

# DRAFT London Borough of Lewisham: Local Plan Viability Assessment



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# 1 Summary

- 1.1 This report tests the ability of developments in Lewisham to accommodate emerging policies in the Draft Lewisham Local Plan alongside 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 new 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 benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site 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 potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the referendum on the UK's membership of the European Union. 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. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future.

## **Key findings**

- 1.7 The key findings of the study are as follows:
  - Affordable housing: We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with adopted Core Strategy Policy 1. The tenure mix of the affordable housing also has a bearing on viability and we have tested both London Affordable Rent and Affordable Rent for the 70% rented element, and Shared Ownership and London Living Rent for the 30% intermediate element. There are significant variations in the percentages of affordable

<sup>&</sup>lt;sup>1</sup> 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.



housing that can be provided, depending on private sales values and scheme composition. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the current target of 50% be retained, but applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.

- **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is challenging. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable. We therefore recommend that the 50% affordable housing target is applied to these types of development.
- Student housing: we have tested the viability of purpose build student housing incorporating London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined as no more than 55% of the maximum maintenance loan of a student studying in London). Although this requirement reduces residual land values of the schemes tested, they remain above relevant benchmark land values used in the study and will not prevent schemes from coming forward.
- Affordable housing on sites providing 9 or fewer units: our appraisals indicate that the is no significant difference in the viability of schemes providing 9 of fewer units than those of 10 units or more. However, providing affordable housing on small sites gives rise to practical difficulties and consequently, most councils operating a small sites affordable policy seek payments in lieu. We have provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither do they penalise them.
- Affordable workspace: we have tested emerging requirements on schemes which provide new or replacement B1 floorspace at 10% and 20% of floorspace with the discounts of 20%, 30%, 40% and 50% of market rent. The results of our analysis indicate that a requirement for 20% of floorspace discounted by up to 50% of market does not have a significant bearing on the viability of the schemes tested. However, the precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted. The affordable workspace policy will therefore need to be applied with a degree of flexibility, including having regard to site-specific viability issues that may emerge on individual schemes.
- Delivering new employment floorspace with cross-subsidy from residential: the Council is seeking to deliver new employment floorspace to enhance economic growth in the borough. However, this is unlikely to be viable on a purely commercial basis without cross-subsidy from other uses. We have tested the impact of cross-subsidy of new employment floorspace development and this can make such developments viable. However, where residential is being used to cross-subsidise employment floorspace, the level of affordable housing may need to be reduced to avoid a 'double-call' on the value generated by the private housing component. This may cause some issues with the Mayoral policy approach of seeking 50% affordable housing on sites in industrial use.
- Cumulative impact of policies: In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.
- Impact of the emerging CIL rates on affordable housing delivery: The Council's adopted CIL rates (£100 per square metre in residential zone 1; £70 per square metre in residential zone 2; Nil on B use classes; and £90 per square metre on all other uses) have been in place since 1 April 2015 and there has been no demonstrable adverse impact on the supply of housing land or



upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared in 2012, there have been increases to sales values and build costs. In 2018, we provided a separate report considering contemporary viability conditions in the borough to test whether higher rates could be adopted. Increased rates were contained in a Preliminary Draft Charging Schedule which the Council consulted on between 26 July 2018 and 6 September 2018. The proposed rates are £200 per square metre in residential zone 1; £125 per square metre in residential zone 2; nil on B uses classes; and £160 per square metre on all other uses. We have tested the specific impact of these emerging CIL rates on the delivery of affordable housing; while any increase in other policy requirements will necessarily impact on others (including affordable housing), the specific impact of the increased CIL rates on the viable level of affordable housing is relatively modest. In most cases, the increased CIL rates would reduce affordable housing by circa 3%.



# 2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies alongside prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. We understand that the Council may review its CIL charging schedule in parallel with the review of its Local Plan and the London Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies and actual development sites, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Lewisham and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>2</sup>, which identifies the purpose and role of viability assessments within plan-making. This identifies that: "The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."

