2 Small site 2 - 3 units (houses)	3	£0.76	£0.06	£0.05	£0.03	£0.01	£0.01	£0.00	£0.02
3 Small site 2 - 4 units (houses)	4	£1.08	£0.28	£0.25	£0.23	£0.21	£0.19	£0.18	£0.16
4 Small site 3 - 5 units (houses)	5	£1.34	£0.35	£0.32	£0.29	£0.26	£0.25	£0.23	£0.20
5 Small site 4 - 5 units (flats)	5	£1.08	£0.07	£0.09	£0.11	£0.13	£0.14	£0.15	£0.17
6 Small site 5 - 6 units (flats)	6	£1.30	£0.08	£0.10	£0.12	£0.15	£0.16	£0.17	£0.19
7 Small site 6 - 8 units (houses)	8	£2.12	£0.53	£0.49	£0.44	£0.40	£0.37	£0.35	£0.30
8 Small site 8 - 8 units (flats)	8	£1.73	£0.10	£0.14	£0.17	£0.20	£0.22	£0.23	£0.27
9 Small site 9 - 9 units (houses)	9	£2.42	£0.62	£0.56	£0.51	£0.46	£0.43	£0.41	£0.35
10 Small site 10 - 9 units (flats)	9	£1.94	£0.13	£0.16	£0.19	£0.23	£0.25	£0.26	£0.30
11 Medium mixed housing/flatted scheme (10 units)	10	£1.73	£0.39	£0.35	£0.30	£0.26	£0.24	£0.22	£0.17
12 Medium housing scheme (10 units)	10	£2.70	£0.67	£0.62	£0.56	£0.50	£0.47	£0.45	£0.39
13 Medium mixed housing/flatted scheme (15 units)	15	£2.59	£0.47	£0.41	£0.34	£0.28	£0.24	£0.21	£0.15
14 Medium housing scheme (15 units)	15	£4.05	£1.04	£0.95	£0.86	£0.78	£0.73	£0.69	£0.60
15 Medium mixed housing/flatted scheme (30 units)	30	£4.32	£1.00	£0.88	£0.75	£0.62	£0.56	£0.49	£0.36
16 Medium housing scheme (30 units)	30	£7.58	£0.46	£0.57	£0.68	£0.78	£0.84	£0.89	£1.00
17 Medium mixed housing/flatted scheme (40 units)	40	£5.40	£1.05	£0.88	£0.71	£0.54	£0.46	£0.37	£0.21
18 Medium housing scheme (40 units)	40	£10.80	£2.32	£2.13	£1.93	£1.74	£1.64	£1.55	£1.35
19 Medium mixed housing/flatted scheme (50 units)	50	£6.48	£1.35	£1.16	£0.97	£0.78	£0.68	£0.58	£0.39
20 Medium housing scheme (50 units)	50	£13.50	£2.92	£2.68	£2.43	£2.19	£2.07	£1.95	£1.70
21 Medium mixed housing/flatted scheme (75 units)	75	£8.64	£2.43	£2.15	£1.88	£1.60	£1.46	£1.32	£1.05
22 Medium housing scheme (75 units)	75	£20.25	£4.06	£3.72	£3.39	£3.06	£2.89	£2.73	£2.39
23 Large flatted scheme (100 units)	100	£10.80	£1.52	£1.86	£2.20	£2.55	£2.72	£2.89	£3.23
24 Large flatted scheme (125 units)	125	£10.80	£2.27	£2.65	£3.03	£3.40	£3.59	£3.78	£4.15
25 Large flatted scheme (150 units)	150	£10.80	£2.82	£3.28	£3.74	£4.21	£4.44	£4.67	£5.13
26 Large flatted scheme (200 units)	200	£16.20	£3.22	£3.90	£4.59	£5.28	£5.62	£5.96	£6.65
27 Large flatted scheme (300 units)	300	£17.28	£19.59	£20.60	£21.61	£22.62	£23.13	£23.63	£24.64
28 Large flatted scheme (400 units)	400	£21.60	£26.92	£28.11	£29.30	£30.49	£31.09	£31.68	£32.88
29 Large flatted scheme (600 units)	600	£28.80	£41.10	£42.90	£44.70	£46.50	£47.40	£48.30	£50.10
30 Large flatted scheme (1000 units)	1,000	£78.55	£18.82	£21.76	£24.75	£27.74	£29.23	£30.72	£33.71

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.05	£0.04	£0.03	£0.01	£0.01	£0.00	£0.01
2 Small site 2 - 3 units (houses)	3	£1.02	£0.06	£0.05	£0.03	£0.01	£0.01	£0.00	£0.02
3 Small site 2 - 4 units (houses)	4	£1.46	£0.28	£0.25	£0.23	£0.21	£0.19	£0.18	£0.16
4 Small site 3 - 5 units (houses)	5	£1.82	£0.35	£0.32	£0.29	£0.26	£0.25	£0.23	£0.20
5 Small site 4 - 5 units (flats)	5	£1.46	£0.07	£0.09	£0.11	£0.13	£0.14	£0.15	£0.17
6 Small site 5 - 6 units (flats)	6	£1.76	£0.08	£0.10	£0.12	£0.15	£0.16	£0.17	£0.19
7 Small site 6 - 8 units (houses)	8	£2.87	£0.53	£0.49	£0.44	£0.40	£0.37	£0.35	£0.30
8 Small site 8 - 8 units (flats)	8	£2.34	£0.10	£0.14	£0.17	£0.20	£0.22	£0.23	£0.27
9 Small site 9 - 9 units (houses)	9	£3.28	£0.62	£0.56	£0.51	£0.46	£0.43	£0.41	£0.35
10 Small site 10 - 9 units (flats)	9	£2.63	£0.13	£0.16	£0.19	£0.23	£0.25	£0.26	£0.30
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.39	£0.35	£0.30	£0.26	£0.24	£0.22	£0.17
12 Medium housing scheme (10 units)	10	£3.66	£0.67	£0.62	£0.56	£0.50	£0.47	£0.45	£0.39
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£0.47	£0.41	£0.34	£0.28	£0.24	£0.21	£0.15
14 Medium housing scheme (15 units)	15	£5.48	£1.04	£0.95	£0.86	£0.78	£0.73	£0.69	£0.60
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£1.00	£0.88	£0.75	£0.62	£0.56	£0.49	£0.36
16 Medium housing scheme (30 units)	30	£10.27	£0.46	£0.57	£0.68	£0.78	£0.84	£0.89	£1.00
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£1.05	£0.88	£0.71	£0.54	£0.46	£0.37	£0.21
18 Medium housing scheme (40 units)	40	£14.63	£2.32	£2.13	£1.93	£1.74	£1.64	£1.55	£1.35
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£1.35	£1.16	£0.97	£0.78	£0.68	£0.58	£0.39
20 Medium housing scheme (50 units)	50	£18.28	£2.92	£2.68	£2.43	£2.19	£2.07	£1.95	£1.70
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£2.43	£2.15	£1.88	£1.60	£1.46	£1.32	£1.05
22 Medium housing scheme (75 units)	75	£27.42	£4.06	£3.72	£3.39	£3.06	£2.89	£2.73	£2.39
23 Large flatted scheme (100 units)	100	£14.63	£1.52	£1.86	£2.20	£2.55	£2.72	£2.89	£3.23
24 Large flatted scheme (125 units)	125	£14.63	£2.27	£2.65	£3.03	£3.40	£3.59	£3.78	£4.15
25 Large flatted scheme (150 units)	150	£14.63	£2.82	£3.28	£3.74	£4.21	£4.44	£4.67	£5.13
26 Large flatted scheme (200 units)	200	£21.94	£3.22	£3.90	£4.59	£5.28	£5.62	£5.96	£6.65
27 Large flatted scheme (300 units)	300	£23.40	£19.59	£20.60	£21.61	£22.62	£23.13	£23.63	£24.64
28 Large flatted scheme (400 units)	400	£29.25	£26.92	£28.11	£29.30	£30.49	£31.09	£31.68	£32.88
29 Large flatted scheme (600 units)	600	£39.00	£41.10	£42.90	£44.70	£46.50	£47.40	£48.30	£50.10
30 Large flatted scheme (1000 units)	1,000	£106.37	£18.82	£21.76	£24.75	£27.74	£29.23	£30.72	£33.71

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.05	£0.04	£0.03	£0.01	£0.01	£0.00	£0.01
2 Small site 2 - 3 units (houses)	3	£0.33	£0.06	£0.05	£0.03	£0.01	£0.01	£0.00	£0.02
3 Small site 2 - 4 units (houses)	4	£0.47	£0.28	£0.25	£0.23	£0.21	£0.19	£0.18	£0.16
4 Small site 3 - 5 units (houses)	5	£0.59	£0.35	£0.32	£0.29	£0.26	£0.25	£0.23	£0.20
5 Small site 4 - 5 units (flats)	5	£0.47	£0.07	£0.09	£0.11	£0.13	£0.14	£0.15	£0.17
6 Small site 5 - 6 units (flats)	6	£0.57	£0.08	£0.10	£0.12	£0.15	£0.16	£0.17	£0.19
7 Small site 6 - 8 units (houses)	8	£0.92	£0.53	£0.49	£0.44	£0.40	£0.37	£0.35	£0.30
8 Small site 8 - 8 units (flats)	8	£0.75	£0.10	£0.14	£0.17	£0.20	£0.22	£0.23	£0.27
9 Small site 9 - 9 units (houses)	9	£1.06	£0.62	£0.56	£0.51	£0.46	£0.43	£0.41	£0.35
10 Small site 10 - 9 units (flats)	9	£0.85	£0.13	£0.16	£0.19	£0.23	£0.25	£0.26	£0.30
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.39	£0.35	£0.30	£0.26	£0.24	£0.22	£0.17
12 Medium housing scheme (10 units)	10	£1.18	£0.67	£0.62	£0.56	£0.50	£0.47	£0.45	£0.39
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£0.47	£0.41	£0.34	£0.28	£0.24	£0.21	£0.15
14 Medium housing scheme (15 units)	15	£1.77	£1.04	£0.95	£0.86	£0.78	£0.73	£0.69	£0.60
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£1.00	£0.88	£0.75	£0.62	£0.56	£0.49	£0.36
16 Medium housing scheme (30 units)	30	£3.31	£0.46	£0.57	£0.68	£0.78	£0.84	£0.89	£1.00
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£1.05	£0.88	£0.71	£0.54	£0.46	£0.37	£0.21
18 Medium housing scheme (40 units)	40	£4.72	£2.32	£2.13	£1.93	£1.74	£1.64	£1.55	£1.35
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£1.35	£1.16	£0.97	£0.78	£0.68	£0.58	£0.39
20 Medium housing scheme (50 units)	50	£5.89	£2.92	£2.68	£2.43	£2.19	£2.07	£1.95	£1.70
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£2.43	£2.15	£1.88	£1.60	£1.46	£1.32	£1.05
22 Medium housing scheme (75 units)	75	£8.84	£4.06	£3.72	£3.39	£3.06	£2.89	£2.73	£2.39
23 Large flatted scheme (100 units)	100	£4.72	£1.52	£1.86	£2.20	£2.55	£2.72	£2.89	£3.23
24 Large flatted scheme (125 units)	125	£4.72	£2.27	£2.65	£3.03	£3.40	£3.59	£3.78	£4.15
25 Large flatted scheme (150 units)	150	£4.72	£2.82	£3.28	£3.74	£4.21	£4.44	£4.67	£5.13
26 Large flatted scheme (200 units)	200	£7.07	£3.22	£3.90	£4.59	£5.28	£5.62	£5.96	£6.65
27 Large flatted scheme (300 units)	300	£7.54	£19.59	£20.60	£21.61	£22.62	£23.13	£23.63	£24.64
28 Large flatted scheme (400 units)	400	£9.43	£26.92	£28.11	£29.30	£30.49	£31.09	£31.68	£32.88
29 Large flatted scheme (600 units)	600	£12.57	£41.10	£42.90	£44.70	£46.50	£47.40	£48.30	£50.10
30 Large flatted scheme (1000 units)	1,000	£34.30	£18.82	£21.76	£24.75	£27.74	£29.23	£30.72	£33.71

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.05	£0.04	£0.03	£0.01	£0.01	£0.00	£0.01
2 Small site 2 - 3 units (houses)	3	£0.12	£0.06	£0.05	£0.03	£0.01	£0.01	£0.00	£0.02
3 Small site 2 - 4 units (houses)	4	£0.17	£0.28	£0.25	£0.23	£0.21	£0.19	£0.18	£0.16
4 Small site 3 - 5 units (houses)	5	£0.21	£0.35	£0.32	£0.29	£0.26	£0.25	£0.23	£0.20
5 Small site 4 - 5 units (flats)	5	£0.17	£0.07	£0.09	£0.11	£0.13	£0.14	£0.15	£0.17
6 Small site 5 - 6 units (flats)	6	£0.21	£0.08	£0.10	£0.12	£0.15	£0.16	£0.17	£0.19
7 Small site 6 - 8 units (houses)	8	£0.34	£0.53	£0.49	£0.44	£0.40	£0.37	£0.35	£0.30
8 Small site 8 - 8 units (flats)	8	£0.28	£0.10	£0.14	£0.17	£0.20	£0.22	£0.23	£0.27
9 Small site 9 - 9 units (houses)	9	£0.39	£0.62	£0.56	£0.51	£0.46	£0.43	£0.41	£0.35
10 Small site 10 - 9 units (flats)	9	£0.31	£0.13	£0.16	£0.19	£0.23	£0.25	£0.26	£0.30
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.39	£0.35	£0.30	£0.26	£0.24	£0.22	£0.17
12 Medium housing scheme (10 units)	10	£0.43	£0.67	£0.62	£0.56	£0.50	£0.47	£0.45	£0.39
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£0.47	£0.41	£0.34	£0.28	£0.24	£0.21	£0.15
14 Medium housing scheme (15 units)	15	£0.65	£1.04	£0.95	£0.86	£0.78	£0.73	£0.69	£0.60
15 Medium mixed housing/flatted scheme (30 units)	30	£0.69	£1.00	£0.88	£0.75	£0.62	£0.56	£0.49	

LB MERTON LOCAL PLAN VIABILITY

5200

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.62	£0.16	£0.13	£0.11	£0.09	£0.07	£0.06	£0.04
2 Small site 2 - 3 units (houses)	3	£0.87	£0.20	£0.17	£0.14	£0.11	£0.09	£0.08	£0.05
3 Small site 2 - 4 units (houses)	4	£1.25	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
4 Small site 3 - 5 units (houses)	5	£1.55	£0.59	£0.54	£0.48	£0.43	£0.40	£0.38	£0.32
5 Small site 4 - 5 units (flats)	5	£1.25	£0.12	£0.08	£0.04	£0.00	-£0.02	-£0.04	-£0.08
6 Small site 5 - 6 units (flats)	6	£1.50	£0.14	£0.09	£0.05	£0.00	-£0.02	-£0.04	-£0.09
7 Small site 6 - 8 units (houses)	8	£2.45	£0.89	£0.81	£0.73	£0.65	£0.60	£0.56	£0.48
8 Small site 8 - 8 units (flats)	8	£2.00	£0.19	£0.13	£0.07	£0.01	-£0.03	-£0.06	-£0.12
9 Small site 9 - 9 units (houses)	9	£2.80	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.56
10 Small site 10 - 9 units (flats)	9	£2.25	£0.19	£0.13	£0.06	-£0.00	-£0.04	-£0.07	-£0.14
11 Medium mixed housing/flatted scheme (10 units)	10	£2.00	£0.77	£0.69	£0.61	£0.53	£0.49	£0.45	£0.36
12 Medium housing scheme (10 units)	10	£1.12	£1.13	£1.03	£0.93	£0.82	£0.77	£0.72	£0.62
13 Medium mixed housing/flatted scheme (15 units)	15	£3.00	£1.05	£0.93	£0.80	£0.68	£0.62	£0.56	£0.43
14 Medium housing scheme (15 units)	15	£4.68	£1.74	£1.59	£1.43	£1.27	£1.19	£1.11	£0.95
15 Medium mixed housing/flatted scheme (30 units)	30	£4.99	£2.16	£1.92	£1.68	£1.43	£1.31	£1.19	£0.94
16 Medium housing scheme (30 units)	30	£8.76	£0.60	£0.38	£0.17	-£0.04	-£0.15	-£0.26	-£0.47
17 Medium mixed housing/flatted scheme (40 units)	40	£6.24	£2.59	£2.27	£1.94	£1.62	£1.46	£1.30	£0.98
18 Medium housing scheme (40 units)	40	£12.48	£4.01	£3.65	£3.28	£2.92	£2.74	£2.56	£2.20
19 Medium mixed housing/flatted scheme (50 units)	50	£7.49	£3.18	£2.80	£2.43	£2.05	£1.87	£1.68	£1.30
20 Medium housing scheme (50 units)	50	£15.60	£5.05	£4.59	£4.14	£3.68	£3.45	£3.22	£2.77
21 Medium mixed housing/flatted scheme (75 units)	75	£9.98	£5.22	£4.67	£4.11	£3.56	£3.28	£3.00	£2.44
22 Medium housing scheme (75 units)	75	£23.40	£7.17	£6.53	£5.89	£5.24	£4.92	£4.60	£3.95
23 Large flatted scheme (100 units)	100	£12.48	£1.92	£1.24	£0.56	-£0.12	-£0.46	-£0.81	-£1.50
24 Large flatted scheme (125 units)	125	£12.48	£1.85	£1.07	£0.29	-£0.50	-£0.89	-£1.29	-£2.08
25 Large flatted scheme (150 units)	150	£12.48	£2.25	£1.29	£0.33	-£0.64	-£1.12	-£1.61	-£2.58
26 Large flatted scheme (200 units)	200	£18.72	£3.52	£2.19	£0.85	-£0.49	-£1.17	-£1.85	-£3.22
27 Large flatted scheme (300 units)	300	£19.97	-£9.52	-£11.54	-£13.56	-£15.57	-£16.58	-£17.59	-£19.60
28 Large flatted scheme (400 units)	400	£24.96	-£13.87	-£16.36	-£18.86	-£21.36	-£22.61	-£23.85	-£26.35
29 Large flatted scheme (600 units)	600	£33.28	-£21.52	-£25.27	-£29.03	-£32.79	-£34.67	-£36.55	-£40.30
30 Large flatted scheme (1000 units)	1,000	£90.76	£12.56	£6.61	£0.67	-£5.37	-£8.43	-£11.48	-£17.58

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.16	£0.13	£0.11	£0.09	£0.07	£0.06	£0.04
2 Small site 2 - 3 units (houses)	3	£1.02	£0.20	£0.17	£0.14	£0.11	£0.09	£0.08	£0.05
3 Small site 2 - 4 units (houses)	4	£1.46	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
4 Small site 3 - 5 units (houses)	5	£1.82	£0.59	£0.54	£0.48	£0.43	£0.40	£0.38	£0.32
5 Small site 4 - 5 units (flats)	5	£1.46	£0.12	£0.08	£0.04	£0.00	-£0.02	-£0.04	-£0.08
6 Small site 5 - 6 units (flats)	6	£1.76	£0.14	£0.09	£0.05	£0.00	-£0.02	-£0.04	-£0.09
7 Small site 6 - 8 units (houses)	8	£2.87	£0.89	£0.81	£0.73	£0.65	£0.60	£0.56	£0.48
8 Small site 8 - 8 units (flats)	8	£2.34	£0.19	£0.13	£0.07	£0.01	-£0.03	-£0.06	-£0.12
9 Small site 9 - 9 units (houses)	9	£3.28	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.56
10 Small site 10 - 9 units (flats)	9	£2.63	£0.19	£0.13	£0.06	-£0.00	-£0.04	-£0.07	-£0.14
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£0.77	£0.69	£0.61	£0.53	£0.49	£0.45	£0.36
12 Medium housing scheme (10 units)	10	£3.66	£1.13	£1.03	£0.93	£0.82	£0.77	£0.72	£0.62
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.05	£0.93	£0.80	£0.68	£0.62	£0.56	£0.43
14 Medium housing scheme (15 units)	15	£5.48	£1.74	£1.59	£1.43	£1.27	£1.19	£1.11	£0.95
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£2.16	£1.92	£1.68	£1.43	£1.31	£1.19	£0.94
16 Medium housing scheme (30 units)	30	£10.27	£0.60	£0.38	£0.17	-£0.04	-£0.15	-£0.26	-£0.47
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£2.59	£2.27	£1.94	£1.62	£1.46	£1.30	£0.98
18 Medium housing scheme (40 units)	40	£14.63	£4.01	£3.65	£3.28	£2.92	£2.74	£2.56	£2.20
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£3.18	£2.80	£2.43	£2.05	£1.87	£1.68	£1.30
20 Medium housing scheme (50 units)	50	£18.28	£5.05	£4.59	£4.14	£3.68	£3.45	£3.22	£2.77
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£5.22	£4.67	£4.11	£3.56	£3.28	£3.00	£2.44
22 Medium housing scheme (75 units)	75	£27.42	£7.17	£6.53	£5.89	£5.24	£4.92	£4.60	£3.95
23 Large flatted scheme (100 units)	100	£14.63	£1.92	£1.24	£0.56	-£0.12	-£0.46	-£0.81	-£1.50
24 Large flatted scheme (125 units)	125	£14.63	£1.85	£1.07	£0.29	-£0.50	-£0.89	-£1.29	-£2.08
25 Large flatted scheme (150 units)	150	£14.63	£2.25	£1.29	£0.33	-£0.64	-£1.12	-£1.61	-£2.58
26 Large flatted scheme (200 units)	200	£21.94	£3.52	£2.19	£0.85	-£0.49	-£1.17	-£1.85	-£3.22
27 Large flatted scheme (300 units)	300	£23.40	-£9.52	-£11.54	-£13.56	-£15.57	-£16.58	-£17.59	-£19.60
28 Large flatted scheme (400 units)	400	£29.25	-£13.87	-£16.36	-£18.86	-£21.36	-£22.61	-£23.85	-£26.35
29 Large flatted scheme (600 units)	600	£39.00	-£21.52	-£25.27	-£29.03	-£32.79	-£34.67	-£36.55	-£40.30
30 Large flatted scheme (1000 units)	1,000	£106.37	£12.56	£6.61	£0.67	-£5.37	-£8.43	-£11.48	-£17.58

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.16	£0.13	£0.11	£0.09	£0.07	£0.06	£0.04
2 Small site 2 - 3 units (houses)	3	£0.33	£0.20	£0.17	£0.14	£0.11	£0.09	£0.08	£0.05
3 Small site 2 - 4 units (houses)	4	£0.47	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
4 Small site 3 - 5 units (houses)	5	£0.59	£0.59	£0.54	£0.48	£0.43	£0.40	£0.38	£0.32
5 Small site 4 - 5 units (flats)	5	£0.47	£0.12	£0.08	£0.04	£0.00	-£0.02	-£0.04	-£0.08
6 Small site 5 - 6 units (flats)	6	£0.57	£0.14	£0.09	£0.05	£0.00	-£0.02	-£0.04	-£0.09
7 Small site 6 - 8 units (houses)	8	£0.92	£0.89	£0.81	£0.73	£0.65	£0.60	£0.56	£0.48
8 Small site 8 - 8 units (flats)	8	£0.75	£0.19	£0.13	£0.07	£0.01	-£0.03	-£0.06	-£0.12
9 Small site 9 - 9 units (houses)	9	£1.06	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.56
10 Small site 10 - 9 units (flats)	9	£0.85	£0.19	£0.13	£0.06	-£0.00	-£0.04	-£0.07	-£0.14
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£0.77	£0.69	£0.61	£0.53	£0.49	£0.45	£0.36
12 Medium housing scheme (10 units)	10	£1.18	£1.13	£1.03	£0.93	£0.82	£0.77	£0.72	£0.62
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.05	£0.93	£0.80	£0.68	£0.62	£0.56	£0.43
14 Medium housing scheme (15 units)	15	£1.77	£1.74	£1.59	£1.43	£1.27	£1.19	£1.11	£0.95
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£2.16	£1.92	£1.68	£1.43	£1.31	£1.19	£0.94
16 Medium housing scheme (30 units)	30	£3.31	£0.60	£0.38	£0.17	-£0.04	-£0.15	-£0.26	-£0.47
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£2.59	£2.27	£1.94	£1.62	£1.46	£1.30	£0.98
18 Medium housing scheme (40 units)	40	£4.72	£4.01	£3.65	£3.28	£2.92	£2.74	£2.56	£2.20
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£3.18	£2.80	£2.43	£2.05	£1.87	£1.68	£1.30
20 Medium housing scheme (50 units)	50	£5.89	£5.05	£4.59	£4.14	£3.68	£3.45	£3.22	£2.77
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£5.22	£4.67	£4.11	£3.56	£3.28	£3.00	£2.44
22 Medium housing scheme (75 units)	75	£8.84	£7.17	£6.53	£5.89	£5.24	£4.92	£4.60	£3.95
23 Large flatted scheme (100 units)	100	£4.72	£1.92	£1.24	£0.56	-£0.12	-£0.46	-£0.81	-£1.50
24 Large flatted scheme (125 units)	125	£4.72	£1.85	£1.07	£0.29	-£0.50	-£0.89	-£1.29	-£2.08
25 Large flatted scheme (150 units)	150	£4.72	£2.25	£1.29	£0.33	-£0.64	-£1.12	-£1.61	-£2.58
26 Large flatted scheme (200 units)	200	£7.07	£3.52	£2.19	£0.85	-£0.49	-£1.17	-£1.85	-£3.22
27 Large flatted scheme (300 units)	300	£7.54	-£9.52	-£11.54	-£13.56	-£15.57	-£16.58	-£17.59	-£19.60
28 Large flatted scheme (400 units)	400	£9.43	-£13.87	-£16.36	-£18.86	-£21.36	-£22.61	-£23.85	-£26.35
29 Large flatted scheme (600 units)	600	£12.57	-£21.52	-£25.27	-£29.03	-£32.79	-£34.67	-£36.55	-£40.30
30 Large flatted scheme (1000 units)	1,000	£34.30	£12.56	£6.61	£0.67	-£5.37	-£8.43	-£11.48	-£17.58

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.16	£0.13	£0.11	£0.09	£0.07	£0.06	£0.04
2 Small site 2 - 3 units (houses)	3	£0.12	£0.20	£0.17	£0.14	£0.11	£0.09	£0.08	£0.05
3 Small site 2 - 4 units (houses)	4	£0.17	£0.46	£0.42	£0.38	£0.33	£0.31	£0.29	£0.25
4 Small site 3 - 5 units (houses)	5	£0.21	£0.59	£0.54	£0.48	£0.43	£0.40	£0.38	£0.32
5 Small site 4 - 5 units (flats)	5	£0.17	£0.12	£0.08	£0.04	£0.00	-£0.02	-£0.04	-£0.08
6 Small site 5 - 6 units (flats)	6	£0.21	£0.14	£0.09	£0.05	£0.00	-£0.02	-£0.04	-£0.09
7 Small site 6 - 8 units (houses)	8	£0.34	£0.89	£0.81	£0.73	£0.65	£0.60	£0.56	£0.48
8 Small site 8 - 8 units (flats)	8	£0.28	£0.19	£0.13	£0.07	£0.01	-£0.03	-£0.06	-£0.12
9 Small site 9 - 9 units (houses)	9	£0.39	£1.03	£0.94	£0.85	£0.75	£0.71	£0.66	£0.56
10 Small site 10 - 9 units (flats)	9	£0.31	£0.19	£0.13	£0.06	-£0.00	-£0.04	-£0.07	-£0.14
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£0.77	£0.69	£0.61	£0.53	£0.49	£0.45	£0.36
12 Medium housing scheme (10 units)	10	£0.43	£1.13	£1.03	£0.93	£0.82	£0.77	£0.72	£0.62
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.05	£0.93	£0.80	£0.68	£0.62	£0.56	£0.43
14 Medium housing scheme (15 units)	15	£0.65	£1.74	£1.59	£1.43	£1.27	£1.19		

LB MERTON LOCAL PLAN VIABILITY

6000

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.72	£0.28	£0.24	£0.21	£0.17	£0.15	£0.13	£0.10
2 Small site 2 - 3 units (houses)	3	£1.01	£0.35	£0.30	£0.26	£0.21	£0.19	£0.17	£0.12
3 Small site 2 - 4 units (houses)	4	£1.44	£0.67	£0.61	£0.55	£0.48	£0.45	£0.42	£0.36
4 Small site 3 - 5 units (houses)	5	£1.79	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.46
5 Small site 4 - 5 units (flats)	5	£1.44	£0.33	£0.27	£0.21	£0.15	£0.12	£0.09	£0.03
6 Small site 5 - 6 units (flats)	6	£1.73	£0.38	£0.31	£0.24	£0.17	£0.14	£0.10	£0.04
7 Small site 6 - 8 units (houses)	8	£2.82	£1.30	£1.17	£1.05	£0.93	£0.87	£0.81	£0.69
8 Small site 8 - 8 units (flats)	8	£2.30	£0.52	£0.43	£0.33	£0.24	£0.19	£0.14	£0.05
9 Small site 9 - 9 units (houses)	9	£3.23	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
10 Small site 10 - 9 units (flats)	9	£2.59	£0.55	£0.45	£0.35	£0.25	£0.20	£0.15	£0.05
11 Medium mixed housing/flatted scheme (10 units)	10	£2.30	£1.21	£1.08	£0.96	£0.83	£0.77	£0.71	£0.58
12 Medium housing scheme (10 units)	10	£3.60	£1.65	£1.50	£1.34	£1.19	£1.11	£1.03	£0.88
13 Medium mixed housing/flatted scheme (15 units)	15	£3.46	£1.71	£1.52	£1.33	£1.14	£1.05	£0.95	£0.77
14 Medium housing scheme (15 units)	15	£5.40	£2.55	£2.31	£2.07	£1.83	£1.71	£1.59	£1.35
15 Medium mixed housing/flatted scheme (30 units)	30	£5.76	£3.48	£3.11	£2.73	£2.36	£2.17	£1.98	£1.60
16 Medium housing scheme (30 units)	30	£10.11	£1.79	£1.46	£1.13	£0.80	£0.63	£0.46	£0.13
17 Medium mixed housing/flatted scheme (40 units)	40	£7.20	£4.34	£3.84	£3.34	£2.85	£2.60	£2.35	£1.85
18 Medium housing scheme (40 units)	40	£14.40	£5.94	£5.38	£4.83	£4.27	£3.99	£3.72	£3.16
19 Medium mixed housing/flatted scheme (50 units)	50	£8.64	£5.25	£4.67	£4.09	£3.50	£3.21	£2.92	£2.34
20 Medium housing scheme (50 units)	50	£18.00	£7.48	£6.78	£6.08	£5.38	£5.03	£4.68	£3.98
21 Medium mixed housing/flatted scheme (75 units)	75	£11.52	£8.41	£7.54	£6.66	£5.79	£5.35	£4.91	£4.04
22 Medium housing scheme (75 units)	75	£27.00	£10.73	£9.73	£8.72	£7.72	£7.22	£6.72	£5.72
23 Large flatted scheme (100 units)	100	£14.40	£5.78	£4.72	£3.66	£2.60	£2.07	£1.54	£0.48
24 Large flatted scheme (125 units)	125	£14.40	£6.47	£5.23	£4.00	£2.76	£2.15	£1.53	£0.29
25 Large flatted scheme (150 units)	150	£14.40	£7.92	£6.41	£4.89	£3.37	£2.81	£1.85	£0.33
26 Large flatted scheme (200 units)	200	£21.60	£11.12	£9.04	£6.94	£4.84	£3.80	£2.75	£0.65
27 Large flatted scheme (300 units)	300	£23.04	£1.90	£1.20	£0.45	£0.52	£0.10	£0.68	£13.85
28 Large flatted scheme (400 units)	400	£28.80	£0.99	£2.94	£6.93	£10.92	£12.91	£14.90	£18.89
29 Large flatted scheme (600 units)	600	£38.40	£0.68	£5.21	£11.12	£17.12	£23.11	£29.11	£29.11
30 Large flatted scheme (1000 units)	1,000	£104.73	£47.55	£38.16	£28.77	£19.38	£14.68	£9.95	£0.48

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.28	£0.24	£0.21	£0.17	£0.15	£0.13	£0.10
2 Small site 2 - 3 units (houses)	3	£1.02	£0.35	£0.30	£0.26	£0.21	£0.19	£0.17	£0.12
3 Small site 2 - 4 units (houses)	4	£1.46	£0.67	£0.61	£0.55	£0.48	£0.45	£0.42	£0.36
4 Small site 3 - 5 units (houses)	5	£1.82	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.46
5 Small site 4 - 5 units (flats)	5	£1.46	£0.33	£0.27	£0.21	£0.15	£0.12	£0.09	£0.03
6 Small site 5 - 6 units (flats)	6	£1.76	£0.38	£0.31	£0.24	£0.17	£0.14	£0.10	£0.04
7 Small site 6 - 8 units (houses)	8	£2.87	£1.30	£1.17	£1.05	£0.93	£0.87	£0.81	£0.69
8 Small site 8 - 8 units (flats)	8	£2.34	£0.52	£0.43	£0.33	£0.24	£0.19	£0.14	£0.05
9 Small site 9 - 9 units (houses)	9	£3.28	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
10 Small site 10 - 9 units (flats)	9	£2.63	£0.55	£0.45	£0.35	£0.25	£0.20	£0.15	£0.05
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.21	£1.08	£0.96	£0.83	£0.77	£0.71	£0.58
12 Medium housing scheme (10 units)	10	£3.66	£1.65	£1.50	£1.34	£1.19	£1.11	£1.03	£0.88
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£1.71	£1.52	£1.33	£1.14	£1.05	£0.95	£0.77
14 Medium housing scheme (15 units)	15	£5.48	£2.55	£2.31	£2.07	£1.83	£1.71	£1.59	£1.35
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£3.48	£3.11	£2.73	£2.36	£2.17	£1.98	£1.60
16 Medium housing scheme (30 units)	30	£10.27	£1.79	£1.46	£1.13	£0.80	£0.63	£0.46	£0.13
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£4.34	£3.84	£3.34	£2.85	£2.60	£2.35	£1.85
18 Medium housing scheme (40 units)	40	£14.63	£5.94	£5.38	£4.83	£4.27	£3.99	£3.72	£3.16
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£5.25	£4.67	£4.09	£3.50	£3.21	£2.92	£2.34
20 Medium housing scheme (50 units)	50	£18.28	£7.48	£6.78	£6.08	£5.38	£5.03	£4.68	£3.98
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£8.41	£7.54	£6.66	£5.79	£5.35	£4.91	£4.04
22 Medium housing scheme (75 units)	75	£27.42	£10.73	£9.73	£8.72	£7.72	£7.22	£6.72	£5.72
23 Large flatted scheme (100 units)	100	£14.63	£5.78	£4.72	£3.66	£2.60	£2.07	£1.54	£0.48
24 Large flatted scheme (125 units)	125	£14.63	£6.47	£5.23	£4.00	£2.76	£2.15	£1.53	£0.29
25 Large flatted scheme (150 units)	150	£14.63	£7.92	£6.41	£4.89	£3.37	£2.81	£1.85	£0.33
26 Large flatted scheme (200 units)	200	£21.94	£11.12	£9.04	£6.94	£4.84	£3.80	£2.75	£0.65
27 Large flatted scheme (300 units)	300	£23.40	£1.90	£1.20	£0.45	£0.52	£0.10	£0.68	£13.85
28 Large flatted scheme (400 units)	400	£29.25	£0.99	£2.94	£6.93	£10.92	£12.91	£14.90	£18.89
29 Large flatted scheme (600 units)	600	£39.00	£0.68	£5.21	£11.12	£17.12	£23.11	£29.11	£29.11
30 Large flatted scheme (1000 units)	1,000	£106.37	£47.55	£38.16	£28.77	£19.38	£14.68	£9.95	£0.48

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.28	£0.24	£0.21	£0.17	£0.15	£0.13	£0.10
2 Small site 2 - 3 units (houses)	3	£0.33	£0.35	£0.30	£0.26	£0.21	£0.19	£0.17	£0.12
3 Small site 2 - 4 units (houses)	4	£0.47	£0.67	£0.61	£0.55	£0.48	£0.45	£0.42	£0.36
4 Small site 3 - 5 units (houses)	5	£0.59	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.46
5 Small site 4 - 5 units (flats)	5	£0.47	£0.33	£0.27	£0.21	£0.15	£0.12	£0.09	£0.03
6 Small site 5 - 6 units (flats)	6	£0.57	£0.38	£0.31	£0.24	£0.17	£0.14	£0.10	£0.04
7 Small site 6 - 8 units (houses)	8	£0.92	£1.30	£1.17	£1.05	£0.93	£0.87	£0.81	£0.69
8 Small site 8 - 8 units (flats)	8	£0.75	£0.52	£0.43	£0.33	£0.24	£0.19	£0.14	£0.05
9 Small site 9 - 9 units (houses)	9	£1.06	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
10 Small site 10 - 9 units (flats)	9	£0.85	£0.55	£0.45	£0.35	£0.25	£0.20	£0.15	£0.05
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.21	£1.08	£0.96	£0.83	£0.77	£0.71	£0.58
12 Medium housing scheme (10 units)	10	£1.18	£1.65	£1.50	£1.34	£1.19	£1.11	£1.03	£0.88
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£1.71	£1.52	£1.33	£1.14	£1.05	£0.95	£0.77
14 Medium housing scheme (15 units)	15	£1.77	£2.55	£2.31	£2.07	£1.83	£1.71	£1.59	£1.35
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£3.48	£3.11	£2.73	£2.36	£2.17	£1.98	£1.60
16 Medium housing scheme (30 units)	30	£3.31	£1.79	£1.46	£1.13	£0.80	£0.63	£0.46	£0.13
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£4.34	£3.84	£3.34	£2.85	£2.60	£2.35	£1.85
18 Medium housing scheme (40 units)	40	£4.72	£5.94	£5.38	£4.83	£4.27	£3.99	£3.72	£3.16
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£5.25	£4.67	£4.09	£3.50	£3.21	£2.92	£2.34
20 Medium housing scheme (50 units)	50	£5.89	£7.48	£6.78	£6.08	£5.38	£5.03	£4.68	£3.98
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£8.41	£7.54	£6.66	£5.79	£5.35	£4.91	£4.04
22 Medium housing scheme (75 units)	75	£8.84	£10.73	£9.73	£8.72	£7.72	£7.22	£6.72	£5.72
23 Large flatted scheme (100 units)	100	£4.72	£5.78	£4.72	£3.66	£2.60	£2.07	£1.54	£0.48
24 Large flatted scheme (125 units)	125	£4.72	£6.47	£5.23	£4.00	£2.76	£2.15	£1.53	£0.29
25 Large flatted scheme (150 units)	150	£4.72	£7.92	£6.41	£4.89	£3.37	£2.81	£1.85	£0.33
26 Large flatted scheme (200 units)	200	£7.07	£11.12	£9.04	£6.94	£4.84	£3.80	£2.75	£0.65
27 Large flatted scheme (300 units)	300	£7.54	£1.90	£1.20	£0.45	£0.52	£0.10	£0.68	£13.85
28 Large flatted scheme (400 units)	400	£9.43	£0.99	£2.94	£6.93	£10.92	£12.91	£14.90	£18.89
29 Large flatted scheme (600 units)	600	£12.57	£0.68	£5.21	£11.12	£17.12	£23.11	£29.11	£29.11
30 Large flatted scheme (1000 units)	1,000	£34.30	£47.55	£38.16	£28.77	£19.38	£14.68	£9.95	£0.48

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.28	£0.24	£0.21	£0.17	£0.15	£0.13	£0.10
2 Small site 2 - 3 units (houses)	3	£0.12	£0.35	£0.30	£0.26	£0.21	£0.19	£0.17	£0.12
3 Small site 2 - 4 units (houses)	4	£0.17	£0.67	£0.61	£0.55	£0.48	£0.45	£0.42	£0.36
4 Small site 3 - 5 units (houses)	5	£0.21	£0.86	£0.78	£0.70	£0.62	£0.58	£0.54	£0.46
5 Small site 4 - 5 units (flats)	5	£0.17	£0.33	£0.27	£0.21	£0.15	£0.12	£0.09	£0.03
6 Small site 5 - 6 units (flats)	6	£0.21	£0.38	£0.31	£0.24	£0.17	£0.14	£0.10	£0.04
7 Small site 6 - 8 units (houses)	8	£0.34	£1.30	£1.17	£1.05	£0.93	£0.87	£0.81	£0.69
8 Small site 8 - 8 units (flats)	8	£0.28	£0.52	£0.43	£0.33	£0.24	£0.19	£0.14	£0.05
9 Small site 9 - 9 units (houses)	9	£0.39	£1.51	£1.37	£1.23	£1.08	£1.01	£0.94	£0.80
10 Small site 10 - 9 units (flats)	9	£0.31	£0.55	£0.45	£0.35	£0.25	£0.20	£0.15	£0.05
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.21	£1.08	£0.96	£0.83	£0.77	£0.71	£0.58
12 Medium housing scheme (10 units)	10	£0.43	£1.65	£1.50	£1.34	£1.19	£1.11	£1.03	£0.88
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£1.71	£1.52	£1.33	£1.14	£1.05	£0.95	£0.77
14 Medium housing scheme (15 units)	15	£0.65	£2.55	£2.31	£2.07				

LB MERTON LOCAL PLAN VIABILITY

6700

70% 30%

CTL + X to run macro

BLVs

BLV per ha

BLV: EXISTING RESIDENTIAL		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Small site 1 - 2 units (houses)	2	£0.80	£0.38	£0.34	£0.29	£0.24	£0.22	£0.20	£0.15
2	Small site 2 - 3 units (houses)	3	£1.13	£0.48	£0.42	£0.36	£0.30	£0.27	£0.25	£0.19
3	Small site 2 - 4 units (houses)	4	£1.61	£0.86	£0.77	£0.69	£0.61	£0.57	£0.53	£0.45
4	Small site 3 - 5 units (houses)	5	£2.00	£1.10	£0.99	£0.89	£0.79	£0.73	£0.68	£0.58
5	Small site 4 - 5 units (flats)	5	£1.61	£0.52	£0.44	£0.36	£0.28	£0.24	£0.20	£0.13
6	Small site 5 - 6 units (flats)	6	£1.93	£0.59	£0.50	£0.41	£0.32	£0.28	£0.23	£0.14
7	Small site 6 - 8 units (houses)	8	£3.15	£1.65	£1.50	£1.34	£1.18	£1.10	£1.02	£0.86
8	Small site 8 - 8 units (flats)	8	£2.57	£0.81	£0.69	£0.57	£0.44	£0.38	£0.32	£0.20
9	Small site 9 - 9 units (houses)	9	£3.60	£1.93	£1.74	£1.56	£1.38	£1.28	£1.19	£1.01
10	Small site 10 - 9 units (flats)	9	£2.89	£0.87	£0.74	£0.60	£0.47	£0.40	£0.34	£0.20
11	Medium mixed housing/flatted scheme (10 units)	10	£2.57	£1.59	£1.43	£1.26	£1.10	£1.02	£0.93	£0.77
12	Medium housing scheme (10 units)	10	£4.02	£2.11	£1.91	£1.71	£1.51	£1.40	£1.30	£1.10
13	Medium mixed housing/flatted scheme (15 units)	15	£3.86	£2.29	£2.04	£1.79	£1.55	£1.42	£1.30	£1.05
14	Medium housing scheme (15 units)	15	£6.03	£3.25	£2.94	£2.63	£2.32	£2.17	£2.01	£1.70
15	Medium mixed housing/flatted scheme (30 units)	30	£6.43	£4.64	£4.15	£3.66	£3.17	£2.92	£2.67	£2.18
16	Medium housing scheme (30 units)	30	£11.29	£2.82	£2.39	£1.96	£1.52	£1.31	£1.09	£0.66
17	Medium mixed housing/flatted scheme (40 units)	40	£8.04	£5.87	£5.22	£4.57	£3.92	£3.59	£3.27	£2.62
18	Medium housing scheme (40 units)	40	£16.08	£7.63	£6.91	£6.18	£5.46	£5.09	£4.73	£4.01
19	Medium mixed housing/flatted scheme (50 units)	50	£9.65	£7.06	£6.30	£5.54	£4.77	£4.39	£4.01	£3.25
20	Medium housing scheme (50 units)	50	£20.10	£9.61	£8.69	£7.78	£6.87	£6.41	£5.96	£5.04
21	Medium mixed housing/flatted scheme (75 units)	75	£12.86	£11.19	£10.04	£8.89	£7.73	£7.16	£6.58	£5.43
22	Medium housing scheme (75 units)	75	£30.15	£13.82	£12.51	£11.20	£9.89	£9.23	£8.58	£7.26
23	Large flatted scheme (100 units)	100	£16.08	£9.16	£7.76	£6.36	£4.97	£4.27	£3.57	£2.17
24	Large flatted scheme (125 units)	125	£16.08	£10.51	£8.87	£7.23	£5.59	£4.77	£3.95	£2.31
25	Large flatted scheme (150 units)	150	£16.08	£12.89	£10.87	£8.86	£6.84	£5.84	£4.83	£2.82
26	Large flatted scheme (200 units)	200	£24.12	£17.71	£14.96	£12.22	£9.48	£8.11	£6.73	£3.98
27	Large flatted scheme (300 units)	300	£25.73	£11.69	£7.63	£3.57	£0.50	£2.56	£4.64	£8.82
28	Large flatted scheme (400 units)	400	£32.16	£13.67	£8.52	£3.38	£1.80	£4.43	£7.07	£12.37
29	Large flatted scheme (600 units)	600	£42.88	£19.63	£11.98	£4.26	£3.51	£7.43	£11.36	£19.32
30	Large flatted scheme (1000 units)	1,000	£116.95	£77.87	£65.51	£53.15	£40.72	£34.50	£28.28	£15.84

Site area (£m)	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£32.16	£15.25	£13.40	£11.55	£9.70	£8.78	£7.85	£6.00
0.04	£32.16	£13.70	£12.03	£10.36	£8.69	£7.85	£7.02	£5.35
0.05	£32.16	£17.12	£15.48	£13.85	£12.22	£11.41	£10.59	£8.96
0.06	£32.16	£17.67	£15.99	£14.30	£12.62	£11.78	£10.94	£9.26
0.05	£32.16	£10.39	£8.81	£7.24	£5.66	£4.87	£4.08	£2.51
0.06	£32.16	£9.84	£8.34	£6.84	£5.35	£4.60	£3.85	£2.36
0.10	£32.16	£16.87	£15.26	£13.65	£12.04	£11.23	£10.43	£8.82
0.08	£32.16	£10.18	£8.64	£7.09	£5.54	£4.77	£4.00	£2.45
0.11	£32.16	£17.20	£15.56	£13.92	£12.28	£11.46	£10.64	£9.01
0.09	£32.16	£9.65	£8.17	£6.70	£5.22	£4.48	£3.74	£2.27
0.08	£32.16	£19.87	£17.82	£15.77	£13.73	£12.71	£11.68	£9.64
0.13	£32.16	£16.86	£15.26	£13.65	£12.04	£11.24	£10.43	£8.83
0.12	£32.16	£19.07	£17.01	£14.95	£12.89	£11.87	£10.84	£8.78
0.19	£32.16	£17.33	£15.68	£14.03	£12.38	£11.55	£10.73	£9.08
0.20	£32.16	£23.20	£20.75	£18.29	£15.83	£14.60	£13.37	£10.91
0.35	£32.16	£8.04	£6.81	£5.57	£4.34	£3.72	£3.10	£1.87
0.25	£32.16	£23.48	£20.88	£18.28	£15.68	£14.38	£13.08	£10.47
0.50	£32.16	£15.26	£13.81	£12.36	£10.91	£10.19	£9.46	£8.01
0.30	£32.16	£23.54	£21.00	£18.46	£15.91	£14.64	£13.37	£10.83
0.62	£32.16	£15.37	£13.91	£12.45	£10.99	£10.26	£9.53	£8.07
0.40	£32.16	£27.98	£25.10	£22.22	£19.33	£17.89	£16.45	£13.57
0.94	£32.16	£14.74	£13.34	£11.94	£10.55	£9.85	£9.15	£7.75
0.50	£32.16	£18.32	£16.52	£14.73	£12.93	£12.14	£11.34	£10.54
0.50	£32.16	£21.02	£17.74	£14.46	£11.18	£9.54	£7.90	£6.26
0.50	£32.16	£25.77	£21.74	£17.72	£13.69	£11.67	£9.66	£5.63
0.75	£32.16	£23.61	£19.95	£16.29	£12.64	£10.81	£8.98	£5.31
0.80	£32.16	£14.61	£9.54	£4.46	£0.62	£3.19	£5.80	£11.02
1.00	£32.16	£13.67	£8.52	£3.38	£1.80	£4.43	£7.07	£12.37
1.33	£32.16	£14.72	£8.99	£3.20	£2.63	£5.57	£8.52	£14.49
3.64	£32.16	£21.42	£18.02	£14.62	£11.20	£9.49	£7.78	£4.36

Community	BLV per ha
Existing residential	£3,453,132
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		No of units	BLV (£/m)	Residual land values (£/m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Small site 1 - 2 units (houses)	2	£0.73	£0.38	£0.34	£0.29	£0.24	£0.22	£0.20	£0.15
2	Small site 2 - 3 units (houses)	3	£1.02	£0.48	£0.42	£0.36	£0.30	£0.27	£0.25	£0.19
3	Small site 2 - 4 units (houses)	4	£1.46	£0.86	£0.77	£0.69	£0.61	£0.57	£0.53	£0.45
4	Small site 3 - 5 units (houses)	5	£1.82	£1.10	£0.99	£0.89	£0.79	£0.73	£0.68	£0.58
5	Small site 4 - 5 units (flats)	5	£1.46	£0.52	£0.44	£0.36	£0.28	£0.24	£0.20	£0.13
6	Small site 5 - 6 units (flats)	6	£1.76	£0.59	£0.50	£0.41	£0.32	£0.28	£0.23	£0.14
7	Small site 6 - 8 units (houses)	8	£2.87	£1.65	£1.50	£1.34	£1.18	£1.10	£1.02	£0.86
8	Small site 8 - 8 units (flats)	8	£2.34	£0.81	£0.69	£0.57	£0.44	£0.38	£0.32	£0.20
9	Small site 9 - 9 units (houses)	9	£3.28	£1.93	£1.74	£1.56	£1.38	£1.28	£1.19	£1.01
10	Small site 10 - 9 units (flats)	9	£2.63	£0.87	£0.74	£0.60	£0.47	£0.40	£0.34	£0.20
11	Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.59	£1.43	£1.26	£1.10	£1.02	£0.93	£0.77
12	Medium housing scheme (10 units)	10	£3.66	£2.11	£1.91	£1.71	£1.51	£1.40	£1.30	£1.10
13	Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.29	£2.04	£1.79	£1.55	£1.42	£1.30	£1.05
14	Medium housing scheme (15 units)	15	£5.48	£3.25	£2.94	£2.63	£2.32	£2.17	£2.01	£1.70
15	Medium mixed housing/flatted scheme (30 units)	30	£5.85	£4.64	£4.15	£3.66	£3.17	£2.92	£2.67	£2.18
16	Medium housing scheme (30 units)	30	£10.27	£2.82	£2.39	£1.96	£1.52	£1.31	£1.09	£0.66
17	Medium mixed housing/flatted scheme (40 units)	40	£7.31	£5.87	£5.22	£4.57	£3.92	£3.59	£3.27	£2.62
18	Medium housing scheme (40 units)	40	£14.63	£7.63	£6.91	£6.18	£5.46	£5.09	£4.73	£4.01
19	Medium mixed housing/flatted scheme (50 units)	50	£8.78	£7.06	£6.30	£5.54	£4.77	£4.39	£4.01	£3.25
20	Medium housing scheme (50 units)	50	£18.28	£9.61	£8.69	£7.78	£6.87	£6.41	£5.96	£5.04
21	Medium mixed housing/flatted scheme (75 units)	75	£11.70	£11.19	£10.04	£8.89	£7.73	£7.16	£6.58	£5.43
22	Medium housing scheme (75 units)	75	£27.42	£13.82	£12.51	£11.20	£9.89	£9.23	£8.58	£7.26
23	Large flatted scheme (100 units)	100	£14.63	£9.16	£7.76	£6.36	£4.97	£4.27	£3.57	£2.17
24	Large flatted scheme (125 units)	125	£14.63	£10.51	£8.87	£7.23	£5.59	£4.77	£3.95	£2.31
25	Large flatted scheme (150 units)	150	£14.63	£12.89	£10.87	£8.86	£6.84	£5.84	£4.83	£2.82
26	Large flatted scheme (200 units)	200	£21.94	£17.71	£14.96	£12.22	£9.48	£8.11	£6.73	£3.98
27	Large flatted scheme (300 units)	300	£23.40	£11.69	£7.63	£3.57	£0.50	£2.56	£4.64	£8.82
28	Large flatted scheme (400 units)	400	£29.25	£13.67	£8.52	£3.38	£1.80	£4.43	£7.07	£12.37
29	Large flatted scheme (600 units)	600	£39.00	£19.63	£11.98	£4.26	£3.51	£7.43	£11.36	£19.32
30	Large flatted scheme (1000 units)	1,000	£106.37	£77.87	£65.51	£53.15	£40.72	£34.50	£28.28	£15.84

Site area (£m)	BLV per ha (£/m)	Residual land values (£/m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.03	£29.25	£15.25	£13.40	£11.55	£9.70	£8.78	£7.85	£6.00
0.04	£29.25	£13.70	£12.03	£10.36	£8.69	£7.85	£7.02	£5.35
0.05	£29.25	£17.12	£15.48	£13.85	£12.22	£11.41	£10.59	£8.96
0.06	£29.25	£17.67	£15.99	£14.30	£12.62	£11.78	£10.94	£9.26
0.05	£29.25	£10.39	£8.81	£7.24	£5.66	£4.87	£4.08	£2.51
0.06	£29.25	£9.84	£8.34	£6.84	£5.35	£4.60	£3.85	£2.36
0.10	£29.25	£16.87	£15.26	£13.65	£12.04	£11.23	£10.43	£8.82
0.08	£29.25	£10.18	£8.64	£7.09	£5.54	£4.77	£4.00	£2.45
0.11	£29.25	£17.20	£15.56	£13.92	£12.28	£11.46	£10.64	£9.01
0.09	£29.25	£9.65	£8.17	£6.70	£5.22	£4.48	£3.74	£2.27
0.08	£29.25	£19.87	£17.82	£15.77	£13.73	£12.71	£11.68	£9.64
0.13	£29.25	£16.86	£15.26	£13.65	£12.04	£11.24	£10.43	£8.83
0.12	£29.25	£19.07	£17.01	£14.95	£12.89	£11.87	£10.84	£8.78
0.19	£29.2							

LB MERTON LOCAL PLAN VIABILITY

7500

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.90	£0.47	£0.42	£0.36	£0.31	£0.28	£0.25	£0.20
2 Small site 2 - 3 units (houses)	3	£1.26	£0.60	£0.53	£0.46	£0.39	£0.35	£0.32	£0.25
3 Small site 2 - 4 units (houses)	4	£1.80	£1.02	£0.92	£0.82	£0.72	£0.68	£0.63	£0.53
4 Small site 3 - 5 units (houses)	5	£2.24	£1.31	£1.18	£1.06	£0.93	£0.87	£0.81	£0.68
5 Small site 4 - 5 units (flats)	5	£1.80	£0.67	£0.58	£0.48	£0.39	£0.34	£0.30	£0.20
6 Small site 5 - 6 units (flats)	6	£2.16	£0.76	£0.66	£0.55	£0.44	£0.39	£0.34	£0.23
7 Small site 6 - 8 units (houses)	8	£3.53	£1.97	£1.78	£1.59	£1.40	£1.30	£1.21	£1.02
8 Small site 8 - 8 units (flats)	8	£2.88	£1.05	£0.91	£0.76	£0.61	£0.54	£0.46	£0.32
9 Small site 9 - 9 units (houses)	9	£4.03	£2.29	£2.07	£1.85	£1.63	£1.52	£1.41	£1.19
10 Small site 10 - 9 units (flats)	9	£3.24	£1.13	£0.97	£0.81	£0.65	£0.57	£0.49	£0.33
11 Medium mixed housing/flatted scheme (10 units)	10	£2.88	£1.92	£1.72	£1.52	£1.33	£1.23	£1.13	£0.93
12 Medium housing scheme (10 units)	10	£4.50	£2.51	£2.27	£2.02	£1.78	£1.66	£1.54	£1.30
13 Medium mixed housing/flatted scheme (15 units)	15	£4.32	£2.78	£2.48	£2.19	£1.89	£1.74	£1.59	£1.30
14 Medium housing scheme (15 units)	15	£6.75	£3.86	£3.49	£3.12	£2.75	£2.56	£2.38	£2.01
15 Medium mixed housing/flatted scheme (30 units)	30	£7.20	£5.62	£5.03	£4.44	£3.85	£3.56	£3.26	£2.67
16 Medium housing scheme (30 units)	30	£12.64	£3.67	£3.15	£2.63	£2.12	£1.86	£1.60	£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£9.00	£7.16	£6.38	£5.61	£4.83	£4.44	£4.05	£3.27
18 Medium housing scheme (40 units)	40	£18.00	£9.10	£8.22	£7.35	£6.48	£6.05	£5.61	£4.74
19 Medium mixed housing/flatted scheme (50 units)	50	£10.80	£8.59	£7.68	£6.76	£5.84	£5.39	£4.93	£4.01
20 Medium housing scheme (50 units)	50	£22.50	£11.45	£10.35	£9.26	£8.16	£7.61	£7.06	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£14.40	£13.53	£12.14	£10.76	£9.37	£8.68	£7.98	£6.59
22 Medium housing scheme (75 units)	75	£33.75	£16.49	£14.91	£13.33	£11.75	£10.97	£10.18	£8.60
23 Large flatted scheme (100 units)	100	£18.00	£11.90	£10.23	£8.56	£6.89	£6.05	£5.21	£3.54
24 Large flatted scheme (125 units)	125	£18.00	£13.77	£11.80	£9.84	£7.87	£6.89	£5.91	£3.94
25 Large flatted scheme (150 units)	150	£18.00	£16.89	£14.48	£12.06	£9.65	£8.44	£7.23	£4.82
26 Large flatted scheme (200 units)	200	£27.00	£23.06	£19.79	£16.51	£13.23	£11.59	£9.95	£6.67
27 Large flatted scheme (300 units)	300	£28.80	£19.63	£14.79	£9.94	£5.08	£2.85	£0.23	£-4.72
28 Large flatted scheme (400 units)	400	£36.00	£23.86	£17.70	£11.53	£5.36	£2.28	£-0.82	£-7.12
29 Large flatted scheme (600 units)	600	£48.00	£34.65	£25.50	£16.36	£7.19	£2.56	£-2.09	£-11.48
30 Large flatted scheme (1000 units)	1,000	£130.91	£101.79	£87.09	£72.33	£57.58	£50.20	£42.81	£27.95

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.47	£0.42	£0.36	£0.31	£0.28	£0.25	£0.20
2 Small site 2 - 3 units (houses)	3	£1.02	£0.60	£0.53	£0.46	£0.39	£0.35	£0.32	£0.25
3 Small site 2 - 4 units (houses)	4	£1.46	£1.02	£0.92	£0.82	£0.72	£0.68	£0.63	£0.53
4 Small site 3 - 5 units (houses)	5	£1.82	£1.31	£1.18	£1.06	£0.93	£0.87	£0.81	£0.68
5 Small site 4 - 5 units (flats)	5	£1.46	£0.67	£0.58	£0.48	£0.39	£0.34	£0.30	£0.20
6 Small site 5 - 6 units (flats)	6	£1.76	£0.76	£0.66	£0.55	£0.44	£0.39	£0.34	£0.23
7 Small site 6 - 8 units (houses)	8	£2.87	£1.97	£1.78	£1.59	£1.40	£1.30	£1.21	£1.02
8 Small site 8 - 8 units (flats)	8	£2.34	£1.05	£0.91	£0.76	£0.61	£0.54	£0.46	£0.32
9 Small site 9 - 9 units (houses)	9	£3.28	£2.29	£2.07	£1.85	£1.63	£1.52	£1.41	£1.19
10 Small site 10 - 9 units (flats)	9	£2.63	£1.13	£0.97	£0.81	£0.65	£0.57	£0.49	£0.33
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£1.92	£1.72	£1.52	£1.33	£1.23	£1.13	£0.93
12 Medium housing scheme (10 units)	10	£3.66	£2.51	£2.27	£2.02	£1.78	£1.66	£1.54	£1.30
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£2.78	£2.48	£2.19	£1.89	£1.74	£1.59	£1.30
14 Medium housing scheme (15 units)	15	£5.48	£3.86	£3.49	£3.12	£2.75	£2.56	£2.38	£2.01
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£5.62	£5.03	£4.44	£3.85	£3.56	£3.26	£2.67
16 Medium housing scheme (30 units)	30	£10.27	£3.67	£3.15	£2.63	£2.12	£1.86	£1.60	£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£7.16	£6.38	£5.61	£4.83	£4.44	£4.05	£3.27
18 Medium housing scheme (40 units)	40	£14.63	£9.10	£8.22	£7.35	£6.48	£6.05	£5.61	£4.74
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£8.59	£7.68	£6.76	£5.84	£5.39	£4.93	£4.01
20 Medium housing scheme (50 units)	50	£18.28	£11.45	£10.35	£9.26	£8.16	£7.61	£7.06	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£13.53	£12.14	£10.76	£9.37	£8.68	£7.98	£6.59
22 Medium housing scheme (75 units)	75	£27.42	£16.49	£14.91	£13.33	£11.75	£10.97	£10.18	£8.60
23 Large flatted scheme (100 units)	100	£14.63	£11.90	£10.23	£8.56	£6.89	£6.05	£5.21	£3.54
24 Large flatted scheme (125 units)	125	£14.63	£13.77	£11.80	£9.84	£7.87	£6.89	£5.91	£3.94
25 Large flatted scheme (150 units)	150	£14.63	£16.89	£14.48	£12.06	£9.65	£8.44	£7.23	£4.82
26 Large flatted scheme (200 units)	200	£21.94	£23.06	£19.79	£16.51	£13.23	£11.59	£9.95	£6.67
27 Large flatted scheme (300 units)	300	£23.40	£19.63	£14.79	£9.94	£5.08	£2.85	£0.23	£-4.72
28 Large flatted scheme (400 units)	400	£29.25	£23.86	£17.70	£11.53	£5.36	£2.28	£-0.82	£-7.12
29 Large flatted scheme (600 units)	600	£39.00	£34.65	£25.50	£16.36	£7.19	£2.56	£-2.09	£-11.48
30 Large flatted scheme (1000 units)	1,000	£106.37	£101.79	£87.09	£72.33	£57.58	£50.20	£42.81	£27.95

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.47	£0.42	£0.36	£0.31	£0.28	£0.25	£0.20
2 Small site 2 - 3 units (houses)	3	£0.33	£0.60	£0.53	£0.46	£0.39	£0.35	£0.32	£0.25
3 Small site 2 - 4 units (houses)	4	£0.47	£1.02	£0.92	£0.82	£0.72	£0.68	£0.63	£0.53
4 Small site 3 - 5 units (houses)	5	£0.59	£1.31	£1.18	£1.06	£0.93	£0.87	£0.81	£0.68
5 Small site 4 - 5 units (flats)	5	£0.47	£0.67	£0.58	£0.48	£0.39	£0.34	£0.30	£0.20
6 Small site 5 - 6 units (flats)	6	£0.57	£0.76	£0.66	£0.55	£0.44	£0.39	£0.34	£0.23
7 Small site 6 - 8 units (houses)	8	£0.92	£1.97	£1.78	£1.59	£1.40	£1.30	£1.21	£1.02
8 Small site 8 - 8 units (flats)	8	£0.75	£1.05	£0.91	£0.76	£0.61	£0.54	£0.46	£0.32
9 Small site 9 - 9 units (houses)	9	£1.06	£2.29	£2.07	£1.85	£1.63	£1.52	£1.41	£1.19
10 Small site 10 - 9 units (flats)	9	£0.85	£1.13	£0.97	£0.81	£0.65	£0.57	£0.49	£0.33
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£1.92	£1.72	£1.52	£1.33	£1.23	£1.13	£0.93
12 Medium housing scheme (10 units)	10	£1.18	£2.51	£2.27	£2.02	£1.78	£1.66	£1.54	£1.30
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£2.78	£2.48	£2.19	£1.89	£1.74	£1.59	£1.30
14 Medium housing scheme (15 units)	15	£1.77	£3.86	£3.49	£3.12	£2.75	£2.56	£2.38	£2.01
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£5.62	£5.03	£4.44	£3.85	£3.56	£3.26	£2.67
16 Medium housing scheme (30 units)	30	£3.31	£3.67	£3.15	£2.63	£2.12	£1.86	£1.60	£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£7.16	£6.38	£5.61	£4.83	£4.44	£4.05	£3.27
18 Medium housing scheme (40 units)	40	£4.72	£9.10	£8.22	£7.35	£6.48	£6.05	£5.61	£4.74
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£8.59	£7.68	£6.76	£5.84	£5.39	£4.93	£4.01
20 Medium housing scheme (50 units)	50	£5.89	£11.45	£10.35	£9.26	£8.16	£7.61	£7.06	£5.97
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£13.53	£12.14	£10.76	£9.37	£8.68	£7.98	£6.59
22 Medium housing scheme (75 units)	75	£8.84	£16.49	£14.91	£13.33	£11.75	£10.97	£10.18	£8.60
23 Large flatted scheme (100 units)	100	£4.72	£11.90	£10.23	£8.56	£6.89	£6.05	£5.21	£3.54
24 Large flatted scheme (125 units)	125	£4.72	£13.77	£11.80	£9.84	£7.87	£6.89	£5.91	£3.94
25 Large flatted scheme (150 units)	150	£4.72	£16.89	£14.48	£12.06	£9.65	£8.44	£7.23	£4.82
26 Large flatted scheme (200 units)	200	£7.07	£23.06	£19.79	£16.51	£13.23	£11.59	£9.95	£6.67
27 Large flatted scheme (300 units)	300	£7.54	£19.63	£14.79	£9.94	£5.08	£2.85	£0.23	£-4.72
28 Large flatted scheme (400 units)	400	£9.43	£23.86	£17.70	£11.53	£5.36	£2.28	£-0.82	£-7.12
29 Large flatted scheme (600 units)	600	£12.57	£34.65	£25.50	£16.36	£7.19	£2.56	£-2.09	£-11.48
30 Large flatted scheme (1000 units)	1,000	£34.30	£101.79	£87.09	£72.33	£57.58	£50.20	£42.81	£27.95

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.47	£0.42	£0.36	£0.31	£0.28	£0.25	£0.20
2 Small site 2 - 3 units (houses)	3	£0.12	£0.60	£0.53	£0.46	£0.39	£0.35	£0.32	£0.25
3 Small site 2 - 4 units (houses)	4	£0.17	£1.02	£0.92	£0.82	£0.72	£0.68	£0.63	£0.53
4 Small site 3 - 5 units (houses)	5	£0.21	£1.31	£1.18	£1.06	£0.93	£0.87	£0.81	£0.68
5 Small site 4 - 5 units (flats)	5	£0.17	£0.67	£0.58	£0.48	£0.39	£0.34	£0.30	£0.20
6 Small site 5 - 6 units (flats)	6	£0.21	£0.76	£0.66	£0.55	£0.44	£0.39	£0.34	£0.23
7 Small site 6 - 8 units (houses)	8	£0.34	£1.97	£1.78	£1.59	£1.40	£1.30	£1.21	£1.02
8 Small site 8 - 8 units (flats)	8	£0.28	£1.05	£0.91	£0.76	£0.61	£0.54	£0.46	£0.32
9 Small site 9 - 9 units (houses)	9	£0.39	£2.29	£2.07	£1.85	£1.63	£1.52	£1.41	£1.19
10 Small site 10 - 9 units (flats)	9	£0.31	£1.13	£0.97	£0.81	£0.65	£0.57	£0.49	£0.33
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£1.92	£1.72	£1.52	£1.33	£1.23	£1.13	£0.93
12 Medium housing scheme (10 units)	10	£0.43	£2.51	£2.27	£2.02	£1.78	£1.66	£1.54	£1.30
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£2.78	£2.48	£2.19	£1.89	£1.74	£1.59	£1.30
14 Medium housing scheme (15									

LB MERTON LOCAL PLAN VIABILITY

8200

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.98	£0.58	£0.51	£0.45	£0.38	£0.35	£0.31	£0.25
2 Small site 2 - 3 units (houses)	3	£1.38	£0.73	£0.64	£0.56	£0.48	£0.44	£0.39	£0.31
3 Small site 2 - 4 units (houses)	4	£1.97	£1.20	£1.09	£0.97	£0.85	£0.80	£0.74	£0.62
4 Small site 3 - 5 units (houses)	5	£2.45	£1.54	£1.39	£1.25	£1.10	£1.02	£0.95	£0.80
5 Small site 4 - 5 units (flats)	5	£1.97	£0.86	£0.75	£0.63	£0.52	£0.46	£0.41	£0.29
6 Small site 5 - 6 units (flats)	6	£2.36	£0.98	£0.85	£0.72	£0.59	£0.53	£0.46	£0.33
7 Small site 6 - 8 units (houses)	8	£3.86	£2.32	£2.10	£1.87	£1.65	£1.54	£1.42	£1.20
8 Small site 8 - 8 units (flats)	8	£3.15	£1.35	£1.17	£0.99	£0.82	£0.73	£0.64	£0.46
9 Small site 9 - 9 units (houses)	9	£4.41	£2.71	£2.44	£2.18	£1.92	£1.79	£1.66	£1.40
10 Small site 10 - 9 units (flats)	9	£3.54	£1.44	£1.25	£1.06	£0.87	£0.78	£0.68	£0.49
11 Medium mixed housing/flatted scheme (10 units)	10	£3.15	£2.29	£2.06	£1.83	£1.59	£1.47	£1.36	£1.12
12 Medium housing scheme (10 units)	10	£4.92	£2.96	£2.67	£2.39	£2.10	£1.96	£1.82	£1.53
13 Medium mixed housing/flatted scheme (15 units)	15	£4.72	£3.35	£3.00	£2.64	£2.29	£2.11	£1.94	£1.58
14 Medium housing scheme (15 units)	15	£7.38	£4.56	£4.12	£3.68	£3.24	£3.02	£2.80	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£7.87	£6.78	£6.07	£5.37	£4.66	£4.31	£3.96	£3.25
16 Medium housing scheme (30 units)	30	£13.82	£4.70	£4.08	£3.46	£2.84	£2.53	£2.22	£1.60
17 Medium mixed housing/flatted scheme (40 units)	40	£9.84	£8.70	£7.76	£6.83	£5.90	£5.43	£4.96	£4.03
18 Medium housing scheme (40 units)	40	£19.68	£10.78	£9.74	£8.70	£7.66	£7.14	£6.62	£5.58
19 Medium mixed housing/flatted scheme (50 units)	50	£11.81	£10.41	£9.31	£8.21	£7.11	£6.57	£6.02	£4.92
20 Medium housing scheme (50 units)	50	£24.60	£13.58	£12.27	£10.96	£9.65	£8.99	£8.34	£7.03
21 Medium mixed housing/flatted scheme (75 units)	75	£15.74	£16.30	£14.64	£12.97	£11.31	£10.48	£9.64	£7.98
22 Medium housing scheme (75 units)	75	£36.90	£19.58	£17.69	£15.81	£13.92	£12.98	£12.03	£10.14
23 Large flatted scheme (100 units)	100	£19.68	£15.28	£13.27	£11.26	£9.25	£8.24	£7.24	£5.23
24 Large flatted scheme (125 units)	125	£19.68	£17.81	£15.44	£13.07	£10.70	£9.51	£8.33	£5.96
25 Large flatted scheme (150 units)	150	£19.68	£21.85	£18.94	£16.03	£13.12	£11.67	£10.21	£7.30
26 Large flatted scheme (200 units)	200	£29.52	£29.64	£25.71	£21.78	£17.84	£15.87	£13.90	£9.96
27 Large flatted scheme (300 units)	300	£31.49	£29.30	£23.52	£17.73	£11.93	£9.01	£6.10	£0.26
28 Large flatted scheme (400 units)	400	£39.36	£36.40	£29.03	£21.66	£14.24	£10.52	£6.81	£-0.64
29 Large flatted scheme (600 units)	600	£52.48	£53.37	£42.41	£31.38	£20.36	£14.85	£9.34	£-1.82
30 Large flatted scheme (1000 units)	1,000	£143.13	£131.65	£113.97	£96.28	£78.60	£69.76	£60.91	£43.13