# **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

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



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 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 Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "the fundamentals of the UK economy are strong and today's data show that the economy is resilient". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period.
- 2.9 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however, this failed to materialise. Despite this, the ONS Head of GDP Darren Morgan observed that "the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing".
- 2.10 The Office of Budgetary Responsibility's 'Economic and fiscal outlook' report (March 2019) indicates that UK GDP slowed to an annualised rate of 1.2% over the first two quarters of 2019, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year. Growth is forecast to remain at relatively low levels of 1.4% in 2020 and 1.6% in 2021, 2022 and 2023.
- 2.11 The October 2019 Halifax House Price Index Report identifies that overall prices in the three months to October were 0.2% higher than in the preceding three months. The annual rate of growth was 0.9%, reflecting recent trends of weakening growth. Russell Galley, Halifax Managing Director observed that "a number of underlying factors such as mortgage affordability and wage growth continue to support prices, however there is evidence of consumers erring on the side of caution.... We remain unchanged from our view that activity levels and price growth will remain subdued while the UK navigates political and economic uncertainty".
- 2.12 This view is shared by the Nationwide Building Society, whose October 2019 release notes a 0.2% price increase during the previous month and an annual change of 0.4%. Robert Garner, Nationwide's Chief Economist, comments that "annual house price growth remained below 1% for the 11<sup>th</sup> month in a row in October at 0.4%".

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

2.13 House prices in the London Borough of Lewisham have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.13.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.13.2). By February 2018, sales values had increased by 109% in comparison to the lowest point in the cycle in April 2009, or 61% higher than the previous peak in October 2007.

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Average value (all property types)

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Figure 2.13.1: Average sales value in Lewisham

Source: Land Registry

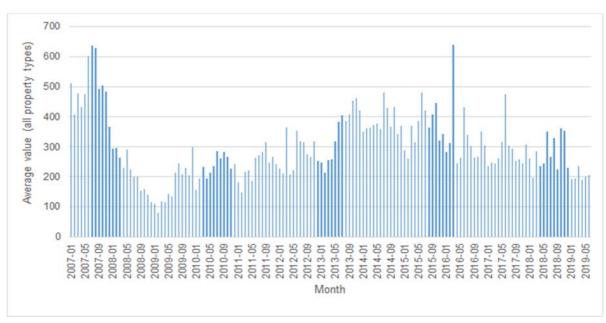


Figure 2.15.2: Sales volumes in Lewisham (sales per month)

Source: Land Registry

- 2.14 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update September 2019* prediction is that is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2019 and 2023. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 2% in 2019, remain unchanged in 2020 but will increase by 2.5% in 2021, 1.5% in 2022 and 2.5% in 2023. This equates to cumulative growth of 4.5% between 2019 and 2023 inclusive.
- 2.15 In common with other Boroughs in London, there are variations in sales values between different parts of Lewisham, as shown in Figure 2.15.1<sup>3</sup>. Highest sales values are achieved in the **north** of the borough and Blackheath, while values in the **south-east** are marginally lower.

<sup>&</sup>lt;sup>3</sup> Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Lewisham



# £765 £745 £695 £680 £680 £675 £700 £720 £640 £600 £700 £640 £660

# 2.15.1: Sales values in Lewisham (approx. £s per square foot)

Sources: Map – Google; Values – Land Registry; Molior London

## Private rented sector market context

- 2.16 The proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy<sup>4</sup>. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.17 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

<sup>&</sup>lt;sup>4</sup> Knight Frank PRS Update August 2017



remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

- 2.18 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.
- 2.19 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.
- 2.20 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

# **National Policy Context**

## **The National Planning Policy Framework**

- 2.21 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.22 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".
- 2.23 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".
- 2.24 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. Core Strategy policy 1 requires 50% affordable housing (70% London Affordable Rent and 30% intermediate London Living Rent or shared ownership), but is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 50% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.25 Prior to the publication of the updated NPPF, the meaning of a "competitive return" has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local



Plan, the Local Housing Delivery Group<sup>5</sup> concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value<sup>6</sup>, although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted<sup>7</sup>, 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 more would not do so.

## **CIL Policy Context**

- 2.26 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.
- 2.27 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.
- 2.28 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).
- 2.29 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.
- 2.30 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

<sup>&</sup>lt;sup>5</sup> Viability Testing Local Plans: Advice for planning practitioners, June 2012

<sup>&</sup>lt;sup>6</sup> RICS Guidance Note: Financial Viability in Planning, August 2012

<sup>&</sup>lt;sup>7</sup> 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.



- 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.
- 2.31 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.
- 2.32 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.
- 2.33 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.
- 2.34 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).
- 2.35 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."
- 2.36 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**

2.37 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation<sup>8</sup>. 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) to relieve pressure on existing transport networks.

# **Borough CIL**

2.38 The Council approved its CIL Charging Schedule on 25 February 2015 and it came into effect on 1 April 2015. Table 2.4.1 below summarises the prevailing rates of CIL. For C3 residential developments in the north of the borough (New Cross Gate, Deptford and Lewisham), the adopted rate is £100 per square metre. In all other parts of the borough, the rate for residential developments in £70 per square metre. Developments within B use classes are nil rated, while all other uses not specified attract a charge of £80 per square metre.

Table 2.38.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate
Residential C3 use class	Zone 1 <sup>9</sup>	£100
	Zone 2 <sup>10</sup>	£70
B use classes	Whole borough	£0
All other uses	Whole Borough	£80

# **Local Policy context**

- 2.39 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the

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

<sup>&</sup>lt;sup>9</sup> Post code sectors SE3, SE8, SE10 and SE16

<sup>&</sup>lt;sup>10</sup> Post code sectors BR1, BR3, SE4, SE9, SE12, SE13, SE14, SE15, SE23 and SE26



viability of developments, even though it has been in place for a considerable period.

- 2.41 Lewisham adopted its Core Strategy in May 2011 and its Development Management Local Plan document in November 2014. We set out a summary of the policies identified as having cost implications for developments below:
  - Core Strategy Policy 1 requires 50% affordable housing from all sources with a tenure mix of 70% London Affordable Rent and 30% intermediate (London Living Rent or shared ownership).
     42% of affordable housing units are to be provided as 3 bed units.
  - Policy 4 requires that in mixed use locations, 20% of floorspace is provided as B use class floorspace.
  - Policy 7 reflects the requirements of London Housing SPG standard 35 which requires zero carbon homes.
  - Policy 8 sets out a requirement for new homes to meet Code for Sustainable Homes, but this standard has now been removed. For commercial floorspace, Policy 8 requires that commercial floorspace meets BREEAM excellent standard.
  - Policy 12 will require that some sites provide open space and children's playspace which would be secured through planning obligations.
  - Policy 21 identifies the basis for seeking planning obligations. These requirements will be subject to pooling restrictions in most cases.
  - DM policy 8 requires that student housing provides an affordable housing component in line with the Mayor of London's requirement on affordability for students (this equates to a rent of circa £155 per week).
- 2.42 To inform its emerging Local Plan, the Council has instructed us to test the following emerging plan policies:
  - Adopted Core Strategy Policy 1 Policy H2 sets a strategic target of 50% affordable housing across all sites, but recognises that provision may vary in accordance with site-specific circumstances, including viability. In order to inform potential approaches to affordable housing in the new Local Plan, the Council has instructed us to test a range of scenarios with differing levels and tenure mixes of affordable housing, including social rent; London Affordable Rent; shared ownership and London Living Rent.
  - As part of the requirement above, to test whether the viability of sites below 10 units is similar to the viability of larger sites and consider whether such sites could absorb an affordable housing contribution, either on site of through a financial contribution.
  - For build to rent schemes, we have tested the impact of draft London Plan policy H13 (C) which requires 35% affordable housing, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent and policy H13 (D) which requires the maximum reasonable level of affordable housing on PRS schemes having regard to site-specific viability.
  - For purpose built student housing, we have tested the impact of London Plan policy H17 (A) 4 which requires 35% of units to be provided at affordable rent levels (defined by reference to maximum maintenance loans available to students).
  - For specialist housing for older people (C3 use class), we have tested the impact of London Plan policy H15 B (1) which applies the affordable housing policy approach for general needs housing to this sector.



- Accessibility standards set out in Policy D5 of the draft London Plan (at least 10% of dwellings to meet Building Regulations Part M(3) 'wheelchair accessible dwellings' and all other dwellings to meet Part M4(2) requirements).
- Low carbon requirements in draft London Plan policy SI2 (C) for developments to achieve a 35% reduction on carbon emissions beyond Building Regulations requirements.
- Co-location of residential and industrial uses to cross-subsidise new replacement employment floorspace on employment sites.
- Affordable workspace on schemes which provide new or replacement employment floorspace. These requirements have been tested at 10% of floorspace with the following discounts: 20% discount for 15 years; 50% discount for 15 years; and 50% discount for 125 years.
- The impact of MCIL2, which increased from £35 per square metre (before indexation) to £60 per square metre on 1 April 2019.
- The potential impact of the rates of CIL in the Council's Preliminary Draft Charging Schedule on the delivery of affordable housing in the borough.