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.58	£0.51	£0.45	£0.38	£0.35	£0.31	£0.25
2 Small site 2 - 3 units (houses)	3	£1.02	£0.73	£0.64	£0.56	£0.48	£0.44	£0.39	£0.31
3 Small site 2 - 4 units (houses)	4	£1.46	£1.20	£1.09	£0.97	£0.85	£0.80	£0.74	£0.62
4 Small site 3 - 5 units (houses)	5	£1.82	£1.54	£1.39	£1.25	£1.10	£1.02	£0.95	£0.80
5 Small site 4 - 5 units (flats)	5	£1.46	£0.86	£0.75	£0.63	£0.52	£0.46	£0.41	£0.29
6 Small site 5 - 6 units (flats)	6	£1.76	£0.98	£0.85	£0.72	£0.59	£0.53	£0.46	£0.33
7 Small site 6 - 8 units (houses)	8	£2.87	£2.32	£2.10	£1.87	£1.65	£1.54	£1.42	£1.20
8 Small site 8 - 8 units (flats)	8	£2.34	£1.35	£1.17	£0.99	£0.82	£0.73	£0.64	£0.46
9 Small site 9 - 9 units (houses)	9	£3.28	£2.71	£2.44	£2.18	£1.92	£1.79	£1.66	£1.40
10 Small site 10 - 9 units (flats)	9	£2.63	£1.44	£1.25	£1.06	£0.87	£0.78	£0.68	£0.49
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.29	£2.06	£1.83	£1.59	£1.47	£1.36	£1.12
12 Medium housing scheme (10 units)	10	£3.66	£2.96	£2.67	£2.39	£2.10	£1.96	£1.82	£1.53
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.35	£3.00	£2.64	£2.29	£2.11	£1.94	£1.58
14 Medium housing scheme (15 units)	15	£5.48	£4.56	£4.12	£3.68	£3.24	£3.02	£2.80	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£6.78	£6.07	£5.37	£4.66	£4.31	£3.96	£3.25
16 Medium housing scheme (30 units)	30	£10.27	£4.70	£4.08	£3.46	£2.84	£2.53	£2.22	£1.60
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£8.70	£7.76	£6.83	£5.90	£5.43	£4.96	£4.03
18 Medium housing scheme (40 units)	40	£14.63	£10.78	£9.74	£8.70	£7.66	£7.14	£6.62	£5.58
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£10.41	£9.31	£8.21	£7.11	£6.57	£6.02	£4.92
20 Medium housing scheme (50 units)	50	£18.28	£13.58	£12.27	£10.96	£9.65	£8.99	£8.34	£7.03
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£16.30	£14.64	£12.97	£11.31	£10.48	£9.64	£7.98
22 Medium housing scheme (75 units)	75	£27.42	£19.58	£17.69	£15.81	£13.92	£12.98	£12.03	£10.14
23 Large flatted scheme (100 units)	100	£14.63	£15.28	£13.27	£11.26	£9.25	£8.24	£7.24	£5.23
24 Large flatted scheme (125 units)	125	£14.63	£17.81	£15.44	£13.07	£10.70	£9.51	£8.33	£5.96
25 Large flatted scheme (150 units)	150	£14.63	£21.85	£18.94	£16.03	£13.12	£11.67	£10.21	£7.30
26 Large flatted scheme (200 units)	200	£21.94	£29.64	£25.71	£21.78	£17.84	£15.87	£13.90	£9.96
27 Large flatted scheme (300 units)	300	£23.40	£29.30	£23.52	£17.73	£11.93	£9.01	£6.10	£0.26
28 Large flatted scheme (400 units)	400	£29.25	£36.40	£29.03	£21.66	£14.24	£10.52	£6.81	£-0.64
29 Large flatted scheme (600 units)	600	£39.00	£53.37	£42.41	£31.38	£20.36	£14.85	£9.34	£-1.82
30 Large flatted scheme (1000 units)	1,000	£106.37	£131.65	£113.97	£96.28	£78.60	£69.76	£60.91	£43.13

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.58	£0.51	£0.45	£0.38	£0.35	£0.31	£0.25
2 Small site 2 - 3 units (houses)	3	£0.33	£0.73	£0.64	£0.56	£0.48	£0.44	£0.39	£0.31
3 Small site 2 - 4 units (houses)	4	£0.47	£1.20	£1.09	£0.97	£0.85	£0.80	£0.74	£0.62
4 Small site 3 - 5 units (houses)	5	£0.59	£1.54	£1.39	£1.25	£1.10	£1.02	£0.95	£0.80
5 Small site 4 - 5 units (flats)	5	£0.47	£0.86	£0.75	£0.63	£0.52	£0.46	£0.41	£0.29
6 Small site 5 - 6 units (flats)	6	£0.57	£0.98	£0.85	£0.72	£0.59	£0.53	£0.46	£0.33
7 Small site 6 - 8 units (houses)	8	£0.92	£2.32	£2.10	£1.87	£1.65	£1.54	£1.42	£1.20
8 Small site 8 - 8 units (flats)	8	£0.75	£1.35	£1.17	£0.99	£0.82	£0.73	£0.64	£0.46
9 Small site 9 - 9 units (houses)	9	£1.06	£2.71	£2.44	£2.18	£1.92	£1.79	£1.66	£1.40
10 Small site 10 - 9 units (flats)	9	£0.85	£1.44	£1.25	£1.06	£0.87	£0.78	£0.68	£0.49
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.29	£2.06	£1.83	£1.59	£1.47	£1.36	£1.12
12 Medium housing scheme (10 units)	10	£1.18	£2.96	£2.67	£2.39	£2.10	£1.96	£1.82	£1.53
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.35	£3.00	£2.64	£2.29	£2.11	£1.94	£1.58
14 Medium housing scheme (15 units)	15	£1.77	£4.56	£4.12	£3.68	£3.24	£3.02	£2.80	£2.36
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£6.78	£6.07	£5.37	£4.66	£4.31	£3.96	£3.25
16 Medium housing scheme (30 units)	30	£3.31	£4.70	£4.08	£3.46	£2.84	£2.53	£2.22	£1.60
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£8.70	£7.76	£6.83	£5.90	£5.43	£4.96	£4.03
18 Medium housing scheme (40 units)	40	£4.72	£10.78	£9.74	£8.70	£7.66	£7.14	£6.62	£5.58
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£10.41	£9.31	£8.21	£7.11	£6.57	£6.02	£4.92
20 Medium housing scheme (50 units)	50	£5.89	£13.58	£12.27	£10.96	£9.65	£8.99	£8.34	£7.03
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£16.30	£14.64	£12.97	£11.31	£10.48	£9.64	£7.98
22 Medium housing scheme (75 units)	75	£8.84	£19.58	£17.69	£15.81	£13.92	£12.98	£12.03	£10.14
23 Large flatted scheme (100 units)	100	£4.72	£15.28	£13.27	£11.26	£9.25	£8.24	£7.24	£5.23
24 Large flatted scheme (125 units)	125	£4.72	£17.81	£15.44	£13.07	£10.70	£9.51	£8.33	£5.96
25 Large flatted scheme (150 units)	150	£4.72	£21.85	£18.94	£16.03	£13.12	£11.67	£10.21	£7.30
26 Large flatted scheme (200 units)	200	£7.07	£29.64	£25.71	£21.78	£17.84	£15.87	£13.90	£9.96
27 Large flatted scheme (300 units)	300	£7.54	£29.30	£23.52	£17.73	£11.93	£9.01	£6.10	£0.26
28 Large flatted scheme (400 units)	400	£9.43	£36.40	£29.03	£21.66	£14.24	£10.52	£6.81	£-0.64
29 Large flatted scheme (600 units)	600	£12.57	£53.37	£42.41	£31.38	£20.36	£14.85	£9.34	£-1.82
30 Large flatted scheme (1000 units)	1,000	£34.30	£131.65	£113.97	£96.28	£78.60	£69.76	£60.91	£43.13

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.58	£0.51	£0.45	£0.38	£0.35	£0.31	£0.25
2 Small site 2 - 3 units (houses)	3	£0.12	£0.73	£0.64	£0.56	£0.48	£0.44	£0.39	£0.31
3 Small site 2 - 4 units (houses)	4	£0.17	£1.20	£1.09	£0.97	£0.85	£0.80	£0.74	£0.62
4 Small site 3 - 5 units (houses)	5	£0.21	£1.54	£1.39	£1.25	£1.10	£1.02	£0.95	£0.80
5 Small site 4 - 5 units (flats)	5	£0.17	£0.86	£0.75	£0.63	£0.52	£0.46	£0.41	£0.29
6 Small site 5 - 6 units (flats)	6	£0.21	£0.98	£0.85	£0.72	£0.59	£0.53	£0.46	£0.33
7 Small site 6 - 8 units (houses)	8	£0.34	£2.32	£2.10	£1.87	£1.65	£1.54	£1.42	£1.20
8 Small site 8 - 8 units (flats)	8	£0.28	£1.35	£1.17	£0.99	£0.82	£0.73	£0.64	£0.46
9 Small site 9 - 9 units (houses)	9	£0.39	£2.71	£2.44	£2.18	£1.92	£1.79	£1.66	£1.40
10 Small site 10 - 9 units (flats)	9	£0.31	£1.44	£1.25	£1.06	£0.87	£0.78	£0.68	£0.49
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.29	£2.06	£1.83	£1.59	£1.47	£1.36	£1.12
12 Medium housing scheme (10 units)	10	£0.43	£2.96	£2.67	£2.39	£2.10	£1.96	£1.82	£1.53
13 Medium mixed housing/flatted scheme (15 units)	15	£0.41	£3.35	£3.00	£2.64	£2.29	£2.11	£1.94	£1.58
14 Medium housing scheme (15 units)	15	£0.65	£4.56	£4.12	£3.68				

LB MERTON LOCAL PLAN VIABILITY

8900

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.07	£0.68	£0.61	£0.53	£0.45	£0.42	£0.38	£0.30
2 Small site 2 - 3 units (houses)	3	£1.50	£0.86	£0.76	£0.67	£0.57	£0.52	£0.47	£0.38
3 Small site 2 - 4 units (houses)	4	£2.14	£1.39	£1.25	£1.12	£0.98	£0.92	£0.85	£0.71
4 Small site 3 - 5 units (houses)	5	£2.66	£1.78	£1.61	£1.43	£1.26	£1.18	£1.09	£0.92
5 Small site 4 - 5 units (flats)	5	£2.14	£1.04	£0.91	£0.78	£0.65	£0.58	£0.52	£0.39
6 Small site 5 - 6 units (flats)	6	£2.56	£1.19	£1.04	£0.89	£0.74	£0.66	£0.59	£0.44
7 Small site 6 - 8 units (houses)	8	£4.19	£2.68	£2.42	£2.16	£1.90	£1.77	£1.64	£1.38
8 Small site 8 - 8 units (flats)	8	£3.42	£1.64	£1.43	£1.23	£1.02	£0.92	£0.81	£0.61
9 Small site 9 - 9 units (houses)	9	£4.78	£3.12	£2.82	£2.51	£2.21	£2.06	£1.91	£1.61
10 Small site 10 - 9 units (flats)	9	£3.84	£1.76	£1.53	£1.31	£1.09	£0.98	£0.87	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£3.42	£2.67	£2.40	£2.13	£1.86	£1.72	£1.58	£1.31
12 Medium housing scheme (10 units)	10	£5.34	£3.42	£3.08	£2.75	£2.42	£2.25	£2.09	£1.76
13 Medium mixed housing/flatted scheme (15 units)	15	£5.13	£3.92	£3.51	£3.10	£2.69	£2.49	£2.28	£1.87
14 Medium housing scheme (15 units)	15	£8.01	£5.26	£4.75	£4.24	£3.73	£3.47	£3.22	£2.71
15 Medium mixed housing/flatted scheme (30 units)	30	£8.54	£7.93	£7.11	£6.29	£5.47	£5.06	£4.65	£3.83
16 Medium housing scheme (30 units)	30	£14.99	£5.74	£5.01	£4.29	£3.56	£3.20	£2.84	£2.11
17 Medium mixed housing/flatted scheme (40 units)	40	£10.68	£10.23	£9.14	£8.06	£6.97	£6.43	£5.88	£4.80
18 Medium housing scheme (40 units)	40	£21.36	£12.47	£11.26	£10.05	£8.84	£8.24	£7.63	£6.42
19 Medium mixed housing/flatted scheme (50 units)	50	£12.82	£12.22	£10.94	£9.66	£8.38	£7.74	£7.11	£5.83
20 Medium housing scheme (50 units)	50	£26.70	£15.70	£14.18	£12.66	£11.13	£10.37	£9.61	£8.09
21 Medium mixed housing/flatted scheme (75 units)	75	£17.09	£19.07	£17.13	£15.19	£13.25	£12.27	£11.30	£9.36
22 Medium housing scheme (75 units)	75	£40.05	£22.67	£20.47	£18.28	£16.08	£14.98	£13.89	£11.69
23 Large flatted scheme (100 units)	100	£21.36	£18.62	£16.29	£13.95	£11.61	£10.44	£9.27	£6.92
24 Large flatted scheme (125 units)	125	£21.36	£21.81	£19.05	£16.29	£13.52	£12.14	£10.75	£7.98
25 Large flatted scheme (150 units)	150	£21.36	£26.78	£23.38	£19.99	£16.59	£14.89	£13.19	£9.78
26 Large flatted scheme (200 units)	200	£21.36	£36.17	£31.59	£27.02	£22.44	£20.15	£17.85	£13.26
27 Large flatted scheme (300 units)	300	£34.18	£38.98	£32.23	£25.47	£18.72	£15.35	£11.97	£5.16
28 Large flatted scheme (400 units)	400	£42.72	£48.94	£40.32	£31.69	£23.06	£18.75	£14.42	£5.71
29 Large flatted scheme (600 units)	600	£56.96	£71.95	£59.15	£46.34	£33.51	£27.06	£20.61	£7.70
30 Large flatted scheme (1000 units)	1,000	£155.35	£161.29	£140.70	£120.11	£99.51	£89.17	£78.84	£58.17

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.68	£0.61	£0.53	£0.45	£0.42	£0.38	£0.30
2 Small site 2 - 3 units (houses)	3	£1.02	£0.86	£0.76	£0.67	£0.57	£0.52	£0.47	£0.38
3 Small site 2 - 4 units (houses)	4	£1.46	£1.39	£1.25	£1.12	£0.98	£0.92	£0.85	£0.71
4 Small site 3 - 5 units (houses)	5	£1.82	£1.78	£1.61	£1.43	£1.26	£1.18	£1.09	£0.92
5 Small site 4 - 5 units (flats)	5	£1.46	£1.04	£0.91	£0.78	£0.65	£0.58	£0.52	£0.39
6 Small site 5 - 6 units (flats)	6	£1.76	£1.19	£1.04	£0.89	£0.74	£0.66	£0.59	£0.44
7 Small site 6 - 8 units (houses)	8	£2.87	£2.68	£2.42	£2.16	£1.90	£1.77	£1.64	£1.38
8 Small site 8 - 8 units (flats)	8	£2.34	£1.64	£1.43	£1.23	£1.02	£0.92	£0.81	£0.61
9 Small site 9 - 9 units (houses)	9	£3.28	£3.12	£2.82	£2.51	£2.21	£2.06	£1.91	£1.61
10 Small site 10 - 9 units (flats)	9	£2.63	£1.76	£1.53	£1.31	£1.09	£0.98	£0.87	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£2.67	£2.40	£2.13	£1.86	£1.72	£1.58	£1.31
12 Medium housing scheme (10 units)	10	£3.66	£3.42	£3.08	£2.75	£2.42	£2.25	£2.09	£1.76
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£3.92	£3.51	£3.10	£2.69	£2.49	£2.28	£1.87
14 Medium housing scheme (15 units)	15	£5.48	£5.26	£4.75	£4.24	£3.73	£3.47	£3.22	£2.71
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£7.93	£7.11	£6.29	£5.47	£5.06	£4.65	£3.83
16 Medium housing scheme (30 units)	30	£10.27	£5.74	£5.01	£4.29	£3.56	£3.20	£2.84	£2.11
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£10.23	£9.14	£8.06	£6.97	£6.43	£5.88	£4.80
18 Medium housing scheme (40 units)	40	£14.63	£12.47	£11.26	£10.05	£8.84	£8.24	£7.63	£6.42
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£12.22	£10.94	£9.66	£8.38	£7.74	£7.11	£5.83
20 Medium housing scheme (50 units)	50	£18.28	£15.70	£14.18	£12.66	£11.13	£10.37	£9.61	£8.09
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£19.07	£17.13	£15.19	£13.25	£12.27	£11.30	£9.36
22 Medium housing scheme (75 units)	75	£27.42	£22.67	£20.47	£18.28	£16.08	£14.98	£13.89	£11.69
23 Large flatted scheme (100 units)	100	£14.63	£18.62	£16.29	£13.95	£11.61	£10.44	£9.27	£6.92
24 Large flatted scheme (125 units)	125	£14.63	£21.81	£19.05	£16.29	£13.52	£12.14	£10.75	£7.98
25 Large flatted scheme (150 units)	150	£14.63	£26.78	£23.38	£19.99	£16.59	£14.89	£13.19	£9.78
26 Large flatted scheme (200 units)	200	£21.94	£36.17	£31.59	£27.02	£22.44	£20.15	£17.85	£13.26
27 Large flatted scheme (300 units)	300	£23.40	£38.98	£32.23	£25.47	£18.72	£15.35	£11.97	£5.16
28 Large flatted scheme (400 units)	400	£29.25	£48.94	£40.32	£31.69	£23.06	£18.75	£14.42	£5.71
29 Large flatted scheme (600 units)	600	£39.00	£71.95	£59.15	£46.34	£33.51	£27.06	£20.61	£7.70
30 Large flatted scheme (1000 units)	1,000	£106.37	£161.29	£140.70	£120.11	£99.51	£89.17	£78.84	£58.17

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.68	£0.61	£0.53	£0.45	£0.42	£0.38	£0.30
2 Small site 2 - 3 units (houses)	3	£0.33	£0.86	£0.76	£0.67	£0.57	£0.52	£0.47	£0.38
3 Small site 2 - 4 units (houses)	4	£0.47	£1.39	£1.25	£1.12	£0.98	£0.92	£0.85	£0.71
4 Small site 3 - 5 units (houses)	5	£0.59	£1.78	£1.61	£1.43	£1.26	£1.18	£1.09	£0.92
5 Small site 4 - 5 units (flats)	5	£0.47	£1.04	£0.91	£0.78	£0.65	£0.58	£0.52	£0.39
6 Small site 5 - 6 units (flats)	6	£0.57	£1.19	£1.04	£0.89	£0.74	£0.66	£0.59	£0.44
7 Small site 6 - 8 units (houses)	8	£0.92	£2.68	£2.42	£2.16	£1.90	£1.77	£1.64	£1.38
8 Small site 8 - 8 units (flats)	8	£0.75	£1.64	£1.43	£1.23	£1.02	£0.92	£0.81	£0.61
9 Small site 9 - 9 units (houses)	9	£1.06	£3.12	£2.82	£2.51	£2.21	£2.06	£1.91	£1.61
10 Small site 10 - 9 units (flats)	9	£0.85	£1.76	£1.53	£1.31	£1.09	£0.98	£0.87	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£2.67	£2.40	£2.13	£1.86	£1.72	£1.58	£1.31
12 Medium housing scheme (10 units)	10	£1.18	£3.42	£3.08	£2.75	£2.42	£2.25	£2.09	£1.76
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£3.92	£3.51	£3.10	£2.69	£2.49	£2.28	£1.87
14 Medium housing scheme (15 units)	15	£1.77	£5.26	£4.75	£4.24	£3.73	£3.47	£3.22	£2.71
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£7.93	£7.11	£6.29	£5.47	£5.06	£4.65	£3.83
16 Medium housing scheme (30 units)	30	£3.31	£5.74	£5.01	£4.29	£3.56	£3.20	£2.84	£2.11
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£10.23	£9.14	£8.06	£6.97	£6.43	£5.88	£4.80
18 Medium housing scheme (40 units)	40	£4.72	£12.47	£11.26	£10.05	£8.84	£8.24	£7.63	£6.42
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£12.22	£10.94	£9.66	£8.38	£7.74	£7.11	£5.83
20 Medium housing scheme (50 units)	50	£5.89	£15.70	£14.18	£12.66	£11.13	£10.37	£9.61	£8.09
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£19.07	£17.13	£15.19	£13.25	£12.27	£11.30	£9.36
22 Medium housing scheme (75 units)	75	£8.84	£22.67	£20.47	£18.28	£16.08	£14.98	£13.89	£11.69
23 Large flatted scheme (100 units)	100	£4.72	£18.62	£16.29	£13.95	£11.61	£10.44	£9.27	£6.92
24 Large flatted scheme (125 units)	125	£4.72	£21.81	£19.05	£16.29	£13.52	£12.14	£10.75	£7.98
25 Large flatted scheme (150 units)	150	£4.72	£26.78	£23.38	£19.99	£16.59	£14.89	£13.19	£9.78
26 Large flatted scheme (200 units)	200	£7.07	£36.17	£31.59	£27.02	£22.44	£20.15	£17.85	£13.26
27 Large flatted scheme (300 units)	300	£7.54	£38.98	£32.23	£25.47	£18.72	£15.35	£11.97	£5.16
28 Large flatted scheme (400 units)	400	£9.43	£48.94	£40.32	£31.69	£23.06	£18.75	£14.42	£5.71
29 Large flatted scheme (600 units)	600	£12.57	£71.95	£59.15	£46.34	£33.51	£27.06	£20.61	£7.70
30 Large flatted scheme (1000 units)	1,000	£34.30	£161.29	£140.70	£120.11	£99.51	£89.17	£78.84	£58.17

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.68	£0.61	£0.53	£0.45	£0.42	£0.38	£0.30
2 Small site 2 - 3 units (houses)	3	£0.12	£0.86	£0.76	£0.67	£0.57	£0.52	£0.47	£0.38
3 Small site 2 - 4 units (houses)	4	£0.17	£1.39	£1.25	£1.12	£0.98	£0.92	£0.85	£0.71
4 Small site 3 - 5 units (houses)	5	£0.21	£1.78	£1.61	£1.43	£1.26	£1.18	£1.09	£0.92
5 Small site 4 - 5 units (flats)	5	£0.17	£1.04	£0.91	£0.78	£0.65	£0.58	£0.52	£0.39
6 Small site 5 - 6 units (flats)	6	£0.21	£1.19	£1.04	£0.89	£0.74	£0.66	£0.59	£0.44
7 Small site 6 - 8 units (houses)	8	£0.34	£2.68	£2.42	£2.16	£1.90	£1.77	£1.64	£1.38
8 Small site 8 - 8 units (flats)	8	£0.28	£1.64	£1.43	£1.23	£1.02	£0.92	£0.81	£0.61
9 Small site 9 - 9 units (houses)	9	£0.39	£3.12	£2.82	£2.51	£2.21	£2.06	£1.91	£1.61
10 Small site 10 - 9 units (flats)	9	£0.31	£1.76	£1.53	£1.31	£1.09	£0.98	£0.87	£0.65
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£2.67	£2.40	£2.13	£1.86	£1.72	£1.58	£1.31
12 Medium housing scheme (10 units)	10	£0.43	£3.42	£3.08	£2.75	£2.42	£2.25	£2.09	£1.76
13 Medium mixed housing/flatted scheme (15 units)	15								

LB MERTON LOCAL PLAN VIABILITY

9600

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.15	£0.78	£0.70	£0.61	£0.53	£0.48	£0.44	£0.35
2 Small site 2 - 3 units (houses)	3	£1.61	£0.99	£0.88	£0.77	£0.66	£0.61	£0.55	£0.44
3 Small site 2 - 4 units (houses)	4	£2.30	£1.57	£1.42	£1.26	£1.11	£1.04	£0.96	£0.81
4 Small site 3 - 5 units (houses)	5	£2.87	£2.02	£1.82	£1.62	£1.43	£1.33	£1.23	£1.03
5 Small site 4 - 5 units (flats)	5	£2.30	£1.23	£1.08	£0.93	£0.78	£0.71	£0.63	£0.48
6 Small site 5 - 6 units (flats)	6	£2.76	£1.40	£1.23	£1.06	£0.89	£0.80	£0.72	£0.55
7 Small site 6 - 8 units (houses)	8	£4.52	£3.04	£2.74	£2.44	£2.15	£2.00	£1.85	£1.56
8 Small site 8 - 8 units (flats)	8	£3.69	£1.93	£1.70	£1.46	£1.22	£1.11	£0.99	£0.75
9 Small site 9 - 9 units (houses)	9	£5.16	£3.54	£3.19	£2.85	£2.50	£2.33	£2.16	£1.81
10 Small site 10 - 9 units (flats)	9	£4.15	£2.07	£1.82	£1.56	£1.31	£1.19	£1.06	£0.81
11 Medium mixed housing/flatted scheme (10 units)	10	£3.69	£3.05	£2.74	£2.43	£2.12	£1.97	£1.81	£1.50
12 Medium housing scheme (10 units)	10	£5.76	£3.87	£3.49	£3.12	£2.74	£2.55	£2.36	£1.98
13 Medium mixed housing/flatted scheme (15 units)	15	£5.53	£4.50	£4.03	£3.56	£3.09	£2.86	£2.63	£2.16
14 Medium housing scheme (15 units)	15	£8.64	£5.96	£5.38	£4.80	£4.22	£3.93	£3.64	£3.06
15 Medium mixed housing/flatted scheme (30 units)	30	£9.22	£9.09	£8.15	£7.22	£6.28	£5.81	£5.34	£4.41
16 Medium housing scheme (30 units)	30	£16.17	£6.77	£5.94	£5.12	£4.29	£3.87	£3.46	£2.63
17 Medium mixed housing/flatted scheme (40 units)	40	£11.52	£11.76	£10.52	£9.28	£8.04	£7.42	£6.80	£5.56
18 Medium housing scheme (40 units)	40	£23.04	£14.15	£12.78	£11.40	£10.02	£9.33	£8.64	£7.26
19 Medium mixed housing/flatted scheme (50 units)	50	£13.82	£14.03	£12.57	£11.11	£9.65	£8.92	£8.19	£6.73
20 Medium housing scheme (50 units)	50	£28.80	£17.82	£16.08	£14.35	£12.61	£11.74	£10.88	£9.14
21 Medium mixed housing/flatted scheme (75 units)	75	£18.43	£21.84	£19.62	£17.40	£15.18	£14.07	£12.97	£10.75
22 Medium housing scheme (75 units)	75	£43.20	£25.76	£23.26	£20.75	£18.25	£16.99	£15.74	£13.24
23 Large flatted scheme (100 units)	100	£23.04	£21.97	£19.30	£16.62	£13.95	£12.61	£11.28	£8.60
24 Large flatted scheme (125 units)	125	£23.04	£25.81	£22.65	£19.49	£16.32	£14.74	£13.16	£10.00
25 Large flatted scheme (150 units)	150	£23.04	£31.69	£27.81	£23.92	£20.03	£18.09	£16.15	£12.26
26 Large flatted scheme (200 units)	200	£34.56	£42.70	£37.47	£32.24	£27.01	£24.39	£21.78	£16.55
27 Large flatted scheme (300 units)	300	£36.86	£48.65	£40.93	£33.21	£25.49	£21.64	£17.78	£10.05
28 Large flatted scheme (400 units)	400	£46.08	£61.48	£51.60	£41.72	£31.84	£26.90	£21.96	£12.06
29 Large flatted scheme (600 units)	600	£61.44	£90.53	£75.87	£61.21	£46.55	£39.22	£31.87	£17.10
30 Large flatted scheme (1000 units)	1,000	£167.56	£190.92	£167.36	£143.81	£120.25	£108.47	£96.70	£73.10

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.78	£0.70	£0.61	£0.53	£0.48	£0.44	£0.35
2 Small site 2 - 3 units (houses)	3	£1.02	£0.99	£0.88	£0.77	£0.66	£0.61	£0.55	£0.44
3 Small site 2 - 4 units (houses)	4	£1.46	£1.57	£1.42	£1.26	£1.11	£1.04	£0.96	£0.81
4 Small site 3 - 5 units (houses)	5	£1.82	£2.02	£1.82	£1.62	£1.43	£1.33	£1.23	£1.03
5 Small site 4 - 5 units (flats)	5	£1.46	£1.23	£1.08	£0.93	£0.78	£0.71	£0.63	£0.48
6 Small site 5 - 6 units (flats)	6	£1.76	£1.40	£1.23	£1.06	£0.89	£0.80	£0.72	£0.55
7 Small site 6 - 8 units (houses)	8	£2.87	£3.04	£2.74	£2.44	£2.15	£2.00	£1.85	£1.56
8 Small site 8 - 8 units (flats)	8	£2.34	£1.93	£1.70	£1.46	£1.22	£1.11	£0.99	£0.75
9 Small site 9 - 9 units (houses)	9	£3.28	£3.54	£3.19	£2.85	£2.50	£2.33	£2.16	£1.81
10 Small site 10 - 9 units (flats)	9	£2.63	£2.07	£1.82	£1.56	£1.31	£1.19	£1.06	£0.81
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.05	£2.74	£2.43	£2.12	£1.97	£1.81	£1.50
12 Medium housing scheme (10 units)	10	£3.66	£3.87	£3.49	£3.12	£2.74	£2.55	£2.36	£1.98
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£4.50	£4.03	£3.56	£3.09	£2.86	£2.63	£2.16
14 Medium housing scheme (15 units)	15	£5.48	£5.96	£5.38	£4.80	£4.22	£3.93	£3.64	£3.06
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£9.09	£8.15	£7.22	£6.28	£5.81	£5.34	£4.41
16 Medium housing scheme (30 units)	30	£10.27	£6.77	£5.94	£5.12	£4.29	£3.87	£3.46	£2.63
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£11.76	£10.52	£9.28	£8.04	£7.42	£6.80	£5.56
18 Medium housing scheme (40 units)	40	£14.63	£14.15	£12.78	£11.40	£10.02	£9.33	£8.64	£7.26
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£14.03	£12.57	£11.11	£9.65	£8.92	£8.19	£6.73
20 Medium housing scheme (50 units)	50	£18.28	£17.82	£16.08	£14.35	£12.61	£11.74	£10.88	£9.14
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£21.84	£19.62	£17.40	£15.18	£14.07	£12.97	£10.75
22 Medium housing scheme (75 units)	75	£27.42	£25.76	£23.26	£20.75	£18.25	£16.99	£15.74	£13.24
23 Large flatted scheme (100 units)	100	£14.63	£21.97	£19.30	£16.62	£13.95	£12.61	£11.28	£8.60
24 Large flatted scheme (125 units)	125	£14.63	£25.81	£22.65	£19.49	£16.32	£14.74	£13.16	£10.00
25 Large flatted scheme (150 units)	150	£14.63	£31.69	£27.81	£23.92	£20.03	£18.09	£16.15	£12.26
26 Large flatted scheme (200 units)	200	£21.94	£42.70	£37.47	£32.24	£27.01	£24.39	£21.78	£16.55
27 Large flatted scheme (300 units)	300	£23.40	£48.65	£40.93	£33.21	£25.49	£21.64	£17.78	£10.05
28 Large flatted scheme (400 units)	400	£29.25	£61.48	£51.60	£41.72	£31.84	£26.90	£21.96	£12.06
29 Large flatted scheme (600 units)	600	£39.00	£90.53	£75.87	£61.21	£46.55	£39.22	£31.87	£17.10
30 Large flatted scheme (1000 units)	1,000	£106.37	£190.92	£167.36	£143.81	£120.25	£108.47	£96.70	£73.10

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.78	£0.70	£0.61	£0.53	£0.48	£0.44	£0.35
2 Small site 2 - 3 units (houses)	3	£0.33	£0.99	£0.88	£0.77	£0.66	£0.61	£0.55	£0.44
3 Small site 2 - 4 units (houses)	4	£0.47	£1.57	£1.42	£1.26	£1.11	£1.04	£0.96	£0.81
4 Small site 3 - 5 units (houses)	5	£0.59	£2.02	£1.82	£1.62	£1.43	£1.33	£1.23	£1.03
5 Small site 4 - 5 units (flats)	5	£0.47	£1.23	£1.08	£0.93	£0.78	£0.71	£0.63	£0.48
6 Small site 5 - 6 units (flats)	6	£0.57	£1.40	£1.23	£1.06	£0.89	£0.80	£0.72	£0.55
7 Small site 6 - 8 units (houses)	8	£0.92	£3.04	£2.74	£2.44	£2.15	£2.00	£1.85	£1.56
8 Small site 8 - 8 units (flats)	8	£0.75	£1.93	£1.70	£1.46	£1.22	£1.11	£0.99	£0.75
9 Small site 9 - 9 units (houses)	9	£1.06	£3.54	£3.19	£2.85	£2.50	£2.33	£2.16	£1.81
10 Small site 10 - 9 units (flats)	9	£0.85	£2.07	£1.82	£1.56	£1.31	£1.19	£1.06	£0.81
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.05	£2.74	£2.43	£2.12	£1.97	£1.81	£1.50
12 Medium housing scheme (10 units)	10	£1.18	£3.87	£3.49	£3.12	£2.74	£2.55	£2.36	£1.98
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£4.50	£4.03	£3.56	£3.09	£2.86	£2.63	£2.16
14 Medium housing scheme (15 units)	15	£1.77	£5.96	£5.38	£4.80	£4.22	£3.93	£3.64	£3.06
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£9.09	£8.15	£7.22	£6.28	£5.81	£5.34	£4.41
16 Medium housing scheme (30 units)	30	£3.31	£6.77	£5.94	£5.12	£4.29	£3.87	£3.46	£2.63
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£11.76	£10.52	£9.28	£8.04	£7.42	£6.80	£5.56
18 Medium housing scheme (40 units)	40	£4.72	£14.15	£12.78	£11.40	£10.02	£9.33	£8.64	£7.26
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£14.03	£12.57	£11.11	£9.65	£8.92	£8.19	£6.73
20 Medium housing scheme (50 units)	50	£5.89	£17.82	£16.08	£14.35	£12.61	£11.74	£10.88	£9.14
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£21.84	£19.62	£17.40	£15.18	£14.07	£12.97	£10.75
22 Medium housing scheme (75 units)	75	£8.84	£25.76	£23.26	£20.75	£18.25	£16.99	£15.74	£13.24
23 Large flatted scheme (100 units)	100	£4.72	£21.97	£19.30	£16.62	£13.95	£12.61	£11.28	£8.60
24 Large flatted scheme (125 units)	125	£4.72	£25.81	£22.65	£19.49	£16.32	£14.74	£13.16	£10.00
25 Large flatted scheme (150 units)	150	£4.72	£31.69	£27.81	£23.92	£20.03	£18.09	£16.15	£12.26
26 Large flatted scheme (200 units)	200	£7.07	£42.70	£37.47	£32.24	£27.01	£24.39	£21.78	£16.55
27 Large flatted scheme (300 units)	300	£7.54	£48.65	£40.93	£33.21	£25.49	£21.64	£17.78	£10.05
28 Large flatted scheme (400 units)	400	£9.43	£61.48	£51.60	£41.72	£31.84	£26.90	£21.96	£12.06
29 Large flatted scheme (600 units)	600	£12.57	£90.53	£75.87	£61.21	£46.55	£39.22	£31.87	£17.10
30 Large flatted scheme (1000 units)	1,000	£34.30	£190.92	£167.36	£143.81	£120.25	£108.47	£96.70	£73.10