# **Development context**

- 2.43 Lewisham is an Inner-London borough located in south-east London. The borough is bordered by the River Thames and Tower Hamlets to the north, the Royal Borough of Greenwich to the east; the London Borough of Southwark to the west; and the London Borough of Bromley to the south. The borough has numerous transport routes, including mainline trains from central London (London Bridge, Cannon Street and Charing Cross) providing north-south services to the west of the borough (serving New Cross Gate, Brockley, Honor Oak Park, Forest Hill and Sydenham); in the centre of the borough (serving Deptford, St John's, Lewisham, Ladywell, Catford, Bellingham and Beckenham Hill); and to the east (serving Blackheath, Hither Green, Lee and Grove Park). Public Transport Accessibility Levels ('PTAL') are highest in New Cross, Lewisham and Catford, where PTALs reach level 6A/6B, meaning excellent, but are as low as 1 (meaning the lowest levels of accessibility) in the south, the latter being commensurate with the more suburban makeup of this part of the borough.
- 2.44 Transport for London ('TfL') recently consulted on a potential extension to the Bakerloo Line, which currently starts at Harrow and Wealdstone Station and terminates at Elephant and Castle. TfL's current preferred option is for the line to be extended to Lewisham with stations at Old Kent Road, New Cross Gate and Lewisham. If the decision is made to proceed with the extension, construction could commence in 2023 with services running by around 2028/29. There are clearly precedents for extensions in growth areas, such as the Northern Line Extension ('NLE') to Battersea Power Station, which is facilitating high density development in the Nine Elms Vauxhall Opportunity Area ('NEVOA'). Developers in the NEVOA are making substantial contributions to the NLE and TfL has secured funding against future incremental business rates arising from the growth in employment floorspace in the area. London Borough of Southwark, which accommodates the Old Kent Road Opportunity Area has recently adopted amendments to its CIL Charging Schedule to secure increased contributions from developments in this area towards the cost of the BLE.
- 2.45 The London Plan designates Lewisham, Deptford Creekside, Catford and New Cross as opportunity areas with potential for significant housing provision and new employment. In addition, the borough accommodates two Housing Zones, one at Catford (2,372 new homes over 33 hectares) and New Bermondsey (2,372 new homes over 12 hectares).
- 2.46 Developments in Lewisham range from small in-fill sites to major regeneration schemes. The bulk of development (in terms of volume of units) is expected to come forward on sites in Town Centres and highly accessible locations such as New Cross, Deptford, Lewisham and Catford.
- 2.47 The Borough has significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised buildings, commercial buildings, car parks and surplus public sector land.

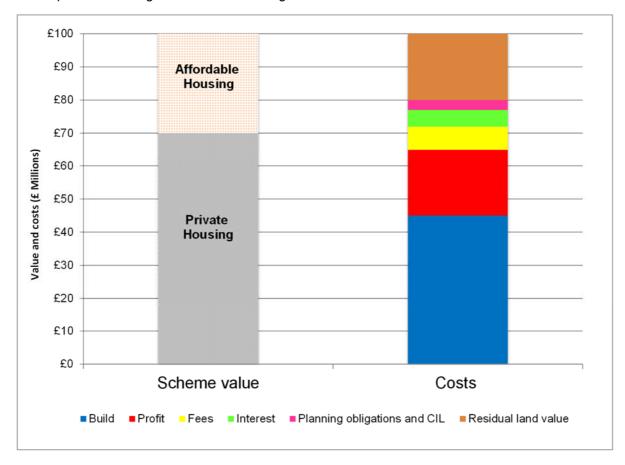


# 3 Methodology and appraisal approach

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 Lewisham and tests the Council's emerging planning policy requirements alongside adopted CIL rates and alternative rates in the Council's PDCS.

# 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 Boroughs like Lewisham, many sites will be



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

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of 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.
- 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<sup>11</sup>' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

# Viability benchmark

- 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 guidance<sup>12</sup> in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan

<sup>&</sup>lt;sup>11</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

<sup>&</sup>lt;sup>12</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012



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".
- 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).

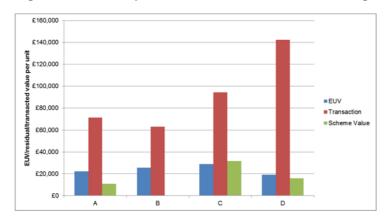
- 3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength 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.
- 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 Lewisham, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':



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

- 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.
  - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
  - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
  - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 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.
- 3.20 The NPPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The NPPG does temper this approach by indicating that "the landowner premium should be tested and balanced against emerging policies" and that "the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.17 and 3.18.