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.78	£0.70	£0.61	£0.53	£0.48	£0.44	£0.35
2 Small site 2 - 3 units (houses)	3	£0.12	£0.99	£0.88	£0.77	£0.66	£0.61	£0.55	£0.44
3 Small site 2 - 4 units (houses)	4	£0.17	£1.57	£1.42	£1.26	£1.11	£1.04	£0.96	£0.81
4 Small site 3 - 5 units (houses)	5	£0.21	£2.02	£1.82	£1.62	£1.43	£1.33	£1.23	£1.03
5 Small site 4 - 5 units (flats)	5	£0.17	£1.23	£1.08	£0.93	£0.78	£0.71	£0.63	£0.48
6 Small site 5 - 6 units (flats)	6	£0.21	£1.40	£1.23	£1.06	£0.89	£0.80	£0.72	£0.55
7 Small site 6 - 8 units (houses)	8	£0.34	£3.04	£2.74	£2.44	£2.15	£2.00	£1.85	£1.56
8 Small site 8 - 8 units (flats)	8	£0.28	£1.93	£1.70	£1.46	£1.22	£1.11	£0.99	£0.75
9 Small site 9 - 9 units (houses)	9	£0.39	£3.54	£3.19	£2.85	£2.50	£2.33	£2.16	£1.81
10 Small site 10 - 9 units (flats)	9	£0.31	£2.07	£1.82	£1.56	£1.31	£1.19	£1.06	£0.81
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.05	£2.74	£2.43	£2.12	£1.97	£1.81	£1.50
12 Medium housing scheme (10 units)	10	£0.43	£3.87	£3.49	£3.12	£2.74	£2.55	£2.36	

LB MERTON LOCAL PLAN VIABILITY

10300

70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.24	£0.89	£0.79	£0.70	£0.60	£0.55	£0.50	£0.41
2 Small site 2 - 3 units (houses)	3	£1.73	£1.12	£1.00	£0.88	£0.76	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£2.47	£1.76	£1.58	£1.41	£1.24	£1.16	£1.07	£0.90
4 Small site 3 - 5 units (houses)	5	£3.08	£2.25	£2.03	£1.81	£1.59	£1.48	£1.37	£1.15
5 Small site 4 - 5 units (flats)	5	£2.47	£1.42	£1.25	£1.08	£0.91	£0.83	£0.74	£0.57
6 Small site 5 - 6 units (flats)	6	£2.97	£1.61	£1.42	£1.23	£1.04	£0.94	£0.84	£0.65
7 Small site 6 - 8 units (houses)	8	£4.85	£3.39	£3.06	£2.73	£2.40	£2.23	£2.07	£1.73
8 Small site 8 - 8 units (flats)	8	£3.96	£2.22	£1.96	£1.69	£1.43	£1.30	£1.16	£0.90
9 Small site 9 - 9 units (houses)	9	£5.54	£3.95	£3.56	£3.18	£2.79	£2.60	£2.41	£2.02
10 Small site 10 - 9 units (flats)	9	£4.45	£2.38	£2.10	£1.81	£1.53	£1.39	£1.25	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£3.96	£3.43	£3.08	£2.73	£2.39	£2.21	£2.04	£1.69
12 Medium housing scheme (10 units)	10	£6.18	£4.32	£3.90	£3.48	£3.06	£2.85	£2.63	£2.21
13 Medium mixed housing/flatted scheme (15 units)	15	£5.93	£5.07	£4.55	£4.02	£3.50	£3.23	£2.97	£2.45
14 Medium housing scheme (15 units)	15	£9.27	£6.66	£6.01	£5.36	£4.71	£4.38	£4.06	£3.41
15 Medium mixed housing/flatted scheme (30 units)	30	£9.89	£10.24	£9.19	£8.14	£7.09	£6.56	£6.03	£4.98
16 Medium housing scheme (30 units)	30	£17.35	£7.81	£6.87	£5.94	£5.01	£4.55	£4.08	£3.15
17 Medium mixed housing/flatted scheme (40 units)	40	£12.36	£13.29	£11.90	£10.51	£9.11	£8.42	£7.72	£6.33
18 Medium housing scheme (40 units)	40	£24.72	£15.83	£14.29	£12.74	£11.19	£10.42	£9.65	£8.10
19 Medium mixed housing/flatted scheme (50 units)	50	£14.83	£15.85	£14.20	£12.56	£10.92	£10.10	£9.28	£7.64
20 Medium housing scheme (50 units)	50	£30.90	£19.93	£17.99	£16.04	£14.09	£13.12	£12.15	£10.20
21 Medium mixed housing/flatted scheme (75 units)	75	£19.78	£24.61	£22.11	£19.62	£17.12	£15.87	£14.63	£12.13
22 Medium housing scheme (75 units)	75	£46.35	£28.85	£26.04	£23.22	£20.41	£19.00	£17.60	£14.78
23 Large flatted scheme (100 units)	100	£24.72	£25.32	£22.31	£19.30	£16.29	£14.79	£13.28	£10.28
24 Large flatted scheme (125 units)	125	£24.72	£29.82	£26.25	£22.69	£19.13	£17.34	£15.56	£12.00
25 Large flatted scheme (150 units)	150	£24.72	£36.61	£32.23	£27.86	£23.48	£21.29	£19.10	£14.72
26 Large flatted scheme (200 units)	200	£37.08	£49.23	£43.35	£37.46	£31.58	£28.64	£25.69	£19.81
27 Large flatted scheme (300 units)	300	£39.55	£58.27	£49.62	£40.95	£32.27	£27.92	£23.58	£14.89
28 Large flatted scheme (400 units)	400	£49.44	£73.97	£62.88	£51.75	£40.62	£35.05	£29.48	£18.35
29 Large flatted scheme (600 units)	600	£65.92	£109.06	£92.59	£76.07	£59.55	£51.29	£43.03	£26.49
30 Large flatted scheme (1000 units)	1,000	£179.78	£220.37	£193.92	£167.46	£140.99	£127.73	£114.47	£87.95

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.73	£0.89	£0.79	£0.70	£0.60	£0.55	£0.50	£0.41
2 Small site 2 - 3 units (houses)	3	£1.02	£1.12	£1.00	£0.88	£0.76	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£1.46	£1.76	£1.58	£1.41	£1.24	£1.16	£1.07	£0.90
4 Small site 3 - 5 units (houses)	5	£1.82	£2.25	£2.03	£1.81	£1.59	£1.48	£1.37	£1.15
5 Small site 4 - 5 units (flats)	5	£1.46	£1.42	£1.25	£1.08	£0.91	£0.83	£0.74	£0.57
6 Small site 5 - 6 units (flats)	6	£1.76	£1.61	£1.42	£1.23	£1.04	£0.94	£0.84	£0.65
7 Small site 6 - 8 units (houses)	8	£2.87	£3.39	£3.06	£2.73	£2.40	£2.23	£2.07	£1.73
8 Small site 8 - 8 units (flats)	8	£2.34	£2.22	£1.96	£1.69	£1.43	£1.30	£1.16	£0.90
9 Small site 9 - 9 units (houses)	9	£3.28	£3.95	£3.56	£3.18	£2.79	£2.60	£2.41	£2.02
10 Small site 10 - 9 units (flats)	9	£2.63	£2.38	£2.10	£1.81	£1.53	£1.39	£1.25	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£2.34	£3.43	£3.08	£2.73	£2.39	£2.21	£2.04	£1.69
12 Medium housing scheme (10 units)	10	£3.66	£4.32	£3.90	£3.48	£3.06	£2.85	£2.63	£2.21
13 Medium mixed housing/flatted scheme (15 units)	15	£3.51	£5.07	£4.55	£4.02	£3.50	£3.23	£2.97	£2.45
14 Medium housing scheme (15 units)	15	£5.48	£6.66	£6.01	£5.36	£4.71	£4.38	£4.06	£3.41
15 Medium mixed housing/flatted scheme (30 units)	30	£5.85	£10.24	£9.19	£8.14	£7.09	£6.56	£6.03	£4.98
16 Medium housing scheme (30 units)	30	£10.27	£7.81	£6.87	£5.94	£5.01	£4.55	£4.08	£3.15
17 Medium mixed housing/flatted scheme (40 units)	40	£7.31	£13.29	£11.90	£10.51	£9.11	£8.42	£7.72	£6.33
18 Medium housing scheme (40 units)	40	£14.63	£15.83	£14.29	£12.74	£11.19	£10.42	£9.65	£8.10
19 Medium mixed housing/flatted scheme (50 units)	50	£8.78	£15.85	£14.20	£12.56	£10.92	£10.10	£9.28	£7.64
20 Medium housing scheme (50 units)	50	£18.28	£19.93	£17.99	£16.04	£14.09	£13.12	£12.15	£10.20
21 Medium mixed housing/flatted scheme (75 units)	75	£11.70	£24.61	£22.11	£19.62	£17.12	£15.87	£14.63	£12.13
22 Medium housing scheme (75 units)	75	£27.42	£28.85	£26.04	£23.22	£20.41	£19.00	£17.60	£14.78
23 Large flatted scheme (100 units)	100	£14.63	£25.32	£22.31	£19.30	£16.29	£14.79	£13.28	£10.28
24 Large flatted scheme (125 units)	125	£14.63	£29.82	£26.25	£22.69	£19.13	£17.34	£15.56	£12.00
25 Large flatted scheme (150 units)	150	£14.63	£36.61	£32.23	£27.86	£23.48	£21.29	£19.10	£14.72
26 Large flatted scheme (200 units)	200	£21.94	£49.23	£43.35	£37.46	£31.58	£28.64	£25.69	£19.81
27 Large flatted scheme (300 units)	300	£23.40	£58.27	£49.62	£40.95	£32.27	£27.92	£23.58	£14.89
28 Large flatted scheme (400 units)	400	£29.25	£73.97	£62.88	£51.75	£40.62	£35.05	£29.48	£18.35
29 Large flatted scheme (600 units)	600	£39.00	£109.06	£92.59	£76.07	£59.55	£51.29	£43.03	£26.49
30 Large flatted scheme (1000 units)	1,000	£106.37	£220.37	£193.92	£167.46	£140.99	£127.73	£114.47	£87.95

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.24	£0.89	£0.79	£0.70	£0.60	£0.55	£0.50	£0.41
2 Small site 2 - 3 units (houses)	3	£0.33	£1.12	£1.00	£0.88	£0.76	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£0.47	£1.76	£1.58	£1.41	£1.24	£1.16	£1.07	£0.90
4 Small site 3 - 5 units (houses)	5	£0.59	£2.25	£2.03	£1.81	£1.59	£1.48	£1.37	£1.15
5 Small site 4 - 5 units (flats)	5	£0.47	£1.42	£1.25	£1.08	£0.91	£0.83	£0.74	£0.57
6 Small site 5 - 6 units (flats)	6	£0.57	£1.61	£1.42	£1.23	£1.04	£0.94	£0.84	£0.65
7 Small site 6 - 8 units (houses)	8	£0.92	£3.39	£3.06	£2.73	£2.40	£2.23	£2.07	£1.73
8 Small site 8 - 8 units (flats)	8	£0.75	£2.22	£1.96	£1.69	£1.43	£1.30	£1.16	£0.90
9 Small site 9 - 9 units (houses)	9	£1.06	£3.95	£3.56	£3.18	£2.79	£2.60	£2.41	£2.02
10 Small site 10 - 9 units (flats)	9	£0.85	£2.38	£2.10	£1.81	£1.53	£1.39	£1.25	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£0.75	£3.43	£3.08	£2.73	£2.39	£2.21	£2.04	£1.69
12 Medium housing scheme (10 units)	10	£1.18	£4.32	£3.90	£3.48	£3.06	£2.85	£2.63	£2.21
13 Medium mixed housing/flatted scheme (15 units)	15	£1.13	£5.07	£4.55	£4.02	£3.50	£3.23	£2.97	£2.45
14 Medium housing scheme (15 units)	15	£1.77	£6.66	£6.01	£5.36	£4.71	£4.38	£4.06	£3.41
15 Medium mixed housing/flatted scheme (30 units)	30	£1.89	£10.24	£9.19	£8.14	£7.09	£6.56	£6.03	£4.98
16 Medium housing scheme (30 units)	30	£3.31	£7.81	£6.87	£5.94	£5.01	£4.55	£4.08	£3.15
17 Medium mixed housing/flatted scheme (40 units)	40	£2.36	£13.29	£11.90	£10.51	£9.11	£8.42	£7.72	£6.33
18 Medium housing scheme (40 units)	40	£4.72	£15.83	£14.29	£12.74	£11.19	£10.42	£9.65	£8.10
19 Medium mixed housing/flatted scheme (50 units)	50	£2.83	£15.85	£14.20	£12.56	£10.92	£10.10	£9.28	£7.64
20 Medium housing scheme (50 units)	50	£5.89	£19.93	£17.99	£16.04	£14.09	£13.12	£12.15	£10.20
21 Medium mixed housing/flatted scheme (75 units)	75	£3.77	£24.61	£22.11	£19.62	£17.12	£15.87	£14.63	£12.13
22 Medium housing scheme (75 units)	75	£8.84	£28.85	£26.04	£23.22	£20.41	£19.00	£17.60	£14.78
23 Large flatted scheme (100 units)	100	£4.72	£25.32	£22.31	£19.30	£16.29	£14.79	£13.28	£10.28
24 Large flatted scheme (125 units)	125	£4.72	£29.82	£26.25	£22.69	£19.13	£17.34	£15.56	£12.00
25 Large flatted scheme (150 units)	150	£4.72	£36.61	£32.23	£27.86	£23.48	£21.29	£19.10	£14.72
26 Large flatted scheme (200 units)	200	£7.07	£49.23	£43.35	£37.46	£31.58	£28.64	£25.69	£19.81
27 Large flatted scheme (300 units)	300	£7.54	£58.27	£49.62	£40.95	£32.27	£27.92	£23.58	£14.89
28 Large flatted scheme (400 units)	400	£9.43	£73.97	£62.88	£51.75	£40.62	£35.05	£29.48	£18.35
29 Large flatted scheme (600 units)	600	£12.57	£109.06	£92.59	£76.07	£59.55	£51.29	£43.03	£26.49
30 Large flatted scheme (1000 units)	1,000	£34.30	£220.37	£193.92	£167.46	£140.99	£127.73	£114.47	£87.95

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.09	£0.89	£0.79	£0.70	£0.60	£0.55	£0.50	£0.41
2 Small site 2 - 3 units (houses)	3	£0.12	£1.12	£1.00	£0.88	£0.76	£0.69	£0.63	£0.51
3 Small site 2 - 4 units (houses)	4	£0.17	£1.76	£1.58	£1.41	£1.24	£1.16	£1.07	£0.90
4 Small site 3 - 5 units (houses)	5	£0.21	£2.25	£2.03	£1.81	£1.59	£1.48	£1.37	£1.15
5 Small site 4 - 5 units (flats)	5	£0.17	£1.42	£1.25	£1.08	£0.91	£0.83	£0.74	£0.57
6 Small site 5 - 6 units (flats)	6	£0.21	£1.61	£1.42	£1.23	£1.04	£0.94	£0.84	£0.65
7 Small site 6 - 8 units (houses)	8	£0.34	£3.39	£3.06	£2.73	£2.40	£2.23	£2.07	£1.73
8 Small site 8 - 8 units (flats)	8	£0.28	£2.22	£1.96	£1.69	£1.43	£1.30	£1.16	£0.90
9 Small site 9 - 9 units (houses)	9	£0.39	£3.95	£3.56	£3.18	£2.79	£2.60	£2.41	£2.02
10 Small site 10 - 9 units (flats)	9	£0.31	£2.38	£2.10	£1.81	£1.53	£1.39	£1.25	£0.96
11 Medium mixed housing/flatted scheme (10 units)	10	£0.28	£3.43	£3.08	£2.73	£2.39	£2.21	£2.04	£1.69
12 Medium housing scheme (10 units)	10	£0.43	£4.32	£3.90	£3.48	£			

Appendix 14 - Climate change appraisal results

LB MERTON LOCAL PLAN VIABILITY

Base Area A £4,500 per sqm 70% 30%

CTL + X to run macro

BLVs BLV per ha

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£/m)	Residual land values (£/m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.45	£0.08	£0.06	£0.04	£0.03	£0.02	£0.01	-£0.01
2 Small site 2 - 3 units (houses)	3	£0.57	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	-£0.01
3 Small site 2 - 4 units (houses)	4	£0.80	£0.30	£0.27	£0.24	£0.21	£0.19	£0.18	£0.15
4 Small site 3 - 5 units (houses)	5	£1.03	£0.38	£0.34	£0.31	£0.27	£0.25	£0.23	£0.19
5 Small site 4 - 5 units (flats)	5	£0.54	-£0.01	-£0.04	-£0.06	-£0.09	-£0.10	-£0.12	-£0.14
6 Small site 5 - 6 units (flats)	6	£0.62	-£0.01	-£0.04	-£0.07	-£0.10	-£0.12	-£0.13	-£0.16
7 Small site 6 - 8 units (houses)	8	£1.54	£0.57	£0.52	£0.46	£0.40	£0.38	£0.35	£0.29
8 Small site 8 - 8 units (flats)	8	£0.85	-£0.02	-£0.06	-£0.10	-£0.14	-£0.16	-£0.18	-£0.22
9 Small site 9 - 9 units (houses)	9	£1.83	£0.66	£0.60	£0.53	£0.47	£0.44	£0.40	£0.34
10 Small site 10 - 9 units (flats)	9	£0.93	-£0.03	-£0.07	-£0.12	-£0.16	-£0.18	-£0.21	-£0.25
11 Medium mixed housing/flatted scheme (10 units)	10	£1.18	£0.45	£0.40	£0.34	£0.28	£0.26	£0.23	£0.17
12 Medium housing scheme (10 units)	10	£2.00	£0.73	£0.65	£0.58	£0.51	£0.48	£0.44	£0.37
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.58	£0.49	£0.41	£0.33	£0.28	£0.24	£0.16
14 Medium housing scheme (15 units)	15	£3.08	£1.12	£1.01	£0.90	£0.79	£0.74	£0.68	£0.57
15 Medium mixed housing/flatted scheme (30 units)	30	£4.04	£1.28	£1.11	£0.95	£0.78	£0.70	£0.62	£0.45
16 Medium housing scheme (30 units)	30	£5.56	-£0.13	-£0.28	-£0.42	-£0.56	-£0.63	-£0.70	-£0.85
17 Medium mixed housing/flatted scheme (40 units)	40	£5.33	£1.41	£1.20	£0.98	£0.76	£0.65	£0.55	£0.33
18 Medium housing scheme (40 units)	40	£7.72	£2.53	£2.28	£2.03	£1.79	£1.66	£1.54	£1.29
19 Medium mixed housing/flatted scheme (50 units)	50	£6.89	£1.87	£1.62	£1.37	£1.12	£1.00	£0.87	£0.62
20 Medium housing scheme (50 units)	50	£9.72	£3.18	£2.87	£2.56	£2.25	£2.09	£1.94	£1.63
21 Medium mixed housing/flatted scheme (75 units)	75	£10.76	£3.20	£2.83	£2.46	£2.09	£1.91	£1.73	£1.36
22 Medium housing scheme (75 units)	75	£14.58	£4.45	£4.02	£3.59	£3.16	£2.94	£2.72	£2.29
23 Large flatted scheme (100 units)	100	£7.76	-£0.40	-£0.85	-£1.30	-£1.76	-£1.99	-£2.21	-£2.67
24 Large flatted scheme (125 units)	125	£9.38	-£0.90	-£1.41	-£1.93	-£2.44	-£2.70	-£2.96	-£3.47
25 Large flatted scheme (150 units)	150	£10.05	-£1.14	-£1.78	-£2.41	-£3.04	-£3.36	-£3.67	-£4.30
26 Large flatted scheme (200 units)	200	£11.08	-£1.11	-£2.02	-£2.93	-£3.83	-£4.28	-£4.74	-£5.64
27 Large flatted scheme (300 units)	300	£10.98	-£1.66	-£2.99	-£4.32	-£5.66	-£6.32	-£6.99	-£8.32
28 Large flatted scheme (400 units)	400	£12.90	-£3.22	-£4.84	-£6.47	-£8.09	-£8.90	-£9.71	-£11.34
29 Large flatted scheme (600 units)	600	£15.96	-£5.54	-£7.94	-£10.38	-£12.83	-£14.05	-£15.27	-£17.72
30 Large flatted scheme (1000 units)	1,000	£48.90	-£8.33	-£12.30	-£16.27	-£20.28	-£22.30	-£24.32	-£28.37

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£21.60	£3.57	£2.79	£2.01	£1.23	£0.83	£0.44	-£0.34
0.03	£21.60	£3.51	£2.73	£1.94	£1.15	£0.76	£0.37	-£0.42
0.04	£21.60	£8.01	£7.22	£6.44	£5.65	£5.26	£4.87	£4.08
0.05	£21.60	£8.01	£7.23	£6.45	£5.66	£5.27	£4.88	£4.09
0.03	£21.60	-£0.40	-£1.45	-£2.51	-£3.56	-£4.09	-£4.62	-£5.67
0.03	£21.60	-£0.44	-£1.50	-£2.55	-£3.61	-£4.13	-£4.66	-£5.71
0.07	£21.60	£7.99	£7.21	£6.42	£5.64	£5.24	£4.85	£4.07
0.04	£21.60	-£0.42	-£1.47	-£2.52	-£3.58	-£4.10	-£4.63	-£5.68
0.08	£21.60	£7.84	£7.08	£6.31	£5.54	£5.16	£4.78	£4.01
0.04	£21.60	-£0.69	-£1.71	-£2.74	-£3.76	-£4.28	-£4.79	-£5.82
0.05	£21.60	£8.22	£7.21	£6.20	£5.18	£4.67	£4.17	£3.15
0.09	£21.60	£7.84	£7.07	£6.30	£5.54	£5.16	£4.77	£4.01
0.08	£21.60	£6.80	£5.82	£4.83	£3.84	£3.35	£2.86	£1.87
0.14	£21.60	£7.85	£7.08	£6.31	£5.55	£5.17	£4.78	£4.02
0.19	£21.60	£6.81	£5.93	£5.05	£4.17	£3.73	£3.29	£2.41
0.26	£21.60	-£0.52	-£1.07	-£1.63	-£2.18	-£2.46	-£2.73	-£3.29
0.25	£21.60	£5.73	£4.85	£3.97	£3.09	£2.65	£2.21	£1.33
0.36	£21.60	£7.06	£6.37	£5.68	£4.99	£4.65	£4.30	£3.61
0.32	£21.60	£5.87	£5.08	£4.30	£3.51	£3.12	£2.73	£1.94
0.45	£21.60	£7.07	£6.38	£5.69	£5.00	£4.65	£4.31	£3.62
0.50	£21.60	£6.42	£5.68	£4.94	£4.20	£3.83	£3.46	£2.72
0.68	£21.60	£6.60	£5.96	£5.31	£4.67	£4.35	£4.03	£3.39
0.36	£21.60	-£1.10	-£2.37	-£3.63	-£4.90	-£5.53	-£6.16	-£7.43
0.43	£21.60	-£2.07	-£3.26	-£4.44	-£5.63	-£6.22	-£6.81	-£8.00
0.47	£21.60	-£2.46	-£3.82	-£5.18	-£6.53	-£7.21	-£7.89	-£9.25
0.61	£21.60	-£1.84	-£3.33	-£4.83	-£6.33	-£7.08	-£7.83	-£9.32
0.51	£21.60	-£3.27	-£5.89	-£8.51	-£11.13	-£12.44	-£13.75	-£16.37
0.60	£21.60	-£5.39	-£8.11	-£10.82	-£13.54	-£14.90	-£16.26	-£18.98
0.74	£21.60	-£7.49	-£10.75	-£14.05	-£17.36	-£19.02	-£20.67	-£23.98
2.26	£21.60	-£3.68	-£5.43	-£7.19	-£8.96	-£9.85	-£10.75	-£12.53

Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£/m)	Residual land values (£/m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.08	£0.06	£0.04	£0.03	£0.02	£0.01	-£0.01
2 Small site 2 - 3 units (houses)	3	£0.78	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	-£0.01
3 Small site 2 - 4 units (houses)	4	£1.08	£0.30	£0.27	£0.24	£0.21	£0.19	£0.18	£0.15
4 Small site 3 - 5 units (houses)	5	£1.39	£0.38	£0.34	£0.31	£0.27	£0.25	£0.23	£0.19
5 Small site 4 - 5 units (flats)	5	£0.74	-£0.01	-£0.04	-£0.06	-£0.09	-£0.10	-£0.12	-£0.14
6 Small site 5 - 6 units (flats)	6	£0.84	-£0.01	-£0.04	-£0.07	-£0.10	-£0.12	-£0.13	-£0.16
7 Small site 6 - 8 units (houses)	8	£2.09	£0.57	£0.52	£0.46	£0.40	£0.38	£0.35	£0.29
8 Small site 8 - 8 units (flats)	8	£1.15	-£0.02	-£0.06	-£0.10	-£0.14	-£0.16	-£0.18	-£0.22
9 Small site 9 - 9 units (houses)	9	£2.47	£0.66	£0.60	£0.53	£0.47	£0.44	£0.40	£0.34
10 Small site 10 - 9 units (flats)	9	£1.26	-£0.03	-£0.07	-£0.12	-£0.16	-£0.18	-£0.21	-£0.25
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£0.45	£0.40	£0.34	£0.28	£0.26	£0.23	£0.17
12 Medium housing scheme (10 units)	10	£2.71	£0.73	£0.65	£0.58	£0.51	£0.48	£0.44	£0.37
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£0.58	£0.49	£0.41	£0.33	£0.28	£0.24	£0.16
14 Medium housing scheme (15 units)	15	£4.17	£1.12	£1.01	£0.90	£0.79	£0.74	£0.68	£0.57
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£1.28	£1.11	£0.95	£0.78	£0.70	£0.62	£0.45
16 Medium housing scheme (30 units)	30	£7.53	-£0.13	-£0.28	-£0.42	-£0.56	-£0.63	-£0.70	-£0.85
17 Medium mixed housing/flatted scheme (40 units)	40	£7.23	£1.41	£1.20	£0.98	£0.76	£0.65	£0.55	£0.33
18 Medium housing scheme (40 units)	40	£10.46	£2.53	£2.28	£2.03	£1.79	£1.66	£1.54	£1.29
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£1.87	£1.62	£1.37	£1.12	£1.00	£0.87	£0.62
20 Medium housing scheme (50 units)	50	£13.17	£3.18	£2.87	£2.56	£2.25	£2.09	£1.94	£1.63
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£3.20	£2.83	£2.46	£2.09	£1.91	£1.73	£1.36
22 Medium housing scheme (75 units)	75	£19.75	£4.45	£4.02	£3.59	£3.16	£2.94	£2.72	£2.29
23 Large flatted scheme (100 units)	100	£10.51	-£0.40	-£0.85	-£1.30	-£1.76	-£1.99	-£2.21	-£2.67
24 Large flatted scheme (125 units)	125	£12.70	-£0.90	-£1.41	-£1.93	-£2.44	-£2.70	-£2.96	-£3.47
25 Large flatted scheme (150 units)	150	£13.61	-£1.14	-£1.78	-£2.41	-£3.04	-£3.36	-£3.67	-£4.30
26 Large flatted scheme (200 units)	200	£17.71	-£1.11	-£2.02	-£2.93	-£3.83	-£4.28	-£4.74	-£5.64
27 Large flatted scheme (300 units)	300	£14.86	-£1.66	-£2.99	-£4.32	-£5.66	-£6.32	-£6.99	-£8.32
28 Large flatted scheme (400 units)	400	£17.47	-£3.22	-£4.84	-£6.47	-£8.09	-£8.90	-£9.71	-£11.34
29 Large flatted scheme (600 units)	600	£21.61	-£5.54	-£7.94	-£10.38	-£12.83	-£14.05	-£15.27	-£17.72
30 Large flatted scheme (1000 units)	1,000	£66.21	-£8.33	-£12.30	-£16.27	-£20.28	-£22.30	-£24.32	-£28.37

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£29.25	£3.57	£2.79	£2.01	£1.23	£0.83	£0.44	-£0.34
0.03	£29.25	£3.51	£2.73	£1.94	£1.15	£0.76	£0.37	-£0.42
0.04	£29.25	£8.01	£7.22	£6.44	£5.65	£5.26	£4.87	£4.08
0.05	£29.25	£8.01	£7.23	£6.45	£5.66	£5.27	£4.88	£4.09
0.03	£29.25	-£0.40	-£1.45	-£2.51	-£3.56	-£4.09	-£4.62	-£5.67
0.03	£29.25	-£0.44	-£1.50	-£2.55	-£3.61	-£4.13	-£4.66	-£5.71
0.07	£29.25	£7.99	£7.21	£6.42	£5.64	£5.24	£4.85	£4.07
0.04	£29.25	-£0.42	-£1.47	-£2.52	-£3.58	-£4.10	-£4.63	-£5.68
0.08	£29.25	£7.84	£7.08	£6.31	£5.54	£5.16	£4.78	£4.01
0.04	£29.25	-£0.69	-£1.71	-£2.74	-£3.76	-£4.28	-£4.79	-£5.82
0.05	£29.25	£8.22	£7.21	£6.20	£5.18	£4.67	£4.17	£3.15
0.09	£29.25	£7.84	£7.07	£6.30	£5.54	£5.16	£4.77	£4.01
0.08	£29.25	£6.80	£5.82	£4.83	£3.84	£3.35	£2.86	£1.87
0.14	£29.25	£7.85	£7.08	£6.31	£5.55	£5.17	£4.78	£4.02
0.19	£29.25	£6.81	£5.93	£5.05	£4.17	£3.73	£3.29	£2.41
0.26	£29.25	-£0.52	-£1.07	-£1.63	-£2.18	-£2.46	-£2.73	-£3.29
0.25	£29.25	£5.73	£4.85	£3.97	£3.09	£2.65	£2.21	£1.33
0.36	£29.25	£7.06	£6.37	£5.68	£4.99	£4.65	£4.30	£3.61
0.32	£29.25	£5.87						

LB MERTON LOCAL PLAN VIABILITY

Scenario 1

Area A

£4,500 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.45	£0.08	£0.06	£0.04	£0.03	£0.02	£0.01	-£0.01
2 Small site 2 - 3 units (houses)	3	£0.57	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	-£0.01
3 Small site 2 - 4 units (houses)	4	£0.80	£0.30	£0.27	£0.24	£0.21	£0.20	£0.18	£0.15
4 Small site 3 - 5 units (houses)	5	£1.03	£0.38	£0.34	£0.31	£0.27	£0.25	£0.23	£0.20
5 Small site 4 - 5 units (flats)	5	£0.54	-£0.01	-£0.04	-£0.06	-£0.09	-£0.10	-£0.12	-£0.14
6 Small site 5 - 6 units (flats)	6	£0.62	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14	-£0.17
7 Small site 6 - 8 units (houses)	8	£1.54	£0.57	£0.52	£0.46	£0.40	£0.38	£0.35	£0.29
8 Small site 8 - 8 units (flats)	8	£0.85	-£0.02	-£0.06	-£0.10	-£0.14	-£0.16	-£0.19	-£0.23
9 Small site 9 - 9 units (houses)	9	£1.83	£0.66	£0.60	£0.53	£0.47	£0.44	£0.40	£0.34
10 Small site 10 - 9 units (flats)	9	£0.93	-£0.03	-£0.08	-£0.12	-£0.16	-£0.19	-£0.21	-£0.25
11 Medium mixed housing/flatted scheme (10 units)	10	£1.18	£0.45	£0.40	£0.34	£0.28	£0.26	£0.23	£0.17
12 Medium housing scheme (10 units)	10	£2.00	£0.73	£0.66	£0.58	£0.51	£0.48	£0.44	£0.37
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.57	£0.49	£0.41	£0.32	£0.28	£0.24	£0.16
14 Medium housing scheme (15 units)	15	£3.08	£1.12	£1.01	£0.90	£0.79	£0.74	£0.68	£0.57
15 Medium mixed housing/flatted scheme (30 units)	30	£4.04	£1.27	£1.11	£0.94	£0.78	£0.70	£0.61	£0.45
16 Medium housing scheme (30 units)	30	£5.56	-£0.14	-£0.29	-£0.43	-£0.57	-£0.64	-£0.71	-£0.86
17 Medium mixed housing/flatted scheme (40 units)	40	£5.33	£1.41	£1.28	£1.07	£0.76	£0.65	£0.54	£0.32
18 Medium housing scheme (40 units)	40	£7.72	£2.53	£2.28	£2.04	£1.79	£1.67	£1.54	£1.30
19 Medium mixed housing/flatted scheme (50 units)	50	£6.89	£1.87	£1.62	£1.37	£1.12	£0.99	£0.86	£0.61
20 Medium housing scheme (50 units)	50	£9.72	£3.19	£2.87	£2.56	£2.25	£2.10	£1.94	£1.63
21 Medium mixed housing/flatted scheme (75 units)	75	£10.76	£3.19	£2.83	£2.46	£2.09	£1.91	£1.72	£1.35
22 Medium housing scheme (75 units)	75	£14.58	£4.46	£4.03	£3.59	£3.16	£2.95	£2.73	£2.30
23 Large flatted scheme (100 units)	100	£7.76	-£0.43	-£0.88	-£1.34	-£1.79	-£2.02	-£2.25	-£2.70
24 Large flatted scheme (125 units)	125	£9.38	-£0.94	-£1.45	-£1.97	-£2.48	-£2.74	-£3.00	-£3.51
25 Large flatted scheme (150 units)	150	£10.05	-£1.19	-£1.82	-£2.46	-£3.09	-£3.40	-£3.72	-£4.35
26 Large flatted scheme (200 units)	200	£11.08	-£1.18	-£2.08	-£2.99	-£3.90	-£4.35	-£4.80	-£5.71
27 Large flatted scheme (300 units)	300	£10.98	-£1.75	-£3.09	-£4.42	-£5.75	-£6.42	-£7.08	-£8.41
28 Large flatted scheme (400 units)	400	£12.90	-£3.34	-£4.97	-£6.59	-£8.21	-£9.03	-£9.84	-£11.46
29 Large flatted scheme (600 units)	600	£15.96	-£5.72	-£8.13	-£10.57	-£13.01	-£14.24	-£15.46	-£17.90
30 Large flatted scheme (1000 units)	1,000	£48.90	-£8.63	-£12.60	-£16.57	-£20.58	-£22.61	-£24.63	-£28.67

Site area BLV per ha (£m)