# 4 Appraisal assumptions

4.1 We have appraised 55 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. The development typologies are identified in Table 4.1.1 overleaf. Typologies 1 to 26 are hypothetical or generic typologies, while typologies 27 to 55 reflect actual development sites where developments have been brought forward, or are expected to be brought forward. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D4 of the draft London Plan.

#### Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise indicates that developments in the borough will attract average sales values ranging from circa £6,250 per square metre (£583 per square foot) to £8,250 per square metre (£765 per square foot), as shown in Figure 2.17.1. As noted in Section 2, the highest sales values are achieved in the Deptford/Surrey Quays borders area. Developments in parts of the south of the borough are lowest, but there tends to be fewer sites available in this area than in other parts of the borough.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 15%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five 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 4.4.1. 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.

Table 4.4.1: Growth scenario

Year	1 2019	2 2020	3 2021	4 2022	5 2023	6 2024 and each year thereafter
Values	0.0%	3.5%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

#### Affordable housing tenure and values

- 4.5 Adopted Core Strategy Policy 1 requires schemes capable of providing 10 or more units to provide 50% affordable housing with a tenure mix of 70% rent and 30% intermediate. There is currently no requirement for schemes providing fewer than 10 units to contribute towards affordable housing. With increased emphasis in the Draft New London Plan on small sites contributing towards annual housing targets, the Council is considering seeking affordable housing contributions from sites providing fewer than 10 units.
- 4.6 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 4.6.1. These rents are broadly equivalent to social/target rents and are therefore the lowest rents that the Council is considering in terms of its policy options.



Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

No	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super market	B1	B2	В8	C1 Hotel	C2	D1	D2	Gross floor space	No of floors
1	Very small residential (house)	0.03	1	108	108	0	0	0	0	0	0	0	0	0	108	2
2	Small residential developments (houses, backland, infill etc)	0.05	5	96	478	0	0	0	0	0	0	0	0	0	478	3
3	Small residential developments (flats, backland, infill etc)	0.05	5	82	408	0	0	0	0	0	0	0	0	0	408	3
4	Small residential developments (houses, backland, infill etc)	0.10	11	79	868	0	0	0	0	0	0	0	0	0	868	3
5	Small residential developments (flats - backland, infill etc)	0.10	11	82	903	0	0	0	0	0	0	0	0	0	903	3
6	Small residential developments	0.15	25	83	2,063	0	0	0	0	0	0	0	0	0	2,063	4
7	Residential development	0.25	50	84	4,188	0	0	0	0	0	0	0	0	0	4,188	5
8	Small scale mixed use, local centres	0.02	5	82	408	50	0	0	0	0	0	0	0	0	458	3
9	Small scale mixed use, local centres	0.02	5	82	408	0	0	50	0	0	0	0	0	0	458	3
10	Small mixed use	0.15	25	83	2,063	200	0	0	0	0	0	0	0	0	2,263	6
11	Small mixed use	0.20	30	82	2,470	0	0	300	0	0	0	0	0	0	2,770	6
12	Mixed use	0.30	70	82	5,755	100	0	700	0	0	0	0	0	0	6,555	8
13	Mixed use	0.70	150	82	12,338	100	0	700	0	0	0	0	200	0	13,338	10
14	Mixed use incl community facility	0.56	118	83	9,793	0	0	0	0	0	0	0	0	1,650	11,443	12