Site area BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£3.58	£2.80	£2.02	£1.24	£0.85	£0.46	-£0.33
0.03	£3.52	£2.74	£1.95	£1.17	£0.77	£0.38	-£0.41
0.04	£8.02	£7.23	£6.45	£5.66	£5.27	£4.88	£4.09
0.05	£8.02	£7.24	£6.46	£5.67	£5.28	£4.89	£4.10
0.03	-£0.47	-£1.52	-£2.58	-£3.63	-£4.16	-£4.68	-£5.74
0.00	-£0.51	-£1.57	-£2.62	-£3.67	-£4.20	-£4.73	-£5.78
0.07	£8.00	£7.22	£6.43	£5.65	£5.25	£4.86	£4.08
0.04	-£0.49	-£1.54	-£2.59	-£3.65	-£4.17	-£4.70	-£5.75
0.08	£7.85	£7.09	£6.32	£5.55	£5.17	£4.79	£4.02
0.04	-£0.76	-£1.78	-£2.81	-£3.83	-£4.35	-£4.86	-£5.89
0.05	£8.22	£7.21	£6.19	£5.18	£4.67	£4.17	£3.15
0.09	£7.85	£7.08	£6.31	£5.55	£5.17	£4.78	£4.02
0.08	£6.79	£5.80	£4.82	£3.83	£3.34	£2.85	£1.86
0.14	£7.86	£7.09	£6.32	£5.56	£5.18	£4.79	£4.03
0.19	£6.80	£5.92	£5.04	£4.16	£3.72	£3.28	£2.40
0.26	-£0.55	-£1.11	-£1.66	-£2.22	-£2.50	-£2.77	-£3.33
0.25	£5.71	£4.83	£3.95	£3.07	£2.63	£2.19	£1.31
0.36	£7.07	£6.38	£5.69	£5.00	£4.66	£4.31	£3.62
0.32	£5.85	£5.07	£4.28	£3.50	£3.10	£2.71	£1.92
0.45	£7.08	£6.39	£5.70	£5.01	£4.66	£4.32	£3.63
0.50	£6.41	£5.67	£4.93	£4.19	£3.82	£3.45	£2.71
0.68	£6.61	£5.97	£5.32	£4.68	£4.36	£4.04	£3.40
0.36	-£1.19	-£2.46	-£3.72	-£4.99	-£5.62	-£6.25	-£7.52
0.43	-£2.17	-£3.35	-£4.53	-£5.72	-£6.31	-£6.90	-£8.09
0.47	-£2.57	-£3.92	-£5.28	-£6.64	-£7.32	-£8.00	-£9.35
0.61	-£1.94	-£3.44	-£4.94	-£6.44	-£7.18	-£7.93	-£9.43
0.51	-£3.45	-£6.07	-£8.70	-£11.32	-£12.63	-£13.94	-£16.56
0.60	-£5.60	-£8.31	-£11.03	-£13.75	-£15.11	-£16.47	-£19.19
0.74	-£7.74	-£11.00	-£14.30	-£17.61	-£19.27	-£20.92	-£24.23
2.26	-£3.81	-£5.57	-£7.32	-£9.09	-£9.99	-£10.88	-£12.67

BLVs

Community	BLV per ha
Existing residential	£3,453,132
Garden and other open land	£21,600,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.08	£0.06	£0.04	£0.03	£0.02	£0.01	-£0.01
2 Small site 2 - 3 units (houses)	3	£0.78	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	-£0.01
3 Small site 2 - 4 units (houses)	4	£1.08	£0.30	£0.27	£0.24	£0.21	£0.20	£0.18	£0.15
4 Small site 3 - 5 units (houses)	5	£1.39	£0.38	£0.34	£0.31	£0.27	£0.25	£0.23	£0.20
5 Small site 4 - 5 units (flats)	5	£0.74	-£0.01	-£0.04	-£0.06	-£0.09	-£0.10	-£0.12	-£0.14
6 Small site 5 - 6 units (flats)	6	£0.84	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14	-£0.17
7 Small site 6 - 8 units (houses)	8	£2.09	£0.57	£0.52	£0.46	£0.40	£0.38	£0.35	£0.29
8 Small site 8 - 8 units (flats)	8	£1.15	-£0.02	-£0.06	-£0.10	-£0.14	-£0.16	-£0.19	-£0.23
9 Small site 9 - 9 units (houses)	9	£2.47	£0.66	£0.60	£0.53	£0.47	£0.44	£0.40	£0.34
10 Small site 10 - 9 units (flats)	9	£1.26	-£0.03	-£0.08	-£0.12	-£0.16	-£0.19	-£0.21	-£0.25
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£0.45	£0.40	£0.34	£0.28	£0.26	£0.23	£0.17
12 Medium housing scheme (10 units)	10	£2.71	£0.73	£0.66	£0.58	£0.51	£0.48	£0.44	£0.37
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£0.57	£0.49	£0.41	£0.32	£0.28	£0.24	£0.16
14 Medium housing scheme (15 units)	15	£4.17	£1.12	£1.01	£0.90	£0.79	£0.74	£0.68	£0.57
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£1.27	£1.11	£0.94	£0.78	£0.70	£0.61	£0.45
16 Medium housing scheme (30 units)	30	£7.53	-£0.14	-£0.29	-£0.43	-£0.57	-£0.64	-£0.71	-£0.86
17 Medium mixed housing/flatted scheme (40 units)	40	£7.23	£1.41	£1.19	£0.97	£0.76	£0.65	£0.54	£0.32
18 Medium housing scheme (40 units)	40	£10.46	£2.53	£2.28	£2.04	£1.79	£1.67	£1.54	£1.30
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£1.87	£1.62	£1.37	£1.12	£0.99	£0.86	£0.61
20 Medium housing scheme (50 units)	50	£13.17	£3.19	£2.87	£2.56	£2.25	£2.10	£1.94	£1.63
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£3.19	£2.83	£2.46	£2.09	£1.91	£1.72	£1.35
22 Medium housing scheme (75 units)	75	£19.75	£4.46	£4.03	£3.59	£3.16	£2.95	£2.73	£2.30
23 Large flatted scheme (100 units)	100	£10.51	-£0.43	-£0.88	-£1.34	-£1.79	-£2.02	-£2.25	-£2.70
24 Large flatted scheme (125 units)	125	£12.70	-£0.94	-£1.45	-£1.97	-£2.48	-£2.74	-£3.00	-£3.51
25 Large flatted scheme (150 units)	150	£13.61	-£1.19	-£1.82	-£2.46	-£3.09	-£3.40	-£3.72	-£4.35
26 Large flatted scheme (200 units)	200	£17.71	-£1.18	-£2.08	-£2.99	-£3.90	-£4.35	-£4.80	-£5.71
27 Large flatted scheme (300 units)	300	£14.86	-£1.75	-£3.09	-£4.42	-£5.75	-£6.42	-£7.08	-£8.41
28 Large flatted scheme (400 units)	400	£17.47	-£3.34	-£4.97	-£6.59	-£8.21	-£9.03	-£9.84	-£11.46
29 Large flatted scheme (600 units)	600	£21.61	-£5.72	-£8.13	-£10.57	-£13.01	-£14.24	-£15.46	-£17.90
30 Large flatted scheme (1000 units)	1,000	£66.21	-£8.63	-£12.60	-£16.57	-£20.58	-£22.61	-£24.63	-£28.67

Site area BLV per ha (£m)

Site area BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£3.58	£2.80	£2.02	£1.24	£0.85	£0.46	-£0.33
0.03	£3.52	£2.74	£1.95	£1.17	£0.77	£0.38	-£0.41
0.04	£8.02	£7.23	£6.45	£5.66	£5.27	£4.88	£4.09
0.05	£8.02	£7.24	£6.46	£5.67	£5.28	£4.89	£4.10
0.03	-£0.47	-£1.52	-£2.58	-£3.63	-£4.16	-£4.68	-£5.74
0.00	-£0.51	-£1.57	-£2.62	-£3.67	-£4.20	-£4.73	-£5.78
0.07	£8.00	£7.22	£6.43	£5.65	£5.25	£4.86	£4.08
0.04	-£0.49	-£1.54	-£2.59	-£3.65	-£4.17	-£4.70	-£5.75
0.08	£7.85	£7.09	£6.32	£5.55	£5.17	£4.79	£4.02
0.04	-£0.76	-£1.78	-£2.81	-£3.83	-£4.35	-£4.86	-£5.89
0.05	£8.22	£7.21	£6.19	£5.18	£4.67	£4.17	£3.15
0.09	£7.85	£7.08	£6.31	£5.55	£5.17	£4.78	£4.02
0.08	£6.79	£5.80	£4.82	£3.83	£3.34	£2.85	£1.86
0.14	£7.86	£7.09	£6.32	£5.56	£5.18	£4.79	£4.03
0.19	£6.80	£5.92	£5.04	£4.16	£3.72	£3.28	£2.40
0.26	-£0.55	-£1.11	-£1.66	-£2.22	-£2.50	-£2.77	-£3.33
0.25	£5.71	£4.83	£3.95	£3.07	£2.63	£2.19	£1.31
0.36	£7.07	£6.38	£5.69	£5.00	£4.66	£4.31	£3.62
0.32	£5.85	£5.07	£4.28	£3.50	£3.10	£2.71	£1.92
0.45	£7.08	£6.39	£5.70	£5.01	£4.66	£4.32	£3.63
0.50	£6.41	£5.67	£4.93	£			

LB MERTON LOCAL PLAN VIABILITY

Scenario 2

Area A

£4,500 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.45	£0.07	£0.05	£0.04	£0.02	£0.01	£0.01	£0.01
2 Small site 2 - 3 units (houses)	3	£0.57	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	£0.02
3 Small site 2 - 4 units (houses)	4	£0.80	£0.29	£0.26	£0.23	£0.20	£0.19	£0.17	£0.15
4 Small site 3 - 5 units (houses)	5	£1.03	£0.37	£0.34	£0.30	£0.26	£0.24	£0.22	£0.19
5 Small site 4 - 5 units (flats)	5	£0.54	£0.03	£0.06	£0.09	£0.11	£0.13	£0.14	£0.17
6 Small site 5 - 6 units (flats)	6	£0.62	£0.04	£0.07	£0.10	£0.13	£0.15	£0.16	£0.19
7 Small site 6 - 8 units (houses)	8	£1.54	£0.56	£0.51	£0.45	£0.39	£0.36	£0.34	£0.28
8 Small site 8 - 8 units (flats)	8	£0.85	£0.05	£0.10	£0.14	£0.18	£0.20	£0.22	£0.26
9 Small site 9 - 9 units (houses)	9	£1.83	£0.65	£0.59	£0.52	£0.46	£0.42	£0.39	£0.33
10 Small site 10 - 9 units (flats)	9	£0.93	£0.07	£0.12	£0.16	£0.20	£0.23	£0.25	£0.29
11 Medium mixed housing/flatted scheme (10 units)	10	£1.18	£0.43	£0.38	£0.32	£0.27	£0.24	£0.21	£0.15
12 Medium housing scheme (10 units)	10	£2.00	£0.71	£0.64	£0.57	£0.50	£0.46	£0.43	£0.36
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.54	£0.46	£0.37	£0.29	£0.25	£0.21	£0.12
14 Medium housing scheme (15 units)	15	£3.08	£1.10	£0.99	£0.88	£0.77	£0.72	£0.66	£0.55
15 Medium mixed housing/flatted scheme (30 units)	30	£4.04	£1.20	£1.03	£0.87	£0.70	£0.62	£0.54	£0.37
16 Medium housing scheme (30 units)	30	£5.56	£0.27	£0.42	£0.56	£0.70	£0.77	£0.84	£0.99
17 Medium mixed housing/flatted scheme (40 units)	40	£5.33	£1.30	£1.08	£0.86	£0.64	£0.54	£0.43	£0.21
18 Medium housing scheme (40 units)	40	£7.72	£2.48	£2.23	£1.98	£1.74	£1.61	£1.49	£1.24
19 Medium mixed housing/flatted scheme (50 units)	50	£6.89	£1.74	£1.49	£1.24	£0.99	£0.86	£0.74	£0.48
20 Medium housing scheme (50 units)	50	£9.72	£3.12	£2.81	£2.50	£2.19	£2.03	£1.87	£1.56
21 Medium mixed housing/flatted scheme (75 units)	75	£10.76	£3.02	£2.66	£2.29	£1.92	£1.73	£1.55	£1.18
22 Medium housing scheme (75 units)	75	£14.58	£4.36	£3.93	£3.49	£3.06	£2.84	£2.63	£2.20
23 Large flatted scheme (100 units)	100	£7.76	£0.86	£1.31	£1.76	£2.22	£2.45	£2.67	£3.13
24 Large flatted scheme (125 units)	125	£9.38	£1.46	£1.97	£2.49	£3.00	£3.26	£3.51	£4.03
25 Large flatted scheme (150 units)	150	£10.05	£1.83	£2.46	£3.09	£3.72	£4.04	£4.36	£4.99
26 Large flatted scheme (200 units)	200	£13.08	£2.02	£2.92	£3.83	£4.74	£5.19	£5.64	£6.55
27 Large flatted scheme (300 units)	300	£10.98	£2.99	£4.32	£5.65	£6.98	£7.85	£8.32	£9.65
28 Large flatted scheme (400 units)	400	£12.90	£4.96	£6.59	£8.21	£9.84	£10.85	£11.46	£13.08
29 Large flatted scheme (600 units)	600	£15.96	£8.11	£10.55	£13.00	£15.44	£16.66	£17.89	£20.33
30 Large flatted scheme (1000 units)	1,000	£48.90	£12.55	£16.52	£20.52	£24.57	£26.59	£28.61	£32.65

Site area BLV per ha (£m)

Site area BLV per ha (£m)	Residual land values (£m)						
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£3.39	£2.61	£1.83	£1.05	£0.66	£0.27	£0.52
0.03	£3.33	£2.55	£1.76	£0.98	£0.58	£0.19	£0.60
0.04	£7.86	£7.08	£6.29	£5.51	£5.11	£4.72	£3.94
0.05	£7.87	£7.09	£6.30	£5.52	£5.13	£4.73	£3.95
0.03	£1.38	£2.43	£3.49	£4.54	£5.07	£5.59	£6.65
0.03	£1.42	£2.47	£3.53	£4.58	£5.11	£5.64	£6.69
0.07	£7.85	£7.06	£6.28	£5.49	£5.10	£4.71	£3.92
0.04	£1.39	£2.45	£3.50	£4.56	£5.08	£5.61	£6.66
0.08	£7.70	£6.93	£6.17	£5.40	£5.02	£4.63	£3.87
0.04	£1.66	£2.69	£3.72	£4.74	£5.25	£5.77	£6.79
0.05	£7.88	£6.86	£5.85	£4.83	£4.33	£3.82	£2.80
0.09	£7.69	£6.93	£6.16	£5.39	£5.01	£4.63	£3.86
0.08	£6.38	£5.39	£4.41	£3.42	£2.93	£2.43	£1.45
0.14	£7.70	£6.94	£6.17	£5.40	£5.02	£4.64	£3.87
0.19	£6.39	£5.51	£4.63	£3.75	£3.31	£2.87	£1.99
0.26	£1.06	£1.61	£2.17	£2.72	£3.00	£3.28	£3.83
0.25	£5.25	£4.37	£3.49	£2.61	£2.17	£1.73	£0.85
0.36	£6.92	£6.23	£5.54	£4.85	£4.51	£4.16	£3.47
0.32	£5.45	£4.66	£3.88	£3.09	£2.70	£2.30	£1.52
0.45	£6.93	£6.24	£5.55	£4.86	£4.51	£4.17	£3.48
0.50	£6.07	£5.33	£4.59	£3.85	£3.48	£3.11	£2.37
0.68	£6.46	£5.82	£5.18	£4.53	£4.21	£3.89	£3.25
0.36	£2.38	£3.64	£4.91	£6.17	£6.81	£7.44	£8.70
0.43	£3.36	£4.54	£5.73	£6.91	£7.50	£8.09	£9.28
0.47	£3.33	£4.83	£6.33	£7.82	£8.57	£9.32	£10.82
0.51	£5.88	£8.50	£11.12	£13.75	£15.06	£16.37	£18.99
0.60	£8.31	£11.03	£13.75	£16.47	£17.83	£19.18	£21.90
0.74	£10.98	£14.28	£17.59	£20.90	£22.55	£24.21	£27.51
2.26	£5.55	£7.30	£9.07	£10.85	£11.74	£12.64	£14.42

BLVs

Community	BLV per ha
Existing residential	£3,453,132
Garden and other open land	£21,600,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.07	£0.05	£0.04	£0.02	£0.01	£0.01	£0.01
2 Small site 2 - 3 units (houses)	3	£0.78	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	£0.02
3 Small site 2 - 4 units (houses)	4	£1.08	£0.29	£0.26	£0.23	£0.20	£0.19	£0.17	£0.15
4 Small site 3 - 5 units (houses)	5	£1.39	£0.37	£0.34	£0.30	£0.26	£0.24	£0.22	£0.19
5 Small site 4 - 5 units (flats)	5	£0.74	£0.03	£0.06	£0.09	£0.11	£0.13	£0.14	£0.17
6 Small site 5 - 6 units (flats)	6	£0.84	£0.04	£0.07	£0.10	£0.13	£0.15	£0.16	£0.19
7 Small site 6 - 8 units (houses)	8	£2.09	£0.56	£0.51	£0.45	£0.39	£0.36	£0.34	£0.28
8 Small site 8 - 8 units (flats)	8	£1.15	£0.05	£0.10	£0.14	£0.18	£0.20	£0.22	£0.26
9 Small site 9 - 9 units (houses)	9	£2.47	£0.65	£0.59	£0.52	£0.46	£0.42	£0.39	£0.33
10 Small site 10 - 9 units (flats)	9	£1.26	£0.07	£0.12	£0.16	£0.20	£0.23	£0.25	£0.29
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£0.43	£0.38	£0.32	£0.27	£0.24	£0.21	£0.15
12 Medium housing scheme (10 units)	10	£2.71	£0.71	£0.64	£0.57	£0.50	£0.46	£0.43	£0.36
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£0.54	£0.46	£0.37	£0.29	£0.25	£0.21	£0.12
14 Medium housing scheme (15 units)	15	£4.17	£1.10	£0.99	£0.88	£0.77	£0.72	£0.66	£0.55
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£1.20	£1.03	£0.87	£0.70	£0.62	£0.54	£0.37
16 Medium housing scheme (30 units)	30	£7.53	£0.27	£0.42	£0.56	£0.70	£0.77	£0.84	£0.99
17 Medium mixed housing/flatted scheme (40 units)	40	£7.23	£1.30	£1.08	£0.86	£0.64	£0.54	£0.43	£0.21
18 Medium housing scheme (40 units)	40	£10.46	£2.48	£2.23	£1.98	£1.74	£1.61	£1.49	£1.24
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£1.74	£1.49	£1.24	£0.99	£0.86	£0.74	£0.48
20 Medium housing scheme (50 units)	50	£13.17	£3.12	£2.81	£2.50	£2.19	£2.03	£1.87	£1.56
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£3.02	£2.66	£2.29	£1.92	£1.73	£1.55	£1.18
22 Medium housing scheme (75 units)	75	£19.75	£4.36	£3.93	£3.49	£3.06	£2.84	£2.63	£2.20
23 Large flatted scheme (100 units)	100	£10.51	£0.86	£1.31	£1.76	£2.22	£2.45	£2.67	£3.13
24 Large flatted scheme (125 units)	125	£12.70	£1.46	£1.97	£2.49	£3.00	£3.26	£3.51	£4.03
25 Large flatted scheme (150 units)	150	£13.61	£1.83	£2.46	£3.09	£3.72	£4.04	£4.36	£4.99
26 Large flatted scheme (200 units)	200	£17.71	£2.02	£2.92	£3.83	£4.74	£5.19	£5.64	£6.55
27 Large flatted scheme (300 units)	300	£14.86	£2.99	£4.32	£5.65	£6.98	£7.85	£8.32	£9.65
28 Large flatted scheme (400 units)	400	£17.47	£4.96	£6.59	£8.21	£9.84	£10.85	£11.46	£13.08
29 Large flatted scheme (600 units)	600	£21.61	£8.11	£10.55	£13.00	£15.44	£16.66	£17.89	£20.33
30 Large flatted scheme (1000 units)	1,000	£66.21	£12.55	£16.52	£20.52	£24.57	£26.59	£28.61	£32.65

Site area BLV per ha (£m)

Site area BLV per ha (£m)	Residual land values (£m)							
	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.02	£29.25	£3.39	£2.61	£1.83	£1.05	£0.66	£0.27	£0.52
0.03	£29.25	£3.33	£2.55	£1.76	£0.98	£0.58	£0.19	£0.60
0.04	£29.25	£7.86	£7.08	£6.29	£5.51	£5.11	£4.72	£3.94
0.05	£29.25	£7.87	£7.09	£6.30	£5.52	£5.13	£4.73	£3.95
0.03	£29.25	£1.38	£2.43	£3.49	£4.54	£5.07	£5.59	£6.65
0.03	£29.25	£1.42	£2.47	£3.53	£4.58	£5.11	£5.64	£6.69
0.07	£29.25	£7.85	£7.06	£6.28	£5.49	£5.10	£4.71	£3.92
0.04	£29.25	£1.39	£2.45	£3.50	£4.56	£5.08	£5.61	£6.66
0.08	£29.25	£7.70	£6.93	£6.17	£5.40	£5.02	£4.63	£3.87
0.04	£29.25	£1.66	£2.69	£3.72	£4.74	£5.25	£5.77	£6.79
0.05	£29.25	£7.88	£6.86	£5.85	£4.83	£4.33	£3.82	£2.80
0.09	£29.25	£7.69	£6.93	£6.16	£5.39	£5.01	£4.63	£3.86
0.08	£29.25	£6.38	£5.39	£4.41	£3.42	£2.93	£2.43	£1.45
0.14	£29.25	£7.70	£6.94	£6.17	£5.40	£5.02	£4.64	£3.87
0.19	£29.25	£6.39	£5.51	£4.63	£3.75	£3.31	£2.87	£1.99
0.26	£29.25	£1.06	£1.61	£2.17	£2.72	£3.00	£3.28	£3.83
0.25	£29.25	£5.25	£4.37	£3.49	£2.61	£2.17	£1.73	£0.85
0.36	£29.25	£6.92	£6.23	£5.54	£4.85	£4.51	£4.16	£3.47
0.32	£29.25	£5.45	£4.66	£3.88	£3.09	£2.70	£2.30	£1.52
0.45	£29.25	£6.93	£6.24	£5.55	£4.86	£4.51	£4.17	£3.48
0.50	£29.25	£6.07						

LB MERTON LOCAL PLAN VIABILITY

Scenario 3

Area A

£4,500 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.45	£0.06	£0.04	£0.03	£0.01	£0.00	-£0.01	-£0.02
2 Small site 2 - 3 units (houses)	3	£0.57	£0.07	£0.05	£0.03	£0.01	£0.00	-£0.01	-£0.03
3 Small site 2 - 4 units (houses)	4	£0.80	£0.27	£0.25	£0.22	£0.19	£0.17	£0.16	£0.13
4 Small site 3 - 5 units (houses)	5	£1.03	£0.35	£0.32	£0.28	£0.24	£0.22	£0.20	£0.17
5 Small site 4 - 5 units (flats)	5	£0.54	-£0.04	-£0.07	-£0.10	-£0.12	-£0.14	-£0.15	-£0.18
6 Small site 5 - 6 units (flats)	6	£0.62	-£0.05	-£0.08	-£0.11	-£0.14	-£0.16	-£0.17	-£0.20
7 Small site 6 - 8 units (houses)	8	£1.54	£0.53	£0.47	£0.42	£0.36	£0.33	£0.30	£0.25
8 Small site 8 - 8 units (flats)	8	£0.85	-£0.07	-£0.11	-£0.15	-£0.19	-£0.22	-£0.24	-£0.28
9 Small site 9 - 9 units (houses)	9	£1.83	£0.61	£0.55	£0.48	£0.42	£0.39	£0.35	£0.29
10 Small site 10 - 9 units (flats)	9	£0.93	-£0.09	-£0.13	-£0.18	-£0.22	-£0.24	-£0.26	-£0.31
11 Medium mixed housing/flatted scheme (10 units)	10	£1.18	£0.40	£0.34	£0.29	£0.23	£0.21	£0.18	£0.12
12 Medium housing scheme (10 units)	10	£2.00	£0.67	£0.60	£0.53	£0.46	£0.42	£0.39	£0.32
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.50	£0.41	£0.33	£0.24	£0.20	£0.16	£0.08
14 Medium housing scheme (15 units)	15	£3.08	£1.03	£0.93	£0.82	£0.71	£0.65	£0.60	£0.49
15 Medium mixed housing/flatted scheme (30 units)	30	£4.04	£1.11	£0.94	£0.78	£0.61	£0.53	£0.45	£0.28
16 Medium housing scheme (30 units)	30	£5.56	-£0.33	-£0.47	-£0.61	-£0.75	-£0.83	-£0.90	-£1.04
17 Medium mixed housing/flatted scheme (40 units)	40	£5.33	£1.18	£0.97	£0.75	£0.53	£0.42	£0.32	£0.10
18 Medium housing scheme (40 units)	40	£7.72	£2.32	£2.08	£1.83	£1.58	£1.46	£1.33	£1.09
19 Medium mixed housing/flatted scheme (50 units)	50	£6.89	£1.60	£1.35	£1.10	£0.85	£0.72	£0.60	£0.35
20 Medium housing scheme (50 units)	50	£9.72	£2.92	£2.61	£2.30	£1.99	£1.84	£1.68	£1.37
21 Medium mixed housing/flatted scheme (75 units)	75	£10.76	£2.80	£2.43	£2.06	£1.70	£1.51	£1.33	£0.96
22 Medium housing scheme (75 units)	75	£14.58	£4.07	£3.64	£3.21	£2.77	£2.56	£2.34	£1.91
23 Large flatted scheme (100 units)	100	£7.76	-£1.03	-£1.48	-£1.94	-£2.39	-£2.62	-£2.85	-£3.30
24 Large flatted scheme (125 units)	125	£9.38	-£1.67	-£2.18	-£2.70	-£3.21	-£3.47	-£3.73	-£4.24
25 Large flatted scheme (150 units)	150	£10.05	-£2.09	-£2.72	-£3.35	-£3.98	-£4.30	-£4.62	-£5.25
26 Large flatted scheme (200 units)	200	£13.08	-£2.36	-£3.27	-£4.17	-£5.08	-£5.53	-£5.99	-£6.89
27 Large flatted scheme (300 units)	300	£10.98	-£3.49	-£4.83	-£6.16	-£7.49	-£8.16	-£8.82	-£10.15
28 Large flatted scheme (400 units)	400	£12.90	-£5.63	-£7.25	-£8.88	-£10.50	-£11.31	-£12.12	-£13.75
29 Large flatted scheme (600 units)	600	£15.96	-£9.10	-£11.55	-£13.99	-£16.44	-£17.66	-£18.88	-£21.33
30 Large flatted scheme (1000 units)	1,000	£48.90	-£14.16	-£18.13	-£22.15	-£26.20	-£28.22	-£30.24	-£34.28

Site area BLV per ha (£m)

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£21.60	£2.85	£2.07	£1.29	£0.50	£0.11	-£0.28	-£1.07
0.03	£21.60	£2.79	£2.00	£1.22	£0.43	£0.04	-£0.36	-£1.15
0.04	£21.60	£7.42	£6.63	£5.85	£5.06	£4.67	£4.28	£3.49
0.05	£21.60	£7.43	£6.64	£5.86	£5.07	£4.68	£4.29	£3.51
0.03	£21.60	-£1.75	-£2.80	-£3.86	-£4.91	-£5.44	-£5.97	-£7.02
0.03	£21.60	-£1.79	-£2.85	-£3.90	-£4.95	-£5.48	-£6.01	-£7.06
0.07	£21.60	£7.41	£6.62	£5.83	£5.05	£4.66	£4.26	£3.48
0.04	£21.60	-£1.77	-£2.82	-£3.87	-£4.93	-£5.45	-£5.98	-£7.03
0.08	£21.60	£7.25	£6.49	£5.72	£4.96	£4.57	£4.19	£3.43
0.04	£21.60	-£2.03	-£3.06	-£4.09	-£5.11	-£5.63	-£6.14	-£7.17
0.05	£21.60	£7.30	£6.29	£5.27	£4.26	£3.75	£3.24	£2.23
0.09	£21.60	£7.25	£6.48	£5.72	£4.95	£4.57	£4.19	£3.42
0.08	£21.60	£5.85	£4.86	£3.88	£2.89	£2.40	£1.90	£0.92
0.14	£21.60	£7.26	£6.49	£5.73	£4.96	£4.58	£4.20	£3.43
0.19	£21.60	£5.92	£5.04	£4.16	£3.28	£2.84	£2.40	£1.52
0.26	£21.60	-£1.26	-£1.82	-£2.37	-£2.93	-£3.21	-£3.48	-£4.04
0.25	£21.60	£4.80	£3.92	£3.04	£2.16	£1.72	£1.28	£0.40
0.36	£21.60	£6.50	£5.80	£5.11	£4.42	£4.08	£3.73	£3.04
0.32	£21.60	£5.02	£4.24	£3.45	£2.66	£2.27	£1.88	£1.09
0.45	£21.60	£6.50	£5.81	£5.12	£4.43	£4.08	£3.74	£3.05
0.50	£21.60	£5.62	£4.88	£4.14	£3.40	£3.03	£2.66	£1.92
0.68	£21.60	£6.03	£5.39	£4.75	£4.11	£3.79	£3.47	£2.83
0.36	£21.60	-£2.87	-£4.13	-£5.40	-£6.66	-£7.29	-£7.93	-£9.19
0.43	£21.60	-£3.84	-£5.03	-£6.21	-£7.40	-£7.99	-£8.58	-£9.77
0.47	£21.60	-£4.49	-£5.85	-£7.21	-£8.56	-£9.24	-£9.92	-£11.28
0.61	£21.60	-£3.90	-£5.40	-£6.89	-£8.39	-£9.14	-£9.89	-£11.39
0.51	£21.60	-£6.88	-£9.50	-£12.12	-£14.74	-£16.05	-£17.36	-£19.98
0.60	£21.60	-£9.43	-£12.14	-£14.86	-£17.58	-£18.94	-£20.30	-£23.02
0.74	£21.60	-£12.32	-£15.63	-£18.94	-£22.25	-£23.90	-£25.55	-£28.86
2.26	£21.60	-£6.26	-£8.01	-£9.79	-£11.57	-£12.47	-£13.36	-£15.14

BLVs

	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.06	£0.04	£0.03	£0.01	£0.00	-£0.01	-£0.02
2 Small site 2 - 3 units (houses)	3	£0.78	£0.07	£0.05	£0.03	£0.01	£0.00	-£0.01	-£0.03
3 Small site 2 - 4 units (houses)	4	£1.08	£0.27	£0.25	£0.22	£0.19	£0.17	£0.16	£0.13
4 Small site 3 - 5 units (houses)	5	£1.39	£0.35	£0.32	£0.28	£0.24	£0.22	£0.20	£0.17
5 Small site 4 - 5 units (flats)	5	£0.74	-£0.04	-£0.07	-£0.10	-£0.12	-£0.14	-£0.15	-£0.18
6 Small site 5 - 6 units (flats)	6	£0.84	-£0.05	-£0.08	-£0.11	-£0.14	-£0.16	-£0.17	-£0.20
7 Small site 6 - 8 units (houses)	8	£2.09	£0.53	£0.47	£0.42	£0.36	£0.33	£0.30	£0.25
8 Small site 8 - 8 units (flats)	8	£1.15	-£0.07	-£0.11	-£0.15	-£0.19	-£0.22	-£0.24	-£0.28
9 Small site 9 - 9 units (houses)	9	£2.47	£0.61	£0.55	£0.48	£0.42	£0.39	£0.35	£0.29
10 Small site 10 - 9 units (flats)	9	£1.26	-£0.09	-£0.13	-£0.18	-£0.22	-£0.24	-£0.26	-£0.31
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£0.40	£0.34	£0.29	£0.23	£0.21	£0.18	£0.12
12 Medium housing scheme (10 units)	10	£2.71	£0.67	£0.60	£0.53	£0.46	£0.42	£0.39	£0.32
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£0.50	£0.41	£0.33	£0.24	£0.20	£0.16	£0.08
14 Medium housing scheme (15 units)	15	£4.17	£1.03	£0.93	£0.82	£0.71	£0.65	£0.60	£0.49
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£1.11	£0.94	£0.78	£0.61	£0.53	£0.45	£0.28
16 Medium housing scheme (30 units)	30	£7.53	-£0.33	-£0.47	-£0.61	-£0.75	-£0.83	-£0.90	-£1.04
17 Medium mixed housing/flatted scheme (40 units)	40	£7.23	£1.18	£0.97	£0.75	£0.53	£0.42	£0.32	£0.10
18 Medium housing scheme (40 units)	40	£10.46	£2.32	£2.08	£1.83	£1.58	£1.46	£1.33	£1.09
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£1.60	£1.35	£1.10	£0.85	£0.72	£0.60	£0.35
20 Medium housing scheme (50 units)	50	£13.17	£2.92	£2.61	£2.30	£1.99	£1.84	£1.68	£1.37
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£2.80	£2.43	£2.06	£1.70	£1.51	£1.33	£0.96
22 Medium housing scheme (75 units)	75	£19.75	£4.07	£3.64	£3.21	£2.77	£2.56	£2.34	£1.91
23 Large flatted scheme (100 units)	100	£10.51	-£1.03	-£1.48	-£1.94	-£2.39	-£2.62	-£2.85	-£3.30
24 Large flatted scheme (125 units)	125	£12.70	-£1.67	-£2.18	-£2.70	-£3.21	-£3.47	-£3.73	-£4.24
25 Large flatted scheme (150 units)	150	£13.61	-£2.09	-£2.72	-£3.35	-£3.98	-£4.30	-£4.62	-£5.25
26 Large flatted scheme (200 units)	200	£17.71	-£2.36	-£3.27	-£4.17	-£5.08	-£5.53	-£5.99	-£6.89
27 Large flatted scheme (300 units)	300	£14.86	-£3.49	-£4.83	-£6.16	-£7.49	-£8.16	-£8.82	-£10.15
28 Large flatted scheme (400 units)	400	£17.47	-£5.63	-£7.25	-£8.88	-£10.50	-£11.31	-£12.12	-£13.75
29 Large flatted scheme (600 units)	600	£21.61	-£9.10	-£11.55	-£13.99	-£16.44	-£17.66	-£18.88	-£21.33
30 Large flatted scheme (1000 units)	1,000	£66.21	-£14.16	-£18.13	-£22.15	-£26.20	-£28.22	-£30.24	-£34.28

Site area BLV per ha (£m)

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£29.25	£2.85	£2.07	£1.29	£0.50	£0.11	-£0.28	-£1.07
0.03	£29.25	£2.79	£2.00	£1.22	£0.43	£0.04	-£0.36	-£1.15
0.04	£29.25	£7.42	£6.63	£5.85	£5.06	£4.67	£4.28	£3.49
0.05	£29.25	£7.43	£6.64	£5.86	£5.07	£4.68	£4.29	£3.51
0.03	£29.25	-£1.75	-£2.80	-£3.86	-£4.91	-£5.44	-£5.97	-£7.02
0.03	£29.25	-£1.79	-£2.85	-£3.90	-£4.95	-£5.48	-£6.01	-£7.06
0.07	£29.25	£7.41	£6.62	£5.83	£5.05	£4.66	£4.26	£3.48
0.04	£29.25	-£1.77	-£2.82	-£3.87	-£4.93	-£5.45	-£5.98	-£7.03
0.08	£29.25	£7.25	£6.49	£5.72	£4.96	£4.57	£4.19	£3.43
0.04	£29.25	-£2.03	-£3.06	-£4.09	-£5.11	-£5.63	-£6.14	-£7.17
0.05	£29.25	£7.30	£6.29	£5.27	£4.26	£3.75	£3.24	£2.23
0.09	£29.25	£7.25	£6.48	£5.72	£4.95	£4.57	£4.19	£3.42
0.08	£29.25	£5.85	£4.86	£3.88	£2.89	£2.40	£1.90	£0.92
0.14	£29.25	£7.26	£6.49	£5.73	£4.96	£4.58	£4.20	£3.43
0.19	£29.25	£5.92	£5.04	£4.16	£3.28	£2.84	£2.40	£1.52
0.26	£29.25	-£1.26	-£1.82	-£2.37	-£2.93</			