No	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super market	B1	B2	В8	C1 Hotel	C2	D1	D2	Gross floor space	No of floors
15	Mixed use incl health facility	0.40	60	82	4,940	0	0	0	0	0	0	0	0	800	5,740	4
16	Mixed use incl leisure facility	0.70	150	83	12,413	300	0	0	0	0	0	0	0	2,500	15,213	10
17	Mixed use	0.42	88	83	7,323	600	0	0	0	0	0	0	0	0	7,923	8
18	Large mixed use (employment led)	0.80	300	82	24,675	300	0	4,500	0	0	0	0	200	0	29,675	15
19	Estate regeneration (small infill - houses)	0.20	10	98	975	100	0	0	0	0	0	0	0	0	1,075	3
20	Estate regeneration (small infill - flats)	0.20	10	82	815	0	0	0	0	0	0	0	0	0	815	3
21	Estate regeneration (large)	4.00	200	82	16,450	100	0	0	0	0	0	0	250	0	16,800	10
22	Student housing	0.30	-	25	-	150	0	400	0	0	0	3,000	0	0	3,550	5
23	Hotels	0.20	67	30	2,000	250	0	0	0	0	2,000	0	0	0	4,250	6
24	Commercial	0.60	0	0	-	0	0	500	0	0	0	0	0	0	500	3
25	Storage	0.20	0	0	-	0	0	1,000	0	1,500	0	0	0	0	2,500	2
26	Residential care home (7 units)	0.03	7	0	-	0	0	0	0	0	0	250	0	0	250	3
27	Carpet Right	0.28	242	82	19,885	2,880	0	960	-	0	0	0	960	960	25,645	30
28	Lewisham Retail Park	1.14	536	82	44,086	2,171	0	700	-	0	0	0	2,000	-	48,957	24
29	Convoys Wharf	23.60	3514	82	289,027	17,755	0	15,500	32,200	0	27,070	0	6,500	6,500	394,552	30
30	Timber Yard, Oxestalls Road	4.60	1582	82	129,980	1,870	0	6,268	-	0	0	0	374	374	138,866	20
31	New Bermondsey, Surrey Canal Triangle	10.56	3500	82	286,125	6,300	0	15,000	-	0	0	0	15,800	10,000	333,225	30
32	Lewisham Gateway	5.52	649	73	47,588	7,560	0	880	-	0	5,960	0	3,900	880	66,768	20



No	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super market	B1	B2	В8	C1 Hotel	C2	D1	D2	Gross floor space	No of floors
33	Heathside and Lethbridge	6.06	443	51	22,380	-	0	-	-	0	0	0	-	768	23,148	17
34	Creekside Village East, Thanet Wharf	0.77	393	80	31,468	752	0	752	-	0	0	0	-	7,983	40,955	16
35	Conington Road Tesco's Island Site	0.30	365	76	27,878	3,024	0	1,512	-	0	0	0	-	-	32,414	25
36	Land at Conington Road and Lewisham Road (Tesco)	0.6	585	82	48,116	4,820	0	2,410	-	0	0	0	-	-	55,346	15
37	Leegate Shopping Centre	1.68	393	82	32,253	5,305	0	805	-	0	0	0	1,122	321	39,806	11
38	Hatcham Works	3.59	1,020	82	83,895	13,382	0	4,061	-	0	0	0	-	400	101,738	20
39	Goodwood Road and New Cross Road	0.61	260	82	21,385	200	0	-	-	0	0	0	-	-	21,585	12
40	New Cross Gate NDC scheme, Besson Street	1.01	324	82	26,649	572	0	-	-	0	0	0	-	934	28,155	8
41	Plassy Island	2.23	636	82	52,311	9,308	0	3,103	-	0	0	0	-	-	64,722	12
42	Catford Shopping Centre and Milford Towers	3.41	1080	82	88,830	11,175	0	4,725	-	0	0	0	2,000	1,000	107,730	20
43	Wickes and Halfords	2.06	918	82	75,506	4,160	0	4,780	2,000	0	0	0	-	500	86,946	20
44	Laurence House and Civic Centre	1.91	300	82	24,675	5,017	0	12,033	-	0	0	0	-	1,000	42,725	15
45	Engate Street	0.81	299	82	24,593	2,615	0	2,615	-	0	0	0	-	-	29,823	10
46	Lewisham Shopping Centre	6.37	1186	82	97,549	59,402	0	16,601	-	0	0	0	5,000	2,000	180,552	20
47	PLACE Ladywell	0.93	274	82	22,537	2,151	0	1,225	-	0	0	0	-	300	26,213	10



No	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super market	B1	B2	B8	C1 Hotel	C2	D1	D2	Gross floor space	No of floors
48	Ravensbourne Retail Park	2.46	1029	82	84,635	7,974	0	4,237	-	0	0	0	500	-	97,346	6
49	Lower Creekside LSIS	1.1	352	82	28,952	-	0	12,370	-	0	0	0	-	-	41,322	6
50	Bell Green Gas Holders	0.77	277	82	22,783	2,426	0	2,426	-	0	0	0	-	-	27,635	10
51	Bell Green Retail Park	7.35	2219	82	182,513	14,270	0	9,135	-	0	0	0	3,000	1,000	209,918	10
52	Sainsbury's Bell Green	5.4	1818	82	149,531	19,861	0	7,954	-	0	0	0	3,000	1,000	181,346	10
53	Stanton Square LSIS	0.96	283	82	23,277	-	0	9,771	-	0	0	0	-	-	33,048	6
54	Worsley Bridge LSIS	1.26	245	82	20,151	-	0	8,455	-	0	0	0	-	-	28,606	6
55	Homebase/Argos, Bromley Road	1.7	255	82	20,974	2,234	0	2,234	-	0	0	0	-	-	25,442	6