LB MERTON LOCAL PLAN VIABILITY

Scenario 4

Area A

£4,500 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.45	£0.07	£0.05	£0.04	£0.02	£0.01	£0.00	-£0.01
2 Small site 2 - 3 units (houses)	3	£0.57	£0.08	£0.06	£0.04	£0.02	£0.01	£0.00	-£0.02
3 Small site 2 - 4 units (houses)	4	£0.80	£0.29	£0.26	£0.23	£0.20	£0.18	£0.17	£0.14
4 Small site 3 - 5 units (houses)	5	£1.03	£0.37	£0.33	£0.29	£0.26	£0.24	£0.22	£0.18
5 Small site 4 - 5 units (flats)	5	£0.54	-£0.05	-£0.08	-£0.10	-£0.13	-£0.14	-£0.16	-£0.18
6 Small site 5 - 6 units (flats)	6	£0.62	-£0.06	-£0.09	-£0.12	-£0.15	-£0.16	-£0.18	-£0.21
7 Small site 6 - 8 units (houses)	8	£1.54	£0.55	£0.50	£0.44	£0.38	£0.36	£0.33	£0.27
8 Small site 8 - 8 units (flats)	8	£0.85	-£0.08	-£0.12	-£0.16	-£0.20	-£0.22	-£0.25	-£0.29
9 Small site 9 - 9 units (houses)	9	£1.83	£0.64	£0.57	£0.51	£0.45	£0.41	£0.38	£0.32
10 Small site 10 - 9 units (flats)	9	£0.93	-£0.10	-£0.14	-£0.19	-£0.23	-£0.25	-£0.27	-£0.32
11 Medium mixed housing/flatted scheme (10 units)	10	£1.18	£0.42	£0.36	£0.31	£0.25	£0.22	£0.19	£0.14
12 Medium housing scheme (10 units)	10	£2.00	£0.70	£0.63	£0.56	£0.49	£0.45	£0.42	£0.34
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.51	£0.43	£0.35	£0.26	£0.22	£0.18	£0.10
14 Medium housing scheme (15 units)	15	£3.08	£1.08	£0.97	£0.86	£0.75	£0.70	£0.64	£0.53
15 Medium mixed housing/flatted scheme (30 units)	30	£4.04	£1.14	£0.97	£0.81	£0.65	£0.56	£0.48	£0.32
16 Medium housing scheme (30 units)	30	£5.56	-£0.36	-£0.50	-£0.65	-£0.79	-£0.86	-£0.93	-£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£5.33	£1.21	£1.00	£0.78	£0.56	£0.45	£0.35	£0.13
18 Medium housing scheme (40 units)	40	£7.72	£2.43	£2.18	£1.94	£1.69	£1.57	£1.44	£1.20
19 Medium mixed housing/flatted scheme (50 units)	50	£6.89	£1.64	£1.39	£1.14	£0.89	£0.77	£0.64	£0.39
20 Medium housing scheme (50 units)	50	£9.72	£3.06	£2.75	£2.44	£2.13	£1.97	£1.82	£1.51
21 Medium mixed housing/flatted scheme (75 units)	75	£10.76	£2.90	£2.53	£2.16	£1.79	£1.61	£1.42	£1.05
22 Medium housing scheme (75 units)	75	£14.58	£4.27	£3.84	£3.41	£2.97	£2.76	£2.54	£2.11
23 Large flatted scheme (100 units)	100	£7.76	-£1.15	-£1.60	-£2.06	-£2.51	-£2.74	-£2.96	-£3.42
24 Large flatted scheme (125 units)	125	£9.38	-£1.81	-£2.33	-£2.84	-£3.35	-£3.61	-£3.87	-£4.38
25 Large flatted scheme (150 units)	150	£10.05	-£2.26	-£2.90	-£3.53	-£4.16	-£4.47	-£4.79	-£5.42
26 Large flatted scheme (200 units)	200	£13.08	-£2.59	-£3.50	-£4.40	-£5.31	-£5.76	-£6.22	-£7.12
27 Large flatted scheme (300 units)	300	£10.98	-£3.83	-£5.17	-£6.50	-£7.83	-£8.50	-£9.16	-£10.49
28 Large flatted scheme (400 units)	400	£12.90	-£6.08	-£7.70	-£9.32	-£10.95	-£11.76	-£12.57	-£14.19
29 Large flatted scheme (600 units)	600	£15.96	-£9.77	-£12.22	-£14.66	-£17.10	-£18.33	-£19.55	-£21.99
30 Large flatted scheme (1000 units)	1,000	£48.90	-£15.24	-£19.21	-£23.25	-£27.29	-£29.31	-£31.33	-£35.38

Site area BLV per ha (£m)

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£21.60	£3.23	£2.45	£1.67	£0.88	£0.49	£0.10	-£0.69
0.03	£21.60	£3.17	£2.38	£1.60	£0.81	£0.42	£0.03	-£0.77
0.04	£21.60	£7.73	£6.94	£6.16	£5.37	£4.98	£4.59	£3.80
0.05	£21.60	£7.74	£6.95	£6.17	£5.38	£4.99	£4.60	£3.82
0.03	£21.60	-£2.00	-£3.05	-£4.11	-£5.16	-£5.69	-£6.21	-£7.27
0.03	£21.60	-£2.04	-£3.10	-£4.15	-£5.20	-£5.73	-£6.26	-£7.31
0.07	£21.60	£7.72	£6.93	£6.14	£5.36	£4.97	£4.57	£3.79
0.04	£21.60	-£2.02	-£3.07	-£4.12	-£5.18	-£5.70	-£6.23	-£7.28
0.08	£21.60	£7.56	£6.80	£6.03	£5.27	£4.88	£4.50	£3.74
0.04	£21.60	-£2.28	-£3.31	-£4.34	-£5.36	-£5.88	-£6.39	-£7.41
0.05	£21.60	£7.61	£6.59	£5.58	£4.57	£4.06	£3.55	£2.54
0.09	£21.60	£7.56	£6.79	£6.03	£5.26	£4.88	£4.49	£3.73
0.08	£21.60	£6.07	£5.08	£4.10	£3.11	£2.62	£2.13	£1.14
0.14	£21.60	£7.57	£6.80	£6.04	£5.27	£4.89	£4.51	£3.74
0.19	£21.60	£6.09	£5.21	£4.33	£3.45	£3.01	£2.57	£1.69
0.26	£21.60	-£1.40	-£1.96	-£2.51	-£3.07	-£3.34	-£3.62	-£4.18
0.25	£21.60	£4.92	£4.04	£3.16	£2.28	£1.84	£1.40	£0.52
0.36	£21.60	£6.80	£6.10	£5.41	£4.72	£4.38	£4.03	£3.34
0.32	£21.60	£5.15	£4.37	£3.58	£2.79	£2.40	£2.01	£1.22
0.45	£21.60	£6.80	£6.11	£5.42	£4.73	£4.38	£4.04	£3.35
0.50	£21.60	£5.81	£5.07	£4.33	£3.59	£3.22	£2.85	£2.12
0.68	£21.60	£6.33	£5.69	£5.05	£4.41	£4.09	£3.76	£3.12
0.36	£21.60	-£3.19	-£4.46	-£5.72	-£6.99	-£7.62	-£8.25	-£9.52
0.43	£21.60	-£4.17	-£5.36	-£6.54	-£7.73	-£8.32	-£8.91	-£10.09
0.47	£21.60	-£4.87	-£6.22	-£7.58	-£8.94	-£9.62	-£10.30	-£11.66
0.61	£21.60	-£4.28	-£5.78	-£7.28	-£8.77	-£9.52	-£10.27	-£11.77
0.51	£21.60	-£7.54	-£10.17	-£12.79	-£15.41	-£16.72	-£18.03	-£20.65
0.60	£21.60	-£10.17	-£12.89	-£15.61	-£18.33	-£19.69	-£21.04	-£23.76
0.74	£21.60	-£13.22	-£16.53	-£19.84	-£23.15	-£24.80	-£26.46	-£29.76
2.26	£21.60	-£6.73	-£8.49	-£10.27	-£12.06	-£12.95	-£13.84	-£15.63

BLVs

Community	BLV per ha
Existing residential	£3,453,132
Garden and other open land	£21,600,000
Industrial 1st quartile rent	£500,000
Offices 1st quartile rent	£9,431,247
	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.07	£0.05	£0.04	£0.02	£0.01	£0.00	-£0.01
2 Small site 2 - 3 units (houses)	3	£0.78	£0.08	£0.06	£0.04	£0.02	£0.01	£0.00	-£0.02
3 Small site 2 - 4 units (houses)	4	£1.08	£0.29	£0.26	£0.23	£0.20	£0.18	£0.17	£0.14
4 Small site 3 - 5 units (houses)	5	£1.39	£0.37	£0.33	£0.29	£0.26	£0.24	£0.22	£0.18
5 Small site 4 - 5 units (flats)	5	£0.74	-£0.05	-£0.08	-£0.10	-£0.13	-£0.14	-£0.16	-£0.18
6 Small site 5 - 6 units (flats)	6	£0.84	-£0.06	-£0.09	-£0.12	-£0.15	-£0.16	-£0.18	-£0.21
7 Small site 6 - 8 units (houses)	8	£2.09	£0.55	£0.50	£0.44	£0.38	£0.36	£0.33	£0.27
8 Small site 8 - 8 units (flats)	8	£1.15	-£0.08	-£0.12	-£0.16	-£0.20	-£0.22	-£0.25	-£0.29
9 Small site 9 - 9 units (houses)	9	£2.47	£0.64	£0.57	£0.51	£0.45	£0.41	£0.38	£0.32
10 Small site 10 - 9 units (flats)	9	£1.26	-£0.10	-£0.14	-£0.19	-£0.23	-£0.25	-£0.27	-£0.32
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£0.42	£0.36	£0.31	£0.25	£0.22	£0.19	£0.14
12 Medium housing scheme (10 units)	10	£2.71	£0.70	£0.63	£0.56	£0.49	£0.45	£0.42	£0.34
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£0.51	£0.43	£0.35	£0.26	£0.22	£0.18	£0.10
14 Medium housing scheme (15 units)	15	£4.17	£1.08	£0.97	£0.86	£0.75	£0.70	£0.64	£0.53
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£1.14	£0.97	£0.81	£0.65	£0.56	£0.48	£0.32
16 Medium housing scheme (30 units)	30	£7.53	-£0.36	-£0.50	-£0.65	-£0.79	-£0.86	-£0.93	-£1.08
17 Medium mixed housing/flatted scheme (40 units)	40	£7.23	£1.21	£1.00	£0.78	£0.56	£0.45	£0.35	£0.13
18 Medium housing scheme (40 units)	40	£10.46	£2.43	£2.18	£1.94	£1.69	£1.57	£1.44	£1.20
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£1.64	£1.39	£1.14	£0.89	£0.77	£0.64	£0.39
20 Medium housing scheme (50 units)	50	£13.17	£3.06	£2.75	£2.44	£2.13	£1.97	£1.82	£1.51
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£2.90	£2.53	£2.16	£1.79	£1.61	£1.42	£1.05
22 Medium housing scheme (75 units)	75	£19.75	£4.27	£3.84	£3.41	£2.97	£2.76	£2.54	£2.11
23 Large flatted scheme (100 units)	100	£10.51	-£1.15	-£1.60	-£2.06	-£2.51	-£2.74	-£2.96	-£3.42
24 Large flatted scheme (125 units)	125	£12.70	-£1.81	-£2.33	-£2.84	-£3.35	-£3.61	-£3.87	-£4.38
25 Large flatted scheme (150 units)	150	£13.61	-£2.26	-£2.90	-£3.53	-£4.16	-£4.47	-£4.79	-£5.42
26 Large flatted scheme (200 units)	200	£17.71	-£2.59	-£3.50	-£4.40	-£5.31	-£5.76	-£6.22	-£7.12
27 Large flatted scheme (300 units)	300	£14.86	-£3.83	-£5.17	-£6.50	-£7.83	-£8.50	-£9.16	-£10.49
28 Large flatted scheme (400 units)	400	£17.47	-£6.08	-£7.70	-£9.32	-£10.95	-£11.76	-£12.57	-£14.19
29 Large flatted scheme (600 units)	600	£21.61	-£9.77	-£12.22	-£14.66	-£17.10	-£18.33	-£19.55	-£21.99
30 Large flatted scheme (1000 units)	1,000	£66.21	-£15.24	-£19.21	-£23.25	-£27.29	-£29.31	-£31.33	-£35.38

Site area BLV per ha (£m)

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£29.25	£3.23	£2.45	£1.67	£0.88	£0.49	£0.10	-£0.69
0.03	£29.25	£3.17	£2.38	£1.60	£0.81	£0.42	£0.03	-£0.77
0.04	£29.25	£7.73	£6.94	£6.16	£5.37	£4.98	£4.59	£3.80
0.05	£29.25	£7.74	£6.95	£6.17	£5.38	£4.99	£4.60	£3.82
0.03	£29.25	-£2.00	-£3.05	-£4.11	-£5.16	-£5.69	-£6.21	-£7.27
0.03	£29.25	-£2.04	-£3.10	-£4.15	-£5.20	-£5.73	-£6.26	-£7.31
0.07	£29.25	£7.72	£6.93	£6.14	£5.36	£4.97	£4.57	£3.79
0.04	£29.25	-£2.02	-£3.07	-£4.12	-£5.18	-£5.70	-£6.23	-£7.28
0.08	£29.25	£7.56	£6.80	£6.03	£5.27	£4.88	£4.50	£3.74
0.04	£29.25	-£2.28	-£3.31	-£4.34	-£5.36	-£5.88	-£6.39	-£7.41
0.05	£29.25	£7.61	£6.59	£5.58	£4.57	£4.06	£3.55	£2.54
0.09	£29.25	£7.56	£6.79	£6.03	£5.26	£4.88	£4.49	£3.73
0.08	£29.25	£6.07	£5.08	£4.10	£3.11	£2.62	£2.13	£1.14
0.14	£29.25	£7.57	£6.80	£6.04	£5.27	£4.89	£4.51	£3.74
0.19	£29.25	£6.09	£5.21	£4.33	£3.45	£3.01	£2.57	£1.69
0.26	£29.25	-£1.40	-£1.9					

LB MERTON LOCAL PLAN VIABILITY

Scenario 5

Area A

£4,500 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.45	£0.06	£0.04	£0.02	£0.01	-£0.00	-£0.01	-£0.03
2 Small site 2 - 3 units (houses)	3	£0.57	£0.07	£0.05	£0.03	£0.01	-£0.00	-£0.01	-£0.03
3 Small site 2 - 4 units (houses)	4	£0.80	£0.27	£0.24	£0.21	£0.18	£0.17	£0.15	£0.12
4 Small site 3 - 5 units (houses)	5	£1.03	£0.35	£0.31	£0.27	£0.23	£0.22	£0.20	£0.16
5 Small site 4 - 5 units (flats)	5	£0.54	-£0.06	-£0.09	-£0.11	-£0.14	-£0.15	-£0.17	-£0.19
6 Small site 5 - 6 units (flats)	6	£0.62	-£0.07	-£0.10	-£0.13	-£0.16	-£0.18	-£0.19	-£0.22
7 Small site 6 - 8 units (houses)	8	£1.54	£0.52	£0.46	£0.41	£0.35	£0.32	£0.30	£0.24
8 Small site 8 - 8 units (flats)	8	£0.85	-£0.10	-£0.14	-£0.18	-£0.22	-£0.24	-£0.26	-£0.31
9 Small site 9 - 9 units (houses)	9	£1.83	£0.60	£0.54	£0.47	£0.41	£0.38	£0.34	£0.28
10 Small site 10 - 9 units (flats)	9	£0.93	-£0.12	-£0.16	-£0.21	-£0.25	-£0.27	-£0.29	-£0.34
11 Medium mixed housing/flatted scheme (10 units)	10	£1.18	£0.38	£0.33	£0.27	£0.22	£0.19	£0.16	£0.11
12 Medium housing scheme (10 units)	10	£2.00	£0.66	£0.59	£0.52	£0.45	£0.41	£0.37	£0.30
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.47	£0.38	£0.30	£0.22	£0.17	£0.13	£0.05
14 Medium housing scheme (15 units)	15	£3.08	£1.02	£0.91	£0.80	£0.69	£0.63	£0.58	£0.47
15 Medium mixed housing/flatted scheme (30 units)	30	£4.04	£1.05	£0.88	£0.72	£0.55	£0.47	£0.39	£0.22
16 Medium housing scheme (30 units)	30	£5.56	-£0.43	-£0.57	-£0.71	-£0.86	-£0.93	-£1.00	-£1.14
17 Medium mixed housing/flatted scheme (40 units)	40	£5.33	£1.09	£0.88	£0.66	£0.44	£0.33	£0.22	£0.01
18 Medium housing scheme (40 units)	40	£7.72	£2.28	£2.03	£1.78	£1.54	£1.41	£1.29	£1.04
19 Medium mixed housing/flatted scheme (50 units)	50	£6.89	£1.50	£1.25	£1.00	£0.75	£0.62	£0.49	£0.24
20 Medium housing scheme (50 units)	50	£9.72	£2.87	£2.56	£2.24	£1.93	£1.78	£1.62	£1.31
21 Medium mixed housing/flatted scheme (75 units)	75	£10.76	£2.66	£2.29	£1.93	£1.56	£1.37	£1.19	£0.82
22 Medium housing scheme (75 units)	75	£14.58	£3.99	£3.55	£3.12	£2.69	£2.47	£2.25	£1.82
23 Large flatted scheme (100 units)	100	£7.76	-£1.36	-£1.82	-£2.27	-£2.73	-£2.95	-£3.18	-£3.64
24 Large flatted scheme (125 units)	125	£9.38	-£2.07	-£2.59	-£3.10	-£3.62	-£3.87	-£4.13	-£4.65
25 Large flatted scheme (150 units)	150	£10.05	-£2.59	-£3.22	-£3.85	-£4.48	-£4.80	-£5.11	-£5.75
26 Large flatted scheme (200 units)	200	£13.08	-£3.02	-£3.93	-£4.83	-£5.74	-£6.19	-£6.64	-£7.55
27 Large flatted scheme (300 units)	300	£10.98	-£4.46	-£5.79	-£7.13	-£8.46	-£9.12	-£9.79	-£11.12
28 Large flatted scheme (400 units)	400	£12.90	-£6.90	-£8.53	-£10.15	-£11.77	-£12.58	-£13.40	-£15.02
29 Large flatted scheme (600 units)	600	£15.96	-£11.01	-£13.45	-£15.90	-£18.34	-£19.56	-£20.79	-£23.23
30 Large flatted scheme (1000 units)	1,000	£48.90	-£17.24	-£21.23	-£25.27	-£29.32	-£31.34	-£33.36	-£37.40

Site area BLV per ha (£m)

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£21.60	£2.69	£1.91	£1.12	£0.34	-£0.05	-£0.45	-£1.24
0.03	£21.60	£2.63	£1.84	£1.06	£0.27	-£0.12	-£0.52	-£1.32
0.04	£21.60	£7.28	£6.50	£5.72	£4.93	£4.54	£4.15	£3.36
0.05	£21.60	£7.29	£6.51	£5.73	£4.94	£4.55	£4.16	£3.37
0.03	£21.60	-£2.46	-£3.52	-£4.57	-£5.62	-£6.15	-£6.68	-£7.73
0.03	£21.60	-£2.50	-£3.56	-£4.61	-£5.67	-£6.19	-£6.72	-£7.78
0.07	£21.60	£7.27	£6.49	£5.70	£4.92	£4.52	£4.13	£3.34
0.04	£21.60	-£2.48	-£3.53	-£4.59	-£5.64	-£6.17	-£6.69	-£7.75
0.08	£21.60	£7.12	£6.36	£5.59	£4.82	£4.44	£4.06	£3.29
0.04	£21.60	-£2.75	-£3.77	-£4.80	-£5.82	-£6.34	-£6.85	-£7.88
0.05	£21.60	£7.02	£6.00	£4.99	£3.97	£3.47	£2.96	£1.95
0.09	£21.60	£7.12	£6.35	£5.58	£4.82	£4.44	£4.05	£3.29
0.08	£21.60	£5.51	£4.53	£3.54	£2.56	£2.06	£1.57	£0.58
0.14	£21.60	£7.13	£6.36	£5.59	£4.83	£4.45	£4.06	£3.30
0.19	£21.60	£5.59	£4.71	£3.83	£2.95	£2.51	£2.07	£1.18
0.26	£21.60	-£1.66	-£2.21	-£2.77	-£3.32	-£3.60	-£3.88	-£4.43
0.25	£21.60	£4.43	£3.55	£2.67	£1.79	£1.35	£0.91	£0.03
0.36	£21.60	£6.37	£5.68	£4.98	£4.29	£3.95	£3.60	£2.91
0.32	£21.60	£4.70	£3.91	£3.12	£2.34	£1.94	£1.55	£0.76
0.45	£21.60	£6.37	£5.68	£4.99	£4.30	£3.95	£3.61	£2.92
0.50	£21.60	£5.34	£4.60	£3.86	£3.12	£2.76	£2.39	£1.65
0.68	£21.60	£5.90	£5.26	£4.62	£3.98	£3.66	£3.34	£2.70
0.36	£21.60	-£3.80	-£5.06	-£6.33	-£7.59	-£8.22	-£8.86	-£10.12
0.43	£21.60	-£4.78	-£5.96	-£7.15	-£8.33	-£8.92	-£9.52	-£10.70
0.47	£21.60	-£5.56	-£6.92	-£8.28	-£9.64	-£10.31	-£10.99	-£12.35
0.61	£21.60	-£4.99	-£6.48	-£7.98	-£9.48	-£10.23	-£10.98	-£12.47
0.51	£21.60	-£8.78	-£11.40	-£14.02	-£16.64	-£17.95	-£19.27	-£21.89
0.60	£21.60	-£11.55	-£14.27	-£16.99	-£19.71	-£21.07	-£22.43	-£25.15
0.74	£21.60	-£14.90	-£18.20	-£21.51	-£24.82	-£26.47	-£28.13	-£31.44
2.26	£21.60	-£7.62	-£9.38	-£11.16	-£12.95	-£13.84	-£14.74	-£16.52

BLVs

	BLV per ha
Community	£3,453,132
Existing residential	£21,600,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.06	£0.04	£0.02	£0.01	-£0.00	-£0.01	-£0.03
2 Small site 2 - 3 units (houses)	3	£0.78	£0.07	£0.05	£0.03	£0.01	-£0.00	-£0.01	-£0.03
3 Small site 2 - 4 units (houses)	4	£1.08	£0.27	£0.24	£0.21	£0.18	£0.17	£0.15	£0.12
4 Small site 3 - 5 units (houses)	5	£1.39	£0.35	£0.31	£0.27	£0.23	£0.22	£0.20	£0.16
5 Small site 4 - 5 units (flats)	5	£0.74	-£0.06	-£0.09	-£0.11	-£0.14	-£0.15	-£0.17	-£0.19
6 Small site 5 - 6 units (flats)	6	£0.84	-£0.07	-£0.10	-£0.13	-£0.16	-£0.18	-£0.19	-£0.22
7 Small site 6 - 8 units (houses)	8	£2.09	£0.52	£0.46	£0.41	£0.35	£0.32	£0.30	£0.24
8 Small site 8 - 8 units (flats)	8	£1.15	-£0.10	-£0.14	-£0.18	-£0.22	-£0.24	-£0.26	-£0.31
9 Small site 9 - 9 units (houses)	9	£2.47	£0.60	£0.54	£0.47	£0.41	£0.38	£0.34	£0.28
10 Small site 10 - 9 units (flats)	9	£1.26	-£0.12	-£0.16	-£0.21	-£0.25	-£0.27	-£0.29	-£0.34
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£0.38	£0.33	£0.27	£0.22	£0.19	£0.16	£0.11
12 Medium housing scheme (10 units)	10	£2.71	£0.66	£0.59	£0.52	£0.45	£0.41	£0.37	£0.30
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£0.47	£0.38	£0.30	£0.22	£0.17	£0.13	£0.05
14 Medium housing scheme (15 units)	15	£4.17	£1.02	£0.91	£0.80	£0.69	£0.63	£0.58	£0.47
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£1.05	£0.88	£0.72	£0.55	£0.47	£0.39	£0.22
16 Medium housing scheme (30 units)	30	£7.53	-£0.43	-£0.57	-£0.71	-£0.86	-£0.93	-£1.00	-£1.14
17 Medium mixed housing/flatted scheme (40 units)	40	£7.23	£1.09	£0.88	£0.66	£0.44	£0.33	£0.22	£0.01
18 Medium housing scheme (40 units)	40	£10.46	£2.28	£2.03	£1.78	£1.54	£1.41	£1.29	£1.04
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£1.50	£1.25	£1.00	£0.75	£0.62	£0.49	£0.24
20 Medium housing scheme (50 units)	50	£13.17	£2.87	£2.56	£2.24	£1.93	£1.78	£1.62	£1.31
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£2.66	£2.29	£1.93	£1.56	£1.37	£1.19	£0.82
22 Medium housing scheme (75 units)	75	£19.75	£3.99	£3.55	£3.12	£2.69	£2.47	£2.25	£1.82
23 Large flatted scheme (100 units)	100	£10.51	-£1.36	-£1.82	-£2.27	-£2.73	-£2.95	-£3.18	-£3.64
24 Large flatted scheme (125 units)	125	£12.70	-£2.07	-£2.59	-£3.10	-£3.62	-£3.87	-£4.13	-£4.65
25 Large flatted scheme (150 units)	150	£13.61	-£2.59	-£3.22	-£3.85	-£4.48	-£4.80	-£5.11	-£5.75
26 Large flatted scheme (200 units)	200	£17.71	-£3.02	-£3.93	-£4.83	-£5.74	-£6.19	-£6.64	-£7.55
27 Large flatted scheme (300 units)	300	£14.86	-£4.46	-£5.79	-£7.13	-£8.46	-£9.12	-£9.79	-£11.12
28 Large flatted scheme (400 units)	400	£17.47	-£6.90	-£8.53	-£10.15	-£11.77	-£12.58	-£13.40	-£15.02
29 Large flatted scheme (600 units)	600	£21.61	-£11.01	-£13.45	-£15.90	-£18.34	-£19.56	-£20.79	-£23.23
30 Large flatted scheme (1000 units)	1,000	£66.21	-£17.24	-£21.23	-£25.27	-£29.32	-£31.34	-£33.36	-£37.40

Site area BLV per ha (£m)

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£29.25	£2.69	£1.91	£1.12	£0.34	-£0.05	-£0.45	-£1.24
0.03	£29.25	£2.63	£1.84	£1.06	£0.27	-£0.12	-£0.52	-£1.32
0.04	£29.25	£7.28	£6.50	£5.72	£4.93	£4.54	£4.15	£3.36
0.05	£29.25	£7.29	£6.51	£5.73	£4.94	£4.55	£4.16	£3.37
0.03	£29.25	-£2.46	-£3.52	-£4.57	-£5.62	-£6.15	-£6.68	-£7.73
0.03	£29.25	-£2.50	-£3.56	-£4.61	-£5.67	-£6.19	-£6.72	-£7.78
0.07	£29.25	£7.27	£6.49	£5.70	£4.92	£4.52	£4.13	£3.34
0.04	£29.25	-£2.48	-£3.53	-£4.59	-£5.64	-£6.17	-£6.69	-£7.75
0.08	£29.25	£7.12	£6.36	£5.59	£4.82	£4.44	£4.06	£3.29
0.04	£29.25	-£2.75	-£3.77	-£4.80	-£5.82	-£6.34	-£6.85	-£7.88
0.05	£29.25	£7.02	£6.00	£4.99	£3.97	£3.47	£2.96	£1.95
0.09	£29.25	£7.12	£6.35	£5.58	£4.82	£4.44	£4.05	£3.29
0.08	£29.25	£5.51	£4.53	£3.54	£2.56	£2.06	£1.57	£0.58
0.14	£29.25	£7.13	£6.36	£5.59	£4.83	£4.45	£4.06	£3.30
0.19	£29.25	£5.59	£4.71	£3.83	£2.95	£2.51	£2.07	£1.18
0.26	£29.25	-£1.66	-£2.21					

LB MERTON LOCAL PLAN VIABILITY

Base **Area J** £10,300 per sqm 70% 30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.04	£0.865	£0.779	£0.693	£0.608	£0.565	£0.522	£0.426
2 Small site 2 - 3 units (houses)	3	£1.31	£1.090	£0.981	£0.873	£0.765	£0.711	£0.657	£0.548
3 Small site 2 - 4 units (houses)	4	£1.83	£1.688	£1.537	£1.386	£1.234	£1.159	£1.083	£0.932
4 Small site 3 - 5 units (houses)	5	£2.35	£2.167	£1.973	£1.779	£1.585	£1.488	£1.391	£1.197
5 Small site 4 - 5 units (flats)	5	£1.24	£1.384	£1.236	£1.088	£0.940	£0.866	£0.792	£0.644
6 Small site 5 - 6 units (flats)	6	£1.41	£1.574	£1.405	£1.237	£1.068	£0.984	£0.900	£0.731
7 Small site 6 - 8 units (houses)	8	£3.54	£3.261	£2.969	£2.677	£2.384	£2.238	£2.092	£1.800
8 Small site 8 - 8 units (flats)	8	£1.95	£2.171	£1.938	£1.706	£1.474	£1.358	£1.242	£1.010
9 Small site 9 - 9 units (houses)	9	£4.18	£3.798	£3.458	£3.118	£2.778	£2.608	£2.438	£2.098
10 Small site 10 - 9 units (flats)	9	£2.12	£2.326	£2.077	£1.828	£1.579	£1.454	£1.330	£1.081
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.308	£3.002	£2.696	£2.391	£2.238	£2.085	£1.779
12 Medium housing scheme (10 units)	10	£4.57	£4.157	£3.785	£3.413	£3.041	£2.854	£2.668	£2.296
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.898	£4.437	£3.975	£3.513	£3.282	£3.052	£2.590
14 Medium housing scheme (15 units)	15	£7.05	£6.406	£5.832	£5.259	£4.686	£4.399	£4.112	£3.539
15 Medium mixed housing/flatted scheme (30 units)	30	£9.25	£9.955	£9.030	£8.106	£7.181	£6.719	£6.257	£5.332
16 Medium housing scheme (30 units)	30	£12.73	£7.627	£6.810	£5.993	£5.176	£4.768	£4.360	£3.543
17 Medium mixed housing/flatted scheme (40 units)	40	£12.20	£12.914	£11.691	£10.468	£9.245	£8.633	£8.022	£6.799
18 Medium housing scheme (40 units)	40	£17.68	£15.230	£13.870	£12.510	£11.149	£10.469	£9.789	£8.429
19 Medium mixed housing/flatted scheme (50 units)	50	£15.77	£15.485	£14.044	£12.603	£11.163	£10.442	£9.722	£8.281
20 Medium housing scheme (50 units)	50	£22.25	£19.171	£17.459	£15.748	£14.036	£13.180	£12.324	£10.612
21 Medium mixed housing/flatted scheme (75 units)	75	£24.64	£24.039	£21.853	£19.667	£17.482	£16.389	£15.297	£13.107
22 Medium housing scheme (75 units)	75	£33.38	£27.766	£25.296	£22.827	£20.357	£19.119	£17.880	£15.403
23 Large flatted scheme (100 units)	100	£17.76	£24.790	£22.153	£19.516	£16.879	£15.561	£14.243	£11.606
24 Large flatted scheme (125 units)	125	£21.47	£29.214	£26.096	£22.979	£19.861	£18.303	£16.744	£13.626
25 Large flatted scheme (150 units)	150	£23.00	£35.860	£32.030	£28.199	£24.369	£22.454	£20.538	£16.708
26 Large flatted scheme (200 units)	200	£29.93	£48.087	£42.927	£37.767	£32.608	£30.028	£27.448	£22.288
27 Large flatted scheme (300 units)	300	£25.12	£70.616	£63.036	£55.456	£47.875	£44.085	£40.295	£32.715
28 Large flatted scheme (400 units)	400	£29.53	£90.406	£80.708	£71.009	£61.311	£56.461	£51.612	£41.913
29 Large flatted scheme (600 units)	600	£36.53	£133.362	£118.985	£104.607	£90.230	£83.037	£75.841	£61.450
30 Large flatted scheme (1000 units)	1,000	£111.92	£215.693	£192.507	£169.320	£146.134	£134.541	£122.948	£99.762

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.86	£0.78	£0.69	£0.61	£0.56	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.78	£1.09	£0.98	£0.87	£0.76	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£1.08	£1.69	£1.54	£1.39	£1.23	£1.16	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£1.39	£2.17	£1.97	£1.78	£1.59	£1.49	£1.39	£1.20
5 Small site 4 - 5 units (flats)	5	£0.74	£1.38	£1.24	£1.09	£0.94	£0.87	£0.79	£0.64
6 Small site 5 - 6 units (flats)	6	£0.84	£1.57	£1.41	£1.24	£1.07	£0.98	£0.90	£0.73
7 Small site 6 - 8 units (houses)	8	£2.09	£3.26	£2.97	£2.68	£2.38	£2.24	£2.09	£1.80
8 Small site 8 - 8 units (flats)	8	£1.15	£2.17	£1.94	£1.71	£1.47	£1.36	£1.24	£1.01
9 Small site 9 - 9 units (houses)	9	£2.47	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10
10 Small site 10 - 9 units (flats)	9	£1.26	£2.33	£2.08	£1.83	£1.58	£1.45	£1.33	£1.08
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78
12 Medium housing scheme (10 units)	10	£2.71	£4.16	£3.78	£3.41	£3.04	£2.85	£2.67	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£4.90	£4.44	£3.97	£3.51	£3.28	£3.05	£2.59
14 Medium housing scheme (15 units)	15	£4.17	£6.41	£5.83	£5.26	£4.69	£4.40	£4.11	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£9.95	£9.03	£8.11	£7.18	£6.72	£6.26	£5.33
16 Medium housing scheme (30 units)	30	£7.53	£7.63	£6.81	£5.99	£5.18	£4.77	£4.36	£3.54
17 Medium mixed housing/flatted scheme (40 units)	40	£7.22	£12.91	£11.69	£10.47	£9.24	£8.63	£8.02	£6.80
18 Medium housing scheme (40 units)	40	£10.46	£15.23	£13.87	£12.51	£11.15	£10.47	£9.79	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£15.48	£14.04	£12.60	£11.16	£10.44	£9.72	£8.28
20 Medium housing scheme (50 units)	50	£13.17	£19.17	£17.46	£15.75	£14.04	£13.18	£12.32	£10.61
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£24.04	£21.85	£19.67	£17.48	£16.39	£15.30	£13.11
22 Medium housing scheme (75 units)	75	£19.75	£27.77	£25.30	£22.83	£20.36	£19.12	£17.88	£15.40
23 Large flatted scheme (100 units)	100	£10.51	£24.79	£22.15	£19.52	£16.88	£15.56	£14.24	£11.61
24 Large flatted scheme (125 units)	125	£12.70	£29.21	£26.10	£22.98	£19.86	£18.30	£16.74	£13.63
25 Large flatted scheme (150 units)	150	£13.61	£35.86	£32.03	£28.20	£24.37	£22.45	£20.54	£16.71
26 Large flatted scheme (200 units)	200	£17.71	£48.09	£42.93	£37.77	£32.61	£30.03	£27.45	£22.29
27 Large flatted scheme (300 units)	300	£14.86	£70.62	£63.04	£55.46	£47.88	£44.09	£40.30	£32.71
28 Large flatted scheme (400 units)	400	£17.47	£90.41	£80.71	£71.01	£61.31	£56.46	£51.61	£41.91
29 Large flatted scheme (600 units)	600	£21.61	£133.36	£118.98	£104.61	£90.23	£83.04	£75.84	£61.45
30 Large flatted scheme (1000 units)	1,000	£66.21	£215.69	£192.51	£169.32	£146.13	£134.54	£122.95	£99.76

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.20	£0.86	£0.78	£0.69	£0.61	£0.56	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.25	£1.09	£0.98	£0.87	£0.76	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£0.35	£1.69	£1.54	£1.39	£1.23	£1.16	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£0.45	£2.17	£1.97	£1.78	£1.59	£1.49	£1.39	£1.20
5 Small site 4 - 5 units (flats)	5	£0.24	£1.38	£1.24	£1.09	£0.94	£0.87	£0.79	£0.64
6 Small site 5 - 6 units (flats)	6	£0.27	£1.57	£1.41	£1.24	£1.07	£0.98	£0.90	£0.73
7 Small site 6 - 8 units (houses)	8	£0.67	£3.26	£2.97	£2.68	£2.38	£2.24	£2.09	£1.80
8 Small site 8 - 8 units (flats)	8	£0.37	£2.17	£1.94	£1.71	£1.47	£1.36	£1.24	£1.01
9 Small site 9 - 9 units (houses)	9	£0.80	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10
10 Small site 10 - 9 units (flats)	9	£0.40	£2.33	£2.08	£1.83	£1.58	£1.45	£1.33	£1.08
11 Medium mixed housing/flatted scheme (10 units)	10	£0.52	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78
12 Medium housing scheme (10 units)	10	£0.87	£4.16	£3.78	£3.41	£3.04	£2.85	£2.67	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£0.80	£4.90	£4.44	£3.97	£3.51	£3.28	£3.05	£2.59
14 Medium housing scheme (15 units)	15	£1.34	£6.41	£5.83	£5.26	£4.69	£4.40	£4.11	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£1.76	£9.95	£9.03	£8.11	£7.18	£6.72	£6.26	£5.33
16 Medium housing scheme (30 units)	30	£2.43	£7.63	£6.81	£5.99	£5.18	£4.77	£4.36	£3.54
17 Medium mixed housing/flatted scheme (40 units)	40	£2.33	£12.91	£11.69	£10.47	£9.24	£8.63	£8.02	£6.80
18 Medium housing scheme (40 units)	40	£3.37	£15.23	£13.87	£12.51	£11.15	£10.47	£9.79	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£3.01	£15.48	£14.04	£12.60	£11.16	£10.44	£9.72	£8.28
20 Medium housing scheme (50 units)	50	£4.24	£19.17	£17.46	£15.75	£14.04	£13.18	£12.32	£10.61
21 Medium mixed housing/flatted scheme (75 units)	75	£4.70	£24.04	£21.85	£19.67	£17.48	£16.39	£15.30	£13.11
22 Medium housing scheme (75 units)	75	£6.37	£27.77	£25.30	£22.83	£20.36	£19.12	£17.88	£15.40
23 Large flatted scheme (100 units)	100	£3.39	£24.79	£22.15	£19.52	£16.88	£15.56	£14.24	£11.61
24 Large flatted scheme (125 units)	125	£4.09	£29.21	£26.10	£22.98	£19.86	£18.30	£16.74	£13.63
25 Large flatted scheme (150 units)	150	£4.39	£35.86	£32.03	£28.20	£24.37	£22.45	£20.54	£16.71
26 Large flatted scheme (200 units)	200	£5.71	£48.09	£42.93	£37.77	£32.61	£30.03	£27.45	£22.29
27 Large flatted scheme (300 units)	300	£4.79	£70.62	£63.04	£55.46	£47.88	£44.09	£40.30	£32.71
28 Large flatted scheme (400 units)	400	£5.63	£90.41	£80.71	£71.01	£61.31	£56.46	£51.61	£41.91
29 Large flatted scheme (600 units)	600	£6.97	£133.36	£118.98	£104.61	£90.23	£83.04	£75.84	£61.45
30 Large flatted scheme (1000 units)	1,000	£21.35	£215.69	£192.51	£169.32	£146.13	£134.54	£122.95	£99.76

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.07	£0.86	£0.78	£0.69	£0.61	£0.56	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.09	£1.09	£0.98	£0.87	£0.76	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£0.13	£1.69	£1.54	£1.39	£1.23	£1.16	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£0.16	£2.17	£1.97	£1.78	£1.59	£1.49	£1.39	£1.20
5 Small site 4 - 5 units (flats)	5	£0.09	£1.38	£1.24	£1.09	£0.94	£0.87	£0.79	£0.64
6 Small site 5 - 6 units (flats)	6	£0.10	£1.57	£1.41	£1.24	£1.07	£0.98	£0.90	£0.73
7 Small site 6 - 8 units (houses)	8	£0.25	£3.26	£2.97	£2.68	£2.38	£2.24	£2.09	£1.80
8 Small site 8 - 8 units (flats)	8	£0.14	£2.17	£1.94	£1.71	£1.47	£1.36	£1.24	£1.01
9 Small site 9 - 9 units (houses)	9	£0.29	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10
10 Small site 10 - 9 units (flats)	9	£0.15	£2.33	£2.08	£1.83	£			

LB MERTON LOCAL PLAN VIABILITY

Scenario 1

Area J

£10,300 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£1.04	£0.865	£0.779	£0.694	£0.608	£0.522	£0.436
2 Small site 2 - 3 units (houses)	3	£1.31	£1.090	£0.982	£0.873	£0.765	£0.657	£0.549
3 Small site 2 - 4 units (houses)	4	£1.83	£1.688	£1.537	£1.386	£1.235	£1.159	£1.084
4 Small site 3 - 5 units (houses)	5	£2.35	£2.168	£1.974	£1.780	£1.586	£1.489	£1.392
5 Small site 4 - 5 units (flats)	5	£1.24	£1.382	£1.234	£1.086	£0.938	£0.864	£0.790
6 Small site 5 - 6 units (flats)	6	£1.41	£1.572	£1.403	£1.235	£1.068	£0.982	£0.898
7 Small site 6 - 8 units (houses)	8	£3.54	£3.266	£2.969	£2.672	£2.375	£2.239	£2.093
8 Small site 8 - 8 units (flats)	8	£1.95	£2.168	£1.936	£1.703	£1.471	£1.355	£1.239
9 Small site 9 - 9 units (houses)	9	£4.18	£3.799	£3.459	£3.119	£2.779	£2.609	£2.439
10 Small site 10 - 9 units (flats)	9	£2.12	£2.323	£2.074	£1.825	£1.576	£1.452	£1.327
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.307	£3.002	£2.696	£2.390	£2.238	£2.085
12 Medium housing scheme (10 units)	10	£4.57	£4.158	£3.786	£3.414	£3.041	£2.855	£2.669
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.897	£4.436	£3.974	£3.512	£3.281	£3.051
14 Medium housing scheme (15 units)	15	£7.05	£6.407	£5.834	£5.260	£4.687	£4.400	£4.114
15 Medium mixed housing/flatted scheme (30 units)	30	£9.25	£9.952	£9.028	£8.103	£7.179	£6.717	£6.254
16 Medium housing scheme (30 units)	30	£12.73	£7.617	£6.800	£5.984	£5.167	£4.758	£4.350
17 Medium mixed housing/flatted scheme (40 units)	40	£12.20	£12.909	£11.686	£10.463	£9.240	£8.629	£8.017
18 Medium housing scheme (40 units)	40	£17.68	£15.233	£13.873	£12.513	£11.153	£10.473	£9.793
19 Medium mixed housing/flatted scheme (50 units)	50	£15.77	£15.480	£14.039	£12.598	£11.158	£10.437	£9.717
20 Medium housing scheme (50 units)	50	£22.25	£19.176	£17.464	£15.752	£14.040	£13.184	£12.328
21 Medium mixed housing/flatted scheme (75 units)	75	£24.64	£24.034	£21.849	£19.663	£17.478	£16.385	£15.292
22 Medium housing scheme (75 units)	75	£33.38	£27.772	£25.303	£22.833	£20.363	£19.125	£17.886
23 Large flatted scheme (100 units)	100	£17.76	£24.759	£22.122	£19.485	£16.848	£15.530	£14.211
24 Large flatted scheme (125 units)	125	£21.47	£29.176	£26.058	£22.941	£19.823	£18.285	£16.706
25 Large flatted scheme (150 units)	150	£23.00	£35.813	£31.983	£28.153	£24.322	£22.407	£20.492
26 Large flatted scheme (200 units)	200	£29.93	£48.026	£42.866	£37.707	£32.547	£29.967	£27.227
27 Large flatted scheme (300 units)	300	£25.12	£70.527	£62.947	£55.366	£47.786	£43.996	£40.206
28 Large flatted scheme (400 units)	400	£29.53	£90.289	£80.590	£70.892	£61.193	£56.344	£51.494
29 Large flatted scheme (600 units)	600	£36.53	£133.191	£118.814	£104.436	£90.059	£82.863	£75.668
30 Large flatted scheme (1000 units)	1,000	£111.92	£215.419	£192.233	£169.047	£145.860	£134.267	£122.674

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.87	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.78	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£1.08	£1.69	£1.54	£1.39	£1.23	£1.16	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£1.39	£2.17	£1.97	£1.78	£1.59	£1.49	£1.39	£1.20
5 Small site 4 - 5 units (flats)	5	£0.74	£1.38	£1.23	£1.09	£0.94	£0.86	£0.79	£0.64
6 Small site 5 - 6 units (flats)	6	£0.84	£1.57	£1.40	£1.23	£1.07	£0.98	£0.90	£0.73
7 Small site 6 - 8 units (houses)	8	£2.09	£3.26	£2.97	£2.68	£2.39	£2.24	£2.09	£1.80
8 Small site 8 - 8 units (flats)	8	£1.15	£2.17	£1.94	£1.70	£1.47	£1.36	£1.24	£1.01
9 Small site 9 - 9 units (houses)	9	£2.47	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10
10 Small site 10 - 9 units (flats)	9	£1.26	£2.32	£2.07	£1.82	£1.58	£1.45	£1.33	£1.08
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78
12 Medium housing scheme (10 units)	10	£2.71	£4.16	£3.79	£3.41	£3.04	£2.86	£2.67	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£4.90	£4.44	£3.97	£3.51	£3.28	£3.05	£2.59
14 Medium housing scheme (15 units)	15	£4.17	£6.41	£5.83	£5.26	£4.69	£4.40	£4.11	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£9.95	£9.03	£8.10	£7.18	£6.72	£6.25	£5.33
16 Medium housing scheme (30 units)	30	£7.53	£7.62	£6.80	£5.98	£5.17	£4.76	£4.35	£3.53
17 Medium mixed housing/flatted scheme (40 units)	40	£7.22	£12.91	£11.69	£10.46	£9.24	£8.63	£8.02	£6.79
18 Medium housing scheme (40 units)	40	£10.46	£15.23	£13.87	£12.51	£11.15	£10.47	£9.79	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£15.48	£14.04	£12.60	£11.16	£10.44	£9.72	£8.28
20 Medium housing scheme (50 units)	50	£13.17	£19.18	£17.46	£15.75	£14.04	£13.18	£12.33	£10.62
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£24.03	£21.85	£19.66	£17.48	£16.39	£15.29	£13.10
22 Medium housing scheme (75 units)	75	£19.75	£27.77	£25.30	£22.83	£20.36	£19.13	£17.89	£15.41
23 Large flatted scheme (100 units)	100	£10.51	£24.76	£22.12	£19.49	£16.85	£15.53	£14.21	£11.57
24 Large flatted scheme (125 units)	125	£12.70	£29.18	£26.06	£22.94	£19.82	£18.26	£16.71	£13.59
25 Large flatted scheme (150 units)	150	£13.61	£35.81	£31.98	£28.15	£24.32	£22.41	£20.49	£16.66
26 Large flatted scheme (200 units)	200	£17.71	£48.03	£42.87	£37.71	£32.55	£29.97	£27.39	£22.23
27 Large flatted scheme (300 units)	300	£14.86	£70.53	£62.95	£55.37	£47.79	£44.00	£40.21	£32.63
28 Large flatted scheme (400 units)	400	£17.47	£90.29	£80.59	£70.89	£61.19	£56.34	£51.49	£41.80
29 Large flatted scheme (600 units)	600	£21.61	£133.19	£118.81	£104.44	£90.06	£82.86	£75.67	£61.28
30 Large flatted scheme (1000 units)	1,000	£66.21	£215.42	£192.23	£169.05	£145.86	£134.27	£122.67	£99.49

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.20	£0.87	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.25	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£0.35	£1.69	£1.54	£1.39	£1.23	£1.16	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£0.45	£2.17	£1.97	£1.78	£1.59	£1.49	£1.39	£1.20
5 Small site 4 - 5 units (flats)	5	£0.24	£1.38	£1.23	£1.09	£0.94	£0.86	£0.79	£0.64
6 Small site 5 - 6 units (flats)	6	£0.27	£1.57	£1.40	£1.23	£1.07	£0.98	£0.90	£0.73
7 Small site 6 - 8 units (houses)	8	£0.67	£3.26	£2.97	£2.68	£2.39	£2.24	£2.09	£1.80
8 Small site 8 - 8 units (flats)	8	£0.37	£2.17	£1.94	£1.70	£1.47	£1.36	£1.24	£1.01
9 Small site 9 - 9 units (houses)	9	£0.80	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10
10 Small site 10 - 9 units (flats)	9	£0.40	£2.32	£2.07	£1.82	£1.58	£1.45	£1.33	£1.08
11 Medium mixed housing/flatted scheme (10 units)	10	£0.52	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78
12 Medium housing scheme (10 units)	10	£0.87	£4.16	£3.79	£3.41	£3.04	£2.86	£2.67	£2.30
13 Medium mixed housing/flatted scheme (15 units)	15	£0.80	£4.90	£4.44	£3.97	£3.51	£3.28	£3.05	£2.59
14 Medium housing scheme (15 units)	15	£1.34	£6.41	£5.83	£5.26	£4.69	£4.40	£4.11	£3.54
15 Medium mixed housing/flatted scheme (30 units)	30	£1.76	£9.95	£9.03	£8.10	£7.18	£6.72	£6.25	£5.33
16 Medium housing scheme (30 units)	30	£2.43	£7.62	£6.80	£5.98	£5.17	£4.76	£4.35	£3.53
17 Medium mixed housing/flatted scheme (40 units)	40	£2.33	£12.91	£11.69	£10.46	£9.24	£8.63	£8.02	£6.79
18 Medium housing scheme (40 units)	40	£3.37	£15.23	£13.87	£12.51	£11.15	£10.47	£9.79	£8.43
19 Medium mixed housing/flatted scheme (50 units)	50	£3.01	£15.48	£14.04	£12.60	£11.16	£10.44	£9.72	£8.28
20 Medium housing scheme (50 units)	50	£4.24	£19.18	£17.46	£15.75	£14.04	£13.18	£12.33	£10.62
21 Medium mixed housing/flatted scheme (75 units)	75	£4.70	£24.03	£21.85	£19.66	£17.48	£16.39	£15.29	£13.10
22 Medium housing scheme (75 units)	75	£6.37	£27.77	£25.30	£22.83	£20.36	£19.13	£17.89	£15.41
23 Large flatted scheme (100 units)	100	£3.39	£24.76	£22.12	£19.49	£16.85	£15.53	£14.21	£11.57
24 Large flatted scheme (125 units)	125	£4.09	£29.18	£26.06	£22.94	£19.82	£18.26	£16.71	£13.59
25 Large flatted scheme (150 units)	150	£4.39	£35.81	£31.98	£28.15	£24.32	£22.41	£20.49	£16.66
26 Large flatted scheme (200 units)	200	£5.71	£48.03	£42.87	£37.71	£32.55	£29.97	£27.39	£22.23
27 Large flatted scheme (300 units)	300	£4.79	£70.53	£62.95	£55.37	£47.79	£44.00	£40.21	£32.63
28 Large flatted scheme (400 units)	400	£5.63	£90.29	£80.59	£70.89	£61.19	£56.34	£51.49	£41.80
29 Large flatted scheme (600 units)	600	£6.97	£133.19	£118.81	£104.44	£90.06	£82.86	£75.67	£61.28
30 Large flatted scheme (1000 units)	1,000	£21.35	£215.42	£192.23	£169.05	£145.86	£134.27	£122.67	£99.49

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.07	£0.87	£0.78	£0.69	£0.61	£0.57	£0.52	£0.44
2 Small site 2 - 3 units (houses)	3	£0.09	£1.09	£0.98	£0.87	£0.77	£0.71	£0.66	£0.55
3 Small site 2 - 4 units (houses)	4	£0.13	£1.69	£1.54	£1.39	£1.23	£1.16	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£0.16	£2.17	£1.97	£1.78	£1.59	£1.49	£1.39	£1.20
5 Small site 4 - 5 units (flats)	5	£0.09	£1.38	£1.23	£1.09	£0.94	£0.86	£0.79	£0.64
6 Small site 5 - 6 units (flats)	6	£0.10	£1.57	£1.40	£1.23	£1.07	£0.98	£0.90	£0.73
7 Small site 6 - 8 units (houses)	8	£0.25	£3.26	£2.97	£2.68	£2.39	£2.24	£2.09	£1.80
8 Small site 8 - 8 units (flats)	8	£0.14	£2.17	£1.94	£1.70	£1.47	£1.36	£1.24	£1.01
9 Small site 9 - 9 units (houses)	9	£0.29	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10
10 Small site 10 - 9 units (flats)	9	£0.15	£2.32	£2.07	£1.82	£1.58	£1.45	£1.33	£1.08
11 Medium mixed housing/flatted scheme (10 units)	10	£0.19	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78
12 Medium housing scheme (10 units)	10	£0.32	£4.16	£3.79	£				

LB MERTON LOCAL PLAN VIABILITY

Scenario 2

Area J

£10,300 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.04	£0.861	£0.775	£0.690	£0.804	£0.561	£0.518	£0.433
2 Small site 2 - 3 units (houses)	3	£1.31	£1.085	£0.977	£0.868	£0.760	£0.706	£0.652	£0.544
3 Small site 2 - 4 units (houses)	4	£1.83	£1.682	£1.531	£1.380	£1.229	£1.154	£1.078	£0.927
4 Small site 3 - 5 units (houses)	5	£2.35	£2.160	£1.966	£1.772	£1.578	£1.481	£1.384	£1.191
5 Small site 4 - 5 units (flats)	5	£1.24	£1.360	£1.212	£1.064	£0.916	£0.842	£0.768	£0.620
6 Small site 5 - 6 units (flats)	6	£1.41	£1.546	£1.378	£1.209	£1.041	£0.957	£0.872	£0.704
7 Small site 6 - 8 units (houses)	8	£3.54	£3.250	£2.958	£2.666	£2.374	£2.228	£2.082	£1.790
8 Small site 8 - 8 units (flats)	8	£1.95	£2.133	£1.900	£1.668	£1.436	£1.320	£1.204	£0.972
9 Small site 9 - 9 units (houses)	9	£4.18	£3.786	£3.446	£3.106	£2.766	£2.596	£2.426	£2.086
10 Small site 10 - 9 units (flats)	9	£2.12	£2.285	£2.036	£1.787	£1.538	£1.414	£1.289	£1.040
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.289	£2.983	£2.677	£2.372	£2.219	£2.066	£1.760
12 Medium housing scheme (10 units)	10	£4.57	£4.144	£3.772	£3.400	£3.027	£2.841	£2.655	£2.283
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.963	£4.401	£3.940	£3.478	£3.247	£3.016	£2.555
14 Medium housing scheme (15 units)	15	£7.05	£6.385	£5.812	£5.239	£4.665	£4.379	£4.092	£3.519
15 Medium mixed housing/flatted scheme (30 units)	30	£9.25	£9.878	£8.953	£8.029	£7.104	£6.642	£6.180	£5.255
16 Medium housing scheme (30 units)	30	£12.73	£7.491	£6.674	£5.857	£5.041	£4.632	£4.224	£3.407
17 Medium mixed housing/flatted scheme (40 units)	40	£12.20	£12.799	£11.577	£10.354	£9.131	£8.519	£7.908	£6.685
18 Medium housing scheme (40 units)	40	£17.68	£15.180	£13.820	£12.460	£11.100	£10.420	£9.740	£8.380
19 Medium mixed housing/flatted scheme (50 units)	50	£15.77	£15.354	£13.913	£12.472	£11.032	£10.311	£9.591	£8.150
20 Medium housing scheme (50 units)	50	£22.25	£19.109	£17.397	£15.685	£13.973	£13.117	£12.261	£10.549
21 Medium mixed housing/flatted scheme (75 units)	75	£24.64	£23.866	£21.680	£19.495	£17.309	£16.217	£15.124	£12.937
22 Medium housing scheme (75 units)	75	£33.38	£27.673	£25.204	£22.734	£20.264	£19.028	£17.789	£15.311
23 Large flatted scheme (100 units)	100	£17.76	£24.350	£21.713	£19.076	£16.439	£15.121	£13.802	£11.166
24 Large flatted scheme (125 units)	125	£21.47	£28.680	£25.562	£22.445	£19.327	£17.769	£16.210	£13.092
25 Large flatted scheme (150 units)	150	£23.00	£35.204	£31.374	£27.543	£23.713	£21.798	£19.882	£16.052
26 Large flatted scheme (200 units)	200	£29.93	£47.232	£42.072	£36.913	£31.753	£29.173	£26.593	£21.433
27 Large flatted scheme (300 units)	300	£25.12	£69.361	£61.790	£54.200	£46.620	£42.830	£39.039	£31.459
28 Large flatted scheme (400 units)	400	£29.53	£88.755	£79.057	£69.359	£59.659	£54.810	£49.961	£40.262
29 Large flatted scheme (600 units)	600	£36.53	£130.957	£116.578	£102.187	£87.796	£80.600	£73.404	£59.013
30 Large flatted scheme (1000 units)	1,000	£111.92	£211.844	£188.658	£165.471	£142.285	£130.692	£119.099	£95.912

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.86	£0.78	£0.69	£0.60	£0.56	£0.52	£0.43
2 Small site 2 - 3 units (houses)	3	£0.78	£1.08	£0.98	£0.87	£0.76	£0.71	£0.65	£0.54
3 Small site 2 - 4 units (houses)	4	£1.08	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£1.39	£2.16	£1.97	£1.77	£1.58	£1.48	£1.38	£1.19
5 Small site 4 - 5 units (flats)	5	£0.74	£1.36	£1.21	£1.06	£0.92	£0.84	£0.77	£0.62
6 Small site 5 - 6 units (flats)	6	£0.84	£1.55	£1.38	£1.21	£1.04	£0.96	£0.87	£0.70
7 Small site 6 - 8 units (houses)	8	£2.09	£3.25	£2.96	£2.67	£2.37	£2.23	£2.08	£1.79
8 Small site 8 - 8 units (flats)	8	£1.15	£2.13	£1.90	£1.67	£1.44	£1.32	£1.20	£0.97
9 Small site 9 - 9 units (houses)	9	£2.47	£3.79	£3.45	£3.11	£2.77	£2.60	£2.43	£2.09
10 Small site 10 - 9 units (flats)	9	£1.26	£2.28	£2.04	£1.79	£1.54	£1.41	£1.29	£1.04
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£3.29	£2.98	£2.68	£2.37	£2.22	£2.07	£1.76
12 Medium housing scheme (10 units)	10	£2.71	£4.14	£3.77	£3.40	£3.03	£2.84	£2.66	£2.28
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£4.86	£4.40	£3.94	£3.48	£3.25	£3.02	£2.55
14 Medium housing scheme (15 units)	15	£4.17	£6.39	£5.81	£5.24	£4.67	£4.38	£4.09	£3.52
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£9.88	£8.95	£8.03	£7.10	£6.64	£6.18	£5.26
16 Medium housing scheme (30 units)	30	£7.53	£7.49	£6.67	£5.86	£5.04	£4.63	£4.22	£3.41
17 Medium mixed housing/flatted scheme (40 units)	40	£7.22	£12.80	£11.58	£10.35	£9.13	£8.52	£7.91	£6.68
18 Medium housing scheme (40 units)	40	£10.46	£15.18	£13.82	£12.46	£11.10	£10.42	£9.74	£8.38
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£15.35	£13.91	£12.47	£11.03	£10.31	£9.59	£8.15
20 Medium housing scheme (50 units)	50	£13.17	£19.11	£17.40	£15.69	£13.97	£13.12	£12.26	£10.55
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£23.87	£21.68	£19.49	£17.31	£16.22	£15.12	£12.94
22 Medium housing scheme (75 units)	75	£19.75	£27.67	£25.20	£22.73	£20.26	£19.03	£17.79	£15.31
23 Large flatted scheme (100 units)	100	£10.51	£24.35	£21.71	£19.08	£16.44	£15.12	£13.80	£11.17
24 Large flatted scheme (125 units)	125	£12.70	£28.68	£25.56	£22.44	£19.33	£17.77	£16.21	£13.09
25 Large flatted scheme (150 units)	150	£13.61	£35.20	£31.37	£27.54	£23.71	£21.80	£19.88	£16.05
26 Large flatted scheme (200 units)	200	£17.71	£47.23	£42.07	£36.91	£31.75	£29.17	£26.59	£21.43
27 Large flatted scheme (300 units)	300	£14.86	£69.36	£61.79	£54.20	£46.62	£42.83	£39.04	£31.46
28 Large flatted scheme (400 units)	400	£17.47	£88.76	£79.06	£69.36	£59.66	£54.81	£49.96	£40.26
29 Large flatted scheme (600 units)	600	£21.61	£130.96	£116.58	£102.19	£87.80	£80.60	£73.40	£59.01
30 Large flatted scheme (1000 units)	1,000	£66.21	£211.84	£188.66	£165.47	£142.28	£130.69	£119.10	£95.91

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.20	£0.86	£0.78	£0.69	£0.60	£0.56	£0.52	£0.43
2 Small site 2 - 3 units (houses)	3	£0.25	£1.08	£0.98	£0.87	£0.76	£0.71	£0.65	£0.54
3 Small site 2 - 4 units (houses)	4	£0.35	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£0.45	£2.16	£1.97	£1.77	£1.58	£1.48	£1.38	£1.19
5 Small site 4 - 5 units (flats)	5	£0.24	£1.36	£1.21	£1.06	£0.92	£0.84	£0.77	£0.62
6 Small site 5 - 6 units (flats)	6	£0.27	£1.55	£1.38	£1.21	£1.04	£0.96	£0.87	£0.70
7 Small site 6 - 8 units (houses)	8	£0.67	£3.25	£2.96	£2.67	£2.37	£2.23	£2.08	£1.79
8 Small site 8 - 8 units (flats)	8	£0.37	£2.13	£1.90	£1.67	£1.44	£1.32	£1.20	£0.97
9 Small site 9 - 9 units (houses)	9	£0.80	£3.79	£3.45	£3.11	£2.77	£2.60	£2.43	£2.09
10 Small site 10 - 9 units (flats)	9	£0.40	£2.28	£2.04	£1.79	£1.54	£1.41	£1.29	£1.04
11 Medium mixed housing/flatted scheme (10 units)	10	£0.52	£3.29	£2.98	£2.68	£2.37	£2.22	£2.07	£1.76
12 Medium housing scheme (10 units)	10	£0.87	£4.14	£3.77	£3.40	£3.03	£2.84	£2.66	£2.28
13 Medium mixed housing/flatted scheme (15 units)	15	£0.80	£4.86	£4.40	£3.94	£3.48	£3.25	£3.02	£2.55
14 Medium housing scheme (15 units)	15	£1.34	£6.39	£5.81	£5.24	£4.67	£4.38	£4.09	£3.52
15 Medium mixed housing/flatted scheme (30 units)	30	£1.76	£9.88	£8.95	£8.03	£7.10	£6.64	£6.18	£5.26
16 Medium housing scheme (30 units)	30	£2.43	£7.49	£6.67	£5.86	£5.04	£4.63	£4.22	£3.41
17 Medium mixed housing/flatted scheme (40 units)	40	£2.33	£12.80	£11.58	£10.35	£9.13	£8.52	£7.91	£6.68
18 Medium housing scheme (40 units)	40	£3.37	£15.18	£13.82	£12.46	£11.10	£10.42	£9.74	£8.38
19 Medium mixed housing/flatted scheme (50 units)	50	£3.01	£15.35	£13.91	£12.47	£11.03	£10.31	£9.59	£8.15
20 Medium housing scheme (50 units)	50	£4.24	£19.11	£17.40	£15.69	£13.97	£13.12	£12.26	£10.55
21 Medium mixed housing/flatted scheme (75 units)	75	£4.70	£23.87	£21.68	£19.49	£17.31	£16.22	£15.12	£12.94
22 Medium housing scheme (75 units)	75	£6.37	£27.67	£25.20	£22.73	£20.26	£19.03	£17.79	£15.31
23 Large flatted scheme (100 units)	100	£3.39	£24.35	£21.71	£19.08	£16.44	£15.12	£13.80	£11.17
24 Large flatted scheme (125 units)	125	£4.09	£28.68	£25.56	£22.44	£19.33	£17.77	£16.21	£13.09
25 Large flatted scheme (150 units)	150	£4.39	£35.20	£31.37	£27.54	£23.71	£21.80	£19.88	£16.05
26 Large flatted scheme (200 units)	200	£5.71	£47.23	£42.07	£36.91	£31.75	£29.17	£26.59	£21.43
27 Large flatted scheme (300 units)	300	£4.79	£69.36	£61.79	£54.20	£46.62	£42.83	£39.04	£31.46
28 Large flatted scheme (400 units)	400	£5.63	£88.76	£79.06	£69.36	£59.66	£54.81	£49.96	£40.26
29 Large flatted scheme (600 units)	600	£6.97	£130.96	£116.58	£102.19	£87.80	£80.60	£73.40	£59.01
30 Large flatted scheme (1000 units)	1,000	£21.35	£211.84	£188.66	£165.47	£142.28	£130.69	£119.10	£95.91

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.07	£0.86	£0.78	£0.69	£0.60	£0.56	£0.52	£0.43
2 Small site 2 - 3 units (houses)	3	£0.09	£1.08	£0.98	£0.87	£0.76	£0.71	£0.65	£0.54
3 Small site 2 - 4 units (houses)	4	£0.13	£1.68	£1.53	£1.38	£1.23	£1.15	£1.08	£0.93
4 Small site 3 - 5 units (houses)	5	£0.16	£2.16	£1.97	£1.77	£1.58	£1.48	£1.38	£1.19
5 Small site 4 - 5 units (flats)	5	£0.09	£1.36	£1.21	£1.06	£0.92	£0.84	£0.77	£0.62
6 Small site 5 - 6 units (flats)	6	£0.10	£1.55	£1.38	£1.21	£1.04	£0.96	£0.87	£0.70
7 Small site 6 - 8 units (houses)	8	£0.25	£3.25	£2.96	£2.67	£2.37	£2.23	£2.08	£1.79
8 Small site 8 - 8 units (flats)	8	£0.14	£2.13	£1.90	£1.67	£1.44	£1.32	£1.20	£0.97
9 Small site 9 - 9 units (houses)	9	£0.29	£3.79	£3.45	£3.11	£2.			

LB MERTON LOCAL PLAN VIABILITY

Scenario 3

Area J

£10,300 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£1.04	£0.850	£0.764	£0.678	£0.593	£0.507	£0.421
2 Small site 2 - 3 units (houses)	3	£1.31	£1.071	£0.982	£0.894	£0.746	£0.638	£0.529
3 Small site 2 - 4 units (houses)	4	£1.83	£1.666	£1.515	£1.364	£1.213	£1.062	£0.910
4 Small site 3 - 5 units (houses)	5	£2.35	£2.139	£1.945	£1.751	£1.557	£1.460	£1.169
5 Small site 4 - 5 units (flats)	5	£1.24	£1.350	£1.202	£1.054	£0.906	£0.832	£0.758
6 Small site 5 - 6 units (flats)	6	£1.41	£1.536	£1.367	£1.199	£1.030	£0.946	£0.862
7 Small site 6 - 8 units (houses)	8	£3.54	£3.219	£2.927	£2.634	£2.342	£2.196	£2.050
8 Small site 8 - 8 units (flats)	8	£1.95	£2.118	£1.886	£1.654	£1.421	£1.305	£1.189
9 Small site 9 - 9 units (houses)	9	£4.18	£3.749	£3.409	£3.069	£2.729	£2.559	£2.389
10 Small site 10 - 9 units (flats)	9	£2.12	£2.269	£2.020	£1.772	£1.523	£1.398	£1.274
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.256	£2.952	£2.646	£2.341	£2.188	£2.035
12 Medium housing scheme (10 units)	10	£4.57	£4.104	£3.731	£3.359	£2.987	£2.801	£2.615
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.819	£4.357	£3.895	£3.434	£3.203	£2.972
14 Medium housing scheme (15 units)	15	£7.05	£6.323	£5.750	£5.176	£4.603	£4.316	£4.030
15 Medium mixed housing/flatted scheme (30 units)	30	£9.25	£9.792	£8.867	£7.943	£7.018	£6.556	£6.094
16 Medium housing scheme (30 units)	30	£12.73	£7.439	£6.622	£5.806	£4.989	£4.581	£4.172
17 Medium mixed housing/flatted scheme (40 units)	40	£12.20	£12.690	£11.467	£10.244	£9.021	£8.410	£7.798
18 Medium housing scheme (40 units)	40	£17.68	£15.029	£13.669	£12.309	£10.949	£10.268	£9.588
19 Medium mixed housing/flatted scheme (50 units)	50	£15.77	£15.221	£13.780	£12.340	£10.899	£10.179	£9.458
20 Medium housing scheme (50 units)	50	£22.25	£18.918	£17.207	£15.495	£13.783	£12.927	£12.071
21 Medium mixed housing/flatted scheme (75 units)	75	£24.64	£23.646	£21.461	£19.275	£17.090	£15.997	£14.904
22 Medium housing scheme (75 units)	75	£33.38	£27.900	£24.920	£22.451	£19.981	£18.746	£17.509
23 Large flatted scheme (100 units)	100	£17.76	£24.182	£21.545	£18.908	£16.272	£14.953	£13.635
24 Large flatted scheme (125 units)	125	£21.47	£28.477	£25.359	£22.242	£19.124	£17.565	£16.007
25 Large flatted scheme (150 units)	150	£23.00	£34.954	£31.124	£27.293	£23.463	£21.548	£19.633
26 Large flatted scheme (200 units)	200	£29.93	£46.907	£41.747	£36.587	£31.427	£28.847	£26.108
27 Large flatted scheme (300 units)	300	£25.12	£68.882	£61.302	£53.722	£46.142	£42.351	£38.561
28 Large flatted scheme (400 units)	400	£29.53	£88.127	£78.428	£68.729	£59.031	£54.181	£49.333
29 Large flatted scheme (600 units)	600	£36.53	£130.041	£115.651	£101.259	£86.868	£79.672	£72.477
30 Large flatted scheme (1000 units)	1,000	£111.92	£210.378	£187.192	£164.006	£140.819	£129.226	£117.633

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.85	£0.76	£0.68	£0.59	£0.55	£0.51
2 Small site 2 - 3 units (houses)	3	£0.78	£1.07	£0.96	£0.85	£0.75	£0.69	£0.64
3 Small site 2 - 4 units (houses)	4	£1.08	£1.67	£1.51	£1.36	£1.21	£1.14	£1.06
4 Small site 3 - 5 units (houses)	5	£1.39	£2.14	£1.95	£1.75	£1.56	£1.46	£1.36
5 Small site 4 - 5 units (flats)	5	£0.74	£1.35	£1.20	£1.05	£0.91	£0.83	£0.76
6 Small site 5 - 6 units (flats)	6	£0.84	£1.54	£1.37	£1.20	£1.03	£0.95	£0.86
7 Small site 6 - 8 units (houses)	8	£2.09	£3.22	£2.93	£2.63	£2.34	£2.20	£2.05
8 Small site 8 - 8 units (flats)	8	£1.15	£2.12	£1.89	£1.65	£1.42	£1.31	£1.19
9 Small site 9 - 9 units (houses)	9	£2.47	£3.75	£3.41	£3.07	£2.73	£2.56	£2.39
10 Small site 10 - 9 units (flats)	9	£1.26	£2.27	£2.02	£1.77	£1.52	£1.40	£1.27
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£3.26	£2.95	£2.65	£2.34	£2.19	£2.04
12 Medium housing scheme (10 units)	10	£2.71	£4.10	£3.73	£3.36	£2.99	£2.80	£2.61
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£4.82	£4.36	£3.90	£3.43	£3.20	£2.97
14 Medium housing scheme (15 units)	15	£4.17	£6.32	£5.75	£5.18	£4.60	£4.32	£4.03
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£9.79	£8.87	£7.94	£7.02	£6.56	£6.09
16 Medium housing scheme (30 units)	30	£7.53	£7.44	£6.62	£5.81	£4.99	£4.58	£4.17
17 Medium mixed housing/flatted scheme (40 units)	40	£7.22	£12.69	£11.47	£10.24	£9.02	£8.41	£7.80
18 Medium housing scheme (40 units)	40	£10.46	£15.03	£13.67	£12.31	£10.95	£10.27	£9.59
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£15.22	£13.78	£12.34	£10.90	£10.18	£9.46
20 Medium housing scheme (50 units)	50	£13.17	£18.92	£17.21	£15.49	£13.78	£12.93	£12.07
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£23.65	£21.46	£19.28	£17.09	£16.00	£14.90
22 Medium housing scheme (75 units)	75	£19.75	£27.39	£24.92	£22.45	£19.98	£18.75	£17.51
23 Large flatted scheme (100 units)	100	£10.51	£24.18	£21.55	£18.91	£16.27	£14.95	£13.63
24 Large flatted scheme (125 units)	125	£12.70	£28.48	£25.36	£22.24	£19.12	£17.57	£16.01
25 Large flatted scheme (150 units)	150	£13.61	£34.95	£31.12	£27.29	£23.46	£21.55	£19.63
26 Large flatted scheme (200 units)	200	£17.71	£46.91	£41.75	£36.59	£31.43	£28.85	£26.27
27 Large flatted scheme (300 units)	300	£14.86	£68.88	£61.30	£53.72	£46.14	£42.35	£38.56
28 Large flatted scheme (400 units)	400	£17.47	£88.13	£78.43	£68.73	£59.03	£54.18	£49.33
29 Large flatted scheme (600 units)	600	£21.61	£130.04	£115.65	£101.26	£86.87	£79.67	£72.48
30 Large flatted scheme (1000 units)	1,000	£66.21	£210.38	£187.19	£164.01	£140.82	£129.23	£117.63

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.20	£0.85	£0.76	£0.68	£0.59	£0.55	£0.51
2 Small site 2 - 3 units (houses)	3	£0.25	£1.07	£0.96	£0.85	£0.75	£0.69	£0.64
3 Small site 2 - 4 units (houses)	4	£0.35	£1.67	£1.51	£1.36	£1.21	£1.14	£1.06
4 Small site 3 - 5 units (houses)	5	£0.45	£2.14	£1.95	£1.75	£1.56	£1.46	£1.36
5 Small site 4 - 5 units (flats)	5	£0.24	£1.35	£1.20	£1.05	£0.91	£0.83	£0.76
6 Small site 5 - 6 units (flats)	6	£0.27	£1.54	£1.37	£1.20	£1.03	£0.95	£0.86
7 Small site 6 - 8 units (houses)	8	£0.67	£3.22	£2.93	£2.63	£2.34	£2.20	£2.05
8 Small site 8 - 8 units (flats)	8	£0.37	£2.12	£1.89	£1.65	£1.42	£1.31	£1.19
9 Small site 9 - 9 units (houses)	9	£0.80	£3.75	£3.41	£3.07	£2.73	£2.56	£2.39
10 Small site 10 - 9 units (flats)	9	£0.40	£2.27	£2.02	£1.77	£1.52	£1.40	£1.27
11 Medium mixed housing/flatted scheme (10 units)	10	£0.52	£3.26	£2.95	£2.65	£2.34	£2.19	£2.04
12 Medium housing scheme (10 units)	10	£0.87	£4.10	£3.73	£3.36	£2.99	£2.80	£2.61
13 Medium mixed housing/flatted scheme (15 units)	15	£0.80	£4.82	£4.36	£3.90	£3.43	£3.20	£2.97
14 Medium housing scheme (15 units)	15	£1.34	£6.32	£5.75	£5.18	£4.60	£4.32	£4.03
15 Medium mixed housing/flatted scheme (30 units)	30	£1.76	£9.79	£8.87	£7.94	£7.02	£6.56	£6.09
16 Medium housing scheme (30 units)	30	£2.43	£7.44	£6.62	£5.81	£4.99	£4.58	£4.17
17 Medium mixed housing/flatted scheme (40 units)	40	£2.33	£12.69	£11.47	£10.24	£9.02	£8.41	£7.80
18 Medium housing scheme (40 units)	40	£3.37	£15.03	£13.67	£12.31	£10.95	£10.27	£9.59
19 Medium mixed housing/flatted scheme (50 units)	50	£3.01	£15.22	£13.78	£12.34	£10.90	£10.18	£9.46
20 Medium housing scheme (50 units)	50	£4.24	£18.92	£17.21	£15.49	£13.78	£12.93	£12.07
21 Medium mixed housing/flatted scheme (75 units)	75	£4.70	£23.65	£21.46	£19.28	£17.09	£16.00	£14.90
22 Medium housing scheme (75 units)	75	£6.37	£27.39	£24.92	£22.45	£19.98	£18.75	£17.51
23 Large flatted scheme (100 units)	100	£3.39	£24.18	£21.55	£18.91	£16.27	£14.95	£13.63
24 Large flatted scheme (125 units)	125	£4.09	£28.48	£25.36	£22.24	£19.12	£17.57	£16.01
25 Large flatted scheme (150 units)	150	£4.39	£34.95	£31.12	£27.29	£23.46	£21.55	£19.63
26 Large flatted scheme (200 units)	200	£5.71	£46.91	£41.75	£36.59	£31.43	£28.85	£26.27
27 Large flatted scheme (300 units)	300	£4.79	£68.88	£61.30	£53.72	£46.14	£42.35	£38.56
28 Large flatted scheme (400 units)	400	£5.63	£88.13	£78.43	£68.73	£59.03	£54.18	£49.33
29 Large flatted scheme (600 units)	600	£6.97	£130.04	£115.65	£101.26	£86.87	£79.67	£72.48
30 Large flatted scheme (1000 units)	1,000	£21.35	£210.38	£187.19	£164.01	£140.82	£129.23	£117.63

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)					
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH
1 Small site 1 - 2 units (houses)	2	£0.07	£0.85	£0.76	£0.68	£0.59	£0.55	£0.51
2 Small site 2 - 3 units (houses)	3	£0.09	£1.07	£0.96	£0.85	£0.75	£0.69	£0.64
3 Small site 2 - 4 units (houses)	4	£0.13	£1.67	£1.51	£1.36	£1.21	£1.14	£1.06
4 Small site 3 - 5 units (houses)	5	£0.16	£2.14	£1.95	£1.75	£1.56	£1.46	£1.36
5 Small site 4 - 5 units (flats)	5	£0.09	£1.35	£1.20	£1.05	£0.91	£0.83	£0.76
6 Small site 5 - 6 units (flats)	6	£0.10	£1.54	£1.37	£1.20	£1.03	£0.95	£0.86
7 Small site 6 - 8 units (houses)	8	£0.25	£3.22	£2.93	£2.63	£2.34	£2.20	£2.05
8 Small site 8 - 8 units (flats)	8	£0.14	£2.12	£1.89	£1.65	£1.42	£1.31	£1.19
9 Small site 9 - 9 units (houses)	9	£0.29	£3.75	£3.41	£3.07	£2.73	£2.56	£2.39
10 Small site 10 - 9 units (flats)	9	£0.15	£2.27	£2.02	£1.77	£1.52	£1.40	£1.27
11 Medium mixed housing/flatted scheme (10 units)	10	£0.19	£3.26	£2.95	£2.65	£2.34	£2.19	£2.04
12 Medium housing scheme (10 units)	10	£0.32	£4.10	£3.73	£3.36	£2.99	£2.80	£2.61
13 Medium mixed housing/flatted scheme (15 units)	15	£0.29	£4.82	£4.36	£3.90	£3.43	£3.20	£2.97
14 Medium housing scheme (15 units)	15	£0.49	£6.32	£5.75	£5.18	£4.60	£4.32	£4.03
15 Medium mixed housing/flatted scheme (30 units)	30	£0.65	£9.79	£8.87	£7.94	£7.02	£6.56	£6.09
16 Medium housing scheme (30 units)	30	£0.89	£7.44	£6.62	£5.81	£4.99	£4.58	£4.17
17 Medium mixed housing/flatted scheme (40 units)	40	£0.85	£12.69	£11.47	£10.24	£9.02	£8.41	£7.80
18 Medium housing scheme (40 units)	40	£1.23	£15.03	£13.67	£12.31	£10.95	£10.27	£9.59
19 Medium mixed housing/flatted scheme (50 units)	50	£1.10	£15.22	£13.78	£12.34	£10.90	£10.18	£9.46
20 Medium housing scheme (50 units)	50							

LB MERTON LOCAL PLAN VIABILITY

Scenario 4

Area J

£10,300 per sqm

70%

30%

CTL + X to run macro

BLV: EXISTING RESIDENTIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.04	£0.858	£0.772	£0.686	£0.800	£0.558	£0.515	£0.429
2 Small site 2 - 3 units (houses)	3	£1.31	£1.081	£0.972	£0.864	£0.756	£0.702	£0.648	£0.539
3 Small site 2 - 4 units (houses)	4	£1.83	£1.678	£1.526	£1.375	£1.224	£1.149	£1.073	£0.922
4 Small site 3 - 5 units (houses)	5	£2.35	£2.154	£1.960	£1.766	£1.572	£1.475	£1.378	£1.184
5 Small site 4 - 5 units (flats)	5	£1.24	£1.344	£1.196	£1.048	£0.900	£0.826	£0.752	£0.604
6 Small site 5 - 6 units (flats)	6	£1.41	£1.529	£1.360	£1.192	£1.023	£0.939	£0.855	£0.686
7 Small site 6 - 8 units (houses)	8	£3.54	£3.241	£2.949	£2.657	£2.365	£2.219	£2.072	£1.780
8 Small site 8 - 8 units (flats)	8	£1.95	£2.108	£1.876	£1.644	£1.412	£1.296	£1.180	£0.947
9 Small site 9 - 9 units (houses)	9	£4.18	£3.775	£3.435	£3.095	£2.755	£2.585	£2.415	£2.075
10 Small site 10 - 9 units (flats)	9	£2.12	£2.259	£2.010	£1.761	£1.512	£1.388	£1.263	£1.014
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.274	£2.969	£2.663	£2.357	£2.204	£2.052	£1.746
12 Medium housing scheme (10 units)	10	£4.57	£4.132	£3.760	£3.387	£3.015	£2.829	£2.643	£2.271
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.837	£4.376	£3.914	£3.452	£3.221	£2.991	£2.529
14 Medium housing scheme (15 units)	15	£7.05	£6.367	£5.793	£5.220	£4.647	£4.360	£4.073	£3.500
15 Medium mixed housing/flatted scheme (30 units)	30	£9.25	£9.823	£8.898	£7.974	£7.049	£6.587	£6.125	£5.200
16 Medium housing scheme (30 units)	30	£12.73	£7.405	£6.588	£5.771	£4.954	£4.546	£4.138	£3.321
17 Medium mixed housing/flatted scheme (40 units)	40	£12.20	£12.720	£11.497	£10.274	£9.051	£8.339	£7.628	£6.605
18 Medium housing scheme (40 units)	40	£17.68	£15.135	£13.774	£12.414	£11.054	£10.374	£9.694	£8.334
19 Medium mixed housing/flatted scheme (50 units)	50	£15.77	£15.262	£13.821	£12.380	£10.940	£10.219	£9.499	£8.058
20 Medium housing scheme (50 units)	50	£22.25	£19.052	£17.340	£15.628	£13.916	£13.060	£12.204	£10.492
21 Medium mixed housing/flatted scheme (75 units)	75	£24.64	£23.744	£21.554	£19.369	£17.183	£16.090	£14.998	£12.812
22 Medium housing scheme (75 units)	75	£33.38	£27.588	£25.118	£22.649	£20.179	£18.944	£17.705	£15.227
23 Large flatted scheme (100 units)	100	£17.76	£24.070	£21.433	£18.796	£16.159	£14.841	£13.522	£10.886
24 Large flatted scheme (125 units)	125	£21.47	£28.340	£25.223	£22.105	£18.988	£17.429	£15.870	£12.763
25 Large flatted scheme (150 units)	150	£23.00	£34.787	£30.956	£27.126	£23.296	£21.380	£19.465	£15.635
26 Large flatted scheme (200 units)	200	£29.93	£46.688	£41.529	£36.369	£31.209	£28.629	£26.049	£20.889
27 Large flatted scheme (300 units)	300	£25.12	£68.562	£60.982	£53.401	£45.821	£42.031	£38.241	£30.660
28 Large flatted scheme (400 units)	400	£29.53	£87.705	£78.006	£68.308	£58.609	£53.760	£48.910	£39.212
29 Large flatted scheme (600 units)	600	£36.53	£129.420	£115.029	£100.638	£86.246	£79.051	£71.855	£57.464
30 Large flatted scheme (1000 units)	1,000	£111.92	£209.40	£186.21	£163.02	£139.83	£128.24	£116.65	£93.45

BLV: SECONDARY OFFICES

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.86	£0.77	£0.68	£0.60	£0.56	£0.51	£0.43
2 Small site 2 - 3 units (houses)	3	£0.78	£1.08	£0.97	£0.86	£0.76	£0.70	£0.65	£0.54
3 Small site 2 - 4 units (houses)	4	£1.08	£1.68	£1.53	£1.38	£1.22	£1.15	£1.07	£0.92
4 Small site 3 - 5 units (houses)	5	£1.39	£2.15	£1.96	£1.77	£1.57	£1.48	£1.38	£1.18
5 Small site 4 - 5 units (flats)	5	£0.74	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
6 Small site 5 - 6 units (flats)	6	£0.84	£1.53	£1.36	£1.19	£1.02	£0.94	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£2.09	£3.24	£2.95	£2.66	£2.36	£2.22	£2.07	£1.78
8 Small site 8 - 8 units (flats)	8	£1.15	£2.11	£1.88	£1.64	£1.41	£1.30	£1.18	£0.95
9 Small site 9 - 9 units (houses)	9	£2.47	£3.77	£3.43	£3.09	£2.75	£2.58	£2.41	£2.07
10 Small site 10 - 9 units (flats)	9	£1.26	£2.26	£2.01	£1.76	£1.51	£1.39	£1.26	£1.01
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£3.27	£2.97	£2.66	£2.36	£2.20	£2.05	£1.75
12 Medium housing scheme (10 units)	10	£2.71	£4.13	£3.76	£3.39	£3.02	£2.83	£2.64	£2.27
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£4.84	£4.38	£3.91	£3.45	£3.22	£2.99	£2.53
14 Medium housing scheme (15 units)	15	£4.17	£6.37	£5.79	£5.22	£4.65	£4.36	£4.07	£3.50
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£9.82	£8.90	£7.97	£7.05	£6.59	£6.12	£5.20
16 Medium housing scheme (30 units)	30	£7.53	£7.40	£6.59	£5.77	£4.95	£4.55	£4.14	£3.32
17 Medium mixed housing/flatted scheme (40 units)	40	£7.22	£12.72	£11.50	£10.27	£9.05	£8.44	£7.83	£6.61
18 Medium housing scheme (40 units)	40	£10.46	£15.13	£13.77	£12.41	£11.05	£10.37	£9.69	£8.33
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£15.26	£13.82	£12.38	£10.94	£10.22	£9.50	£8.06
20 Medium housing scheme (50 units)	50	£13.17	£19.05	£17.34	£15.63	£13.92	£13.06	£12.20	£10.49
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£23.74	£21.55	£19.37	£17.18	£16.09	£15.00	£12.81
22 Medium housing scheme (75 units)	75	£19.75	£27.59	£25.12	£22.65	£20.18	£18.94	£17.70	£15.23
23 Large flatted scheme (100 units)	100	£10.51	£24.07	£21.43	£18.80	£16.16	£14.84	£13.52	£10.89
24 Large flatted scheme (125 units)	125	£12.70	£28.34	£25.22	£22.11	£18.99	£17.43	£15.87	£12.75
25 Large flatted scheme (150 units)	150	£13.61	£34.79	£30.96	£27.13	£23.30	£21.38	£19.47	£15.63
26 Large flatted scheme (200 units)	200	£17.71	£46.69	£41.53	£36.37	£31.21	£28.63	£26.05	£20.89
27 Large flatted scheme (300 units)	300	£14.86	£68.56	£60.98	£53.40	£45.82	£42.03	£38.24	£30.66
28 Large flatted scheme (400 units)	400	£17.47	£87.71	£78.01	£68.31	£58.61	£53.76	£48.91	£39.21
29 Large flatted scheme (600 units)	600	£21.61	£129.42	£115.03	£100.64	£86.25	£79.05	£71.85	£57.46
30 Large flatted scheme (1000 units)	1,000	£66.21	£209.40	£186.21	£163.02	£139.84	£128.24	£116.65	£93.44

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.20	£0.86	£0.77	£0.68	£0.60	£0.56	£0.51	£0.43
2 Small site 2 - 3 units (houses)	3	£0.25	£1.08	£0.97	£0.86	£0.76	£0.70	£0.65	£0.54
3 Small site 2 - 4 units (houses)	4	£0.35	£1.68	£1.53	£1.38	£1.22	£1.15	£1.07	£0.92
4 Small site 3 - 5 units (houses)	5	£0.45	£2.15	£1.96	£1.77	£1.57	£1.48	£1.38	£1.18
5 Small site 4 - 5 units (flats)	5	£0.24	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
6 Small site 5 - 6 units (flats)	6	£0.27	£1.53	£1.36	£1.19	£1.02	£0.94	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£0.67	£3.24	£2.95	£2.66	£2.36	£2.22	£2.07	£1.78
8 Small site 8 - 8 units (flats)	8	£0.37	£2.11	£1.88	£1.64	£1.41	£1.30	£1.18	£0.95
9 Small site 9 - 9 units (houses)	9	£0.80	£3.77	£3.43	£3.09	£2.75	£2.58	£2.41	£2.07
10 Small site 10 - 9 units (flats)	9	£0.40	£2.26	£2.01	£1.76	£1.51	£1.39	£1.26	£1.01
11 Medium mixed housing/flatted scheme (10 units)	10	£0.52	£3.27	£2.97	£2.66	£2.36	£2.20	£2.05	£1.75
12 Medium housing scheme (10 units)	10	£0.87	£4.13	£3.76	£3.39	£3.02	£2.83	£2.64	£2.27
13 Medium mixed housing/flatted scheme (15 units)	15	£0.80	£4.84	£4.38	£3.91	£3.45	£3.22	£2.99	£2.53
14 Medium housing scheme (15 units)	15	£1.34	£6.37	£5.79	£5.22	£4.65	£4.36	£4.07	£3.50
15 Medium mixed housing/flatted scheme (30 units)	30	£1.76	£9.82	£8.90	£7.97	£7.05	£6.59	£6.12	£5.20
16 Medium housing scheme (30 units)	30	£2.43	£7.40	£6.59	£5.77	£4.95	£4.55	£4.14	£3.32
17 Medium mixed housing/flatted scheme (40 units)	40	£2.33	£12.72	£11.50	£10.27	£9.05	£8.44	£7.83	£6.61
18 Medium housing scheme (40 units)	40	£3.37	£15.13	£13.77	£12.41	£11.05	£10.37	£9.69	£8.33
19 Medium mixed housing/flatted scheme (50 units)	50	£3.01	£15.26	£13.82	£12.38	£10.94	£10.22	£9.50	£8.06
20 Medium housing scheme (50 units)	50	£4.24	£19.05	£17.34	£15.63	£13.92	£13.06	£12.20	£10.49
21 Medium mixed housing/flatted scheme (75 units)	75	£4.70	£23.74	£21.55	£19.37	£17.18	£16.09	£15.00	£12.81
22 Medium housing scheme (75 units)	75	£6.37	£27.59	£25.12	£22.65	£20.18	£18.94	£17.70	£15.23
23 Large flatted scheme (100 units)	100	£3.39	£24.07	£21.43	£18.80	£16.16	£14.84	£13.52	£10.89
24 Large flatted scheme (125 units)	125	£4.09	£28.34	£25.22	£22.11	£18.99	£17.43	£15.87	£12.75
25 Large flatted scheme (150 units)	150	£4.39	£34.79	£30.96	£27.13	£23.30	£21.38	£19.47	£15.63
26 Large flatted scheme (200 units)	200	£5.71	£46.69	£41.53	£36.37	£31.21	£28.63	£26.05	£20.89
27 Large flatted scheme (300 units)	300	£4.79	£68.56	£60.98	£53.40	£45.82	£42.03	£38.24	£30.66
28 Large flatted scheme (400 units)	400	£5.63	£87.71	£78.01	£68.31	£58.61	£53.76	£48.91	£39.21
29 Large flatted scheme (600 units)	600	£6.97	£129.42	£115.03	£100.64	£86.25	£79.05	£71.85	£57.46
30 Large flatted scheme (1000 units)	1,000	£21.35	£209.40	£186.21	£163.02	£139.84	£128.24	£116.65	£93.44

BLV: COMMUNITY LAND

Description	No of units	BLV (£m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.07	£0.86	£0.77	£0.68	£0.60	£0.56	£0.51	£0.43
2 Small site 2 - 3 units (houses)	3	£0.09	£1.08	£0.97	£0.86	£0.76	£0.70	£0.65	£0.54
3 Small site 2 - 4 units (houses)	4	£0.13	£1.68	£1.53	£1.38	£1.22	£1.15	£1.07	£0.92
4 Small site 3 - 5 units (houses)	5	£0.16	£2.15	£1.96	£1.77	£1.57	£1.48	£1.38	£1.18
5 Small site 4 - 5 units (flats)	5	£0.09	£1.34	£1.20	£1.05	£0.90	£0.83	£0.75	£0.60
6 Small site 5 - 6 units (flats)	6	£0.10	£1.53	£1.36	£1.19	£1.02	£0.94	£0.85	£0.69
7 Small site 6 - 8 units (houses)	8	£0.25	£3.24	£2.95	£2.66	£2.36	£2.22	£2.07	£1.78
8 Small site 8 - 8 units (flats)	8	£0.14	£2.11	£1.88	£1.64	£1.41	£1.30	£1.18	£0.95
9 Small site 9 - 9 units (houses)	9	£0.29	£3.77	£3.43	£3.09	£2.75			

LB MERTON LOCAL PLAN VIABILITY

Scenario 5 Scenario 5 Area J £10,300 per sqm 70% 30%

CTL + X to run macro

BLVs BLV per ha

BLV: EXISTING RESIDENTIAL		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£1.04	£0.846	£0.761	£0.675	£0.589	£0.546	£0.503	£0.418
2 Small site 2 - 3 units (houses)	3	£1.31	£1.066	£0.958	£0.850	£0.741	£0.687	£0.633	£0.525
3 Small site 2 - 4 units (houses)	4	£1.83	£1.661	£1.510	£1.359	£1.208	£1.132	£1.057	£0.908
4 Small site 3 - 5 units (houses)	5	£2.35	£2.133	£1.939	£1.745	£1.551	£1.454	£1.357	£1.163
5 Small site 4 - 5 units (flats)	5	£1.24	£1.333	£1.185	£1.037	£0.889	£0.815	£0.741	£0.593
6 Small site 5 - 6 units (flats)	6	£1.41	£1.516	£1.347	£1.179	£1.010	£0.926	£0.842	£0.673
7 Small site 6 - 8 units (houses)	8	£3.54	£3.209	£2.917	£2.625	£2.333	£2.167	£2.041	£1.749
8 Small site 8 - 8 units (flats)	8	£1.95	£2.090	£1.858	£1.626	£1.394	£1.278	£1.162	£0.929
9 Small site 9 - 9 units (houses)	9	£4.18	£3.738	£3.398	£3.058	£2.718	£2.548	£2.378	£2.038
10 Small site 10 - 9 units (flats)	9	£2.12	£2.240	£1.991	£1.742	£1.493	£1.368	£1.244	£0.995
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.242	£2.937	£2.631	£2.325	£2.172	£2.020	£1.714
12 Medium housing scheme (10 units)	10	£4.57	£4.091	£3.719	£3.347	£2.975	£2.789	£2.603	£2.230
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.791	£4.329	£3.867	£3.406	£3.175	£2.944	£2.482
14 Medium housing scheme (15 units)	15	£7.05	£6.304	£5.731	£5.158	£4.584	£4.298	£4.011	£3.438
15 Medium mixed housing/flatted scheme (30 units)	30	£9.25	£9.731	£8.807	£7.882	£6.958	£6.496	£6.034	£5.109
16 Medium housing scheme (30 units)	30	£12.73	£7.340	£6.524	£5.707	£4.890	£4.482	£4.073	£3.257
17 Medium mixed housing/flatted scheme (40 units)	40	£12.20	£12.602	£11.379	£10.156	£8.933	£8.322	£7.710	£6.487
18 Medium housing scheme (40 units)	40	£17.68	£14.983	£13.623	£12.263	£10.903	£10.223	£9.543	£8.183
19 Medium mixed housing/flatted scheme (50 units)	50	£15.77	£15.120	£13.679	£12.239	£10.798	£10.078	£9.357	£7.916
20 Medium housing scheme (50 units)	50	£22.25	£18.861	£17.149	£15.437	£13.725	£12.869	£12.013	£10.302
21 Medium mixed housing/flatted scheme (75 units)	75	£24.64	£23.509	£21.324	£19.138	£16.953	£15.860	£14.767	£12.582
22 Medium housing scheme (75 units)	75	£33.38	£27.305	£24.835	£22.365	£19.895	£18.661	£17.425	£14.948
23 Large flatted scheme (100 units)	100	£17.76	£23.862	£21.225	£18.588	£15.951	£14.633	£13.314	£10.677
24 Large flatted scheme (125 units)	125	£21.47	£28.088	£24.971	£21.853	£18.736	£17.177	£15.618	£12.501
25 Large flatted scheme (150 units)	150	£23.00	£34.477	£30.646	£26.816	£22.986	£21.070	£19.155	£15.325
26 Large flatted scheme (200 units)	200	£29.93	£46.284	£41.125	£35.965	£30.805	£28.225	£25.645	£20.485
27 Large flatted scheme (300 units)	300	£25.12	£67.968	£60.388	£52.808	£45.227	£41.437	£37.647	£30.067
28 Large flatted scheme (400 units)	400	£29.53	£86.924	£77.226	£67.527	£57.828	£52.979	£48.130	£38.431
29 Large flatted scheme (600 units)	600	£36.53	£128.268	£113.877	£99.486	£85.094	£77.899	£70.703	£56.312
30 Large flatted scheme (1000 units)	1,000	£111.92	£207.576	£184.390	£161.203	£138.017	£126.424	£114.822	£91.595

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£49.44	£40.29	£36.21	£32.13	£28.05	£26.01	£23.97	£19.89
0.03	£49.44	£40.23	£36.15	£32.06	£27.98	£25.93	£23.89	£19.81
0.04	£49.44	£44.88	£40.80	£36.72	£32.63	£30.59	£28.55	£24.47
0.05	£49.44	£44.89	£40.80	£36.72	£32.64	£30.60	£28.56	£24.48
0.06	£49.44	£53.01	£47.12	£41.24	£35.35	£32.41	£29.46	£23.58
0.07	£49.44	£52.97	£47.08	£41.20	£35.31	£32.36	£29.42	£23.53
0.08	£49.44	£44.87	£40.79	£36.71	£32.62	£30.58	£28.54	£24.45
0.09	£49.44	£52.99	£47.11	£41.22	£35.33	£32.39	£29.45	£23.56
0.10	£49.44	£44.22	£40.20	£36.18	£32.15	£30.14	£28.13	£24.11
0.11	£49.44	£52.18	£46.38	£40.58	£34.78	£31.88	£28.98	£23.18
0.12	£49.44	£59.13	£53.55	£47.98	£42.40	£39.62	£36.83	£31.26
0.13	£49.44	£44.22	£40.20	£36.17	£32.15	£30.14	£28.13	£24.11
0.14	£49.44	£56.58	£51.13	£45.68	£40.22	£37.50	£34.77	£29.32
0.15	£49.44	£44.22	£40.20	£36.18	£32.16	£30.15	£28.14	£24.12
0.16	£49.44	£52.00	£47.06	£42.12	£37.18	£34.71	£32.24	£27.30
0.17	£49.44	£28.50	£25.33	£22.16	£18.99	£17.40	£15.82	£12.65
0.18	£49.44	£51.08	£46.12	£41.17	£36.21	£33.73	£31.25	£26.29
0.19	£49.44	£41.90	£38.10	£34.30	£30.49	£28.59	£26.69	£22.88
0.20	£49.44	£47.39	£42.88	£38.36	£33.84	£31.59	£29.33	£24.81
0.21	£49.44	£41.90	£38.10	£34.30	£30.49	£28.59	£26.69	£22.89
0.22	£49.44	£47.18	£42.79	£38.40	£34.02	£31.83	£29.63	£25.25
0.23	£49.44	£40.44	£36.78	£33.13	£29.47	£27.64	£25.81	£22.14
0.24	£49.44	£66.42	£59.08	£51.74	£44.40	£40.73	£37.06	£29.72
0.25	£49.44	£64.69	£57.51	£50.33	£43.15	£39.56	£35.97	£28.79
0.26	£49.44	£74.11	£65.88	£57.65	£49.41	£45.30	£41.18	£32.94
0.27	£49.44	£76.46	£67.93	£59.41	£50.89	£46.63	£42.36	£33.84
0.28	£49.44	£133.76	£118.84	£103.93	£89.01	£81.55	£74.09	£59.17
0.29	£49.44	£145.52	£129.28	£113.05	£96.81	£88.69	£80.57	£64.34
0.30	£49.44	£173.58	£154.11	£134.63	£115.16	£105.42	£95.68	£76.21
2.26	£49.44	£91.70	£81.46	£71.21	£60.97	£55.85	£50.72	£40.46

Community	£3,453,132
Existing residential	£49,440,000
Garden and other open land	£500,000
Industrial 1st quartile rent	£9,431,247
Offices 1st quartile rent	£29,250,552

BLVs incorporate 20% premium

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Small site 1 - 2 units (houses)	2	£0.61	£0.85	£0.76	£0.67	£0.59	£0.55	£0.50	£0.42
2 Small site 2 - 3 units (houses)	3	£0.78	£1.07	£0.96	£0.85	£0.74	£0.69	£0.63	£0.52
3 Small site 2 - 4 units (houses)	4	£1.08	£1.66	£1.51	£1.36	£1.21	£1.13	£1.06	£0.91
4 Small site 3 - 5 units (houses)	5	£1.39	£2.13	£1.94	£1.75	£1.55	£1.45	£1.36	£1.16
5 Small site 4 - 5 units (flats)	5	£0.74	£1.33	£1.18	£1.04	£0.89	£0.81	£0.74	£0.59
6 Small site 5 - 6 units (flats)	6	£0.84	£1.52	£1.35	£1.18	£1.01	£0.93	£0.84	£0.67
7 Small site 6 - 8 units (houses)	8	£2.09	£3.21	£2.92	£2.62	£2.33	£2.19	£2.04	£1.75
8 Small site 8 - 8 units (flats)	8	£1.15	£2.09	£1.86	£1.63	£1.39	£1.28	£1.16	£0.93
9 Small site 9 - 9 units (houses)	9	£2.47	£3.74	£3.40	£3.06	£2.72	£2.55	£2.38	£2.04
10 Small site 10 - 9 units (flats)	9	£1.26	£2.24	£1.99	£1.74	£1.49	£1.37	£1.24	£1.00
11 Medium mixed housing/flatted scheme (10 units)	10	£1.60	£3.24	£2.94	£2.63	£2.33	£2.17	£2.02	£1.71
12 Medium housing scheme (10 units)	10	£2.71	£4.09	£3.72	£3.35	£2.97	£2.79	£2.60	£2.23
13 Medium mixed housing/flatted scheme (15 units)	15	£2.48	£4.79	£4.33	£3.87	£3.41	£3.17	£2.94	£2.48
14 Medium housing scheme (15 units)	15	£4.17	£6.30	£5.73	£5.16	£4.58	£4.30	£4.01	£3.44
15 Medium mixed housing/flatted scheme (30 units)	30	£5.47	£9.73	£8.81	£7.88	£6.96	£6.50	£6.03	£5.11
16 Medium housing scheme (30 units)	30	£7.53	£7.34	£6.52	£5.71	£4.89	£4.48	£4.07	£3.26
17 Medium mixed housing/flatted scheme (40 units)	40	£7.22	£12.60	£11.38	£10.16	£8.93	£8.32	£7.71	£6.49
18 Medium housing scheme (40 units)	40	£10.46	£14.98	£13.62	£12.26	£10.90	£10.22	£9.54	£8.18
19 Medium mixed housing/flatted scheme (50 units)	50	£9.33	£15.12	£13.68	£12.24	£10.80	£10.08	£9.36	£7.92
20 Medium housing scheme (50 units)	50	£13.17	£18.86	£17.15	£15.44	£13.73	£12.87	£12.01	£10.30
21 Medium mixed housing/flatted scheme (75 units)	75	£14.58	£23.51	£21.32	£19.14	£16.95	£15.86	£14.77	£12.58
22 Medium housing scheme (75 units)	75	£19.75	£27.30	£24.84	£22.37	£19.90	£18.66	£17.43	£14.95
23 Large flatted scheme (100 units)	100	£10.51	£23.86	£21.22	£18.59	£15.95	£14.63	£13.31	£10.68
24 Large flatted scheme (125 units)	125	£12.70	£28.09	£24.97	£21.85	£18.74	£17.18	£15.62	£12.50
25 Large flatted scheme (150 units)	150	£13.61	£34.48	£30.65	£26.82	£22.99	£21.07	£19.16	£15.32
26 Large flatted scheme (200 units)	200	£17.71	£46.28	£41.12	£35.96	£30.80	£28.23	£25.65	£20.49
27 Large flatted scheme (300 units)	300	£14.86	£67.97	£60.39	£52.81	£45.23	£41.44	£37.65	£30.07
28 Large flatted scheme (400 units)	400	£17.47	£86.92	£77.22	£67.53	£57.83	£52.98	£48.13	£38.43
29 Large flatted scheme (600 units)	600	£21.61	£128.27	£113.88	£99.49	£85.09	£77.90	£70.70	£56.31
30 Large flatted scheme (1000 units)	1,000	£66.21	£207.58	£184.39	£161.20	£138.02	£126.42	£114.82	£91.59

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£29.25	£40.29	£36.21	£32.13	£28.05	£26.01	£23.97	£19.89
0.03	£29.25	£40.23	£36.15	£32.06	£27.98	£25.93	£23.89	£19.81
0.04	£29.25	£44.88	£40.80	£36.72	£32.63	£30.59	£28.55	£24.47
0.05	£29.25	£44.89	£40.80	£36.72	£32.64	£30.60	£28.56	£24.48
0.06	£29.25	£53.01	£47.12	£41.24	£35.35	£32.41	£29.46	£23.58
0.07	£29.25	£52.97	£47.08	£41.20	£35.31	£32.36	£29.42	£23.53
0.08	£29.25	£44.87	£40.79	£36.71	£32.62	£30.58	£28.54	£24.45
0.09	£29.25	£52.99	£47.11	£41.22	£35.33	£32.39	£29.45	£23.56
0.10	£29.25	£44.22	£40.20	£36.18	£32.15	£30.14	£28.13	£24.11
0.11	£29.25	£52.18	£46.38	£40.58	£34.78	£31.88	£28.98	£23.18
0.12	£29.25	£59.13	£53.55	£47.98	£42.40	£39.62	£36.83	£31.26
0.13	£29.25	£44.22	£40.20	£36.17	£32.15	£30.14	£28.13	£24.11
0.14	£29.							