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent (2019/20)	£155.13	£164.24	£173.37	£182.49
Affordable Rent (not exceeding LHA)13	£170.83	£210.17	£257.16	£322.15
London Living Rent (intermediate tenure) <sup>14</sup>	£164.36	£182.62	£200.88	£219.14

- 4.7 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.8 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 4.8.1 summarises the capital values that each tenure would generate, using a mix of 25% one beds, 25% two beds, 42% three beds and 8% four beds for rented units and 50% one beds and 50% two beds for London Living Rent and Shared Ownership.

Table 4.8.1: Capital values of affordable housing (per square foot Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
London Affordable Rent	£277	£207	£177	£161	£189
Affordable Rent (not exceeding LHA)	£287	£253	£257	£289	£251
London Living Rent	£273	£211	-	-	£225
Shared ownership <sup>15</sup>	£423	£390	-	-	£383

4.9 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals which we rely upon for testing potential CIL rates assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

# Rents and yields for commercial development

4.10 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.10.1. These assumptions are informed by lettings of similar floorspace in the area over the past year. Our appraisals assume a 12-month rent-free period for both retail and office floorspace.

Table 4.10.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	North: £325	5.00%	12
	Mid-borough-: £325	5.00%	12
	South: £325	5.00%	12
Office	North: £375	6.00%	12
	Mid-borough-: £375	6.00%	12
	South: £375	6.00%	12

<sup>&</sup>lt;sup>13</sup> Based on Outer South East London Broad Rental Market Area LHAs

<sup>&</sup>lt;sup>14</sup> Based on GLA benchmark rents for Downham Ward, which is at the lower end of the range in Lewisham

 $<sup>^{15}</sup>$  One beds targeted at households with gross incomes not exceeding £53,000 per annum and two beds not exceeding £70,000 per annum.



Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Industrial and warehousing	North: £160	6.00%	12
	Mid-borough-: £160	6.00%	12
	South: £160	6.00%	12
Hotel	North: £425	5.00%	12
	Mid-borough-: £425	5.00%	12
	South: £425	5.00%	12

#### **Build costs**

4.11 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 2). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.11.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.13 Estate housing terraced 2-storey	£1,545	15%	£1,777
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,749	10%	£1,924
Flats – 6-25 storeys	816 Flats – 6 or more storeys	£2,342	10%	£2,576
Flats – 26+ storeys	816 Flats – 6 or more storeys plus 15%	£2,693	10%	£2,962
Retail	345 Shops	£1,841	10%	£2,025
Offices	320 Offices air conditioned generally	£2,284	10%	£2,512
B2 industrial	282 Factories generally	£1,134	10%	£1,247
B8 storage and warehousing	284 Warehouses/ stores	£1,040	10%	£1,144
Hotels	852 Hotels	£2,865	10%	£3,152
D1 / D2 floorspace	532 Community centres brick construction	£1,549	10%	£1,704
Student housing	856.2 Students' residences	£2,268	10%	£2,495
Older person's housing	816 Flats – 3-5 storeys	£1,749	10%	£1,924

4.12 As noted in Table 4.11.1, the base costs above are increased by 15% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces). Residential costs are also increased by 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations.

### Zero carbon and BREEAM

- 4.13 The 'Greater London Authority Housing Standards Review: Viability Assessment' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 4.14 For commercial developments, we have increased base build costs by 2% to allow for the extra-over



costs of achieving BREEAM 'excellent' standard<sup>16</sup>. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

## **Accessibility standards**

Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings 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 flat<sup>17</sup>. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

#### **Professional fees**

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

### **Development finance**

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

#### **Marketing costs**

4.18 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

#### **Mayoral CIL**

4.19 Mayoral CIL 2 is payable on most developments that receive planning consent from 1 April 2019. Lewisham falls within Band 2, where a CIL of £60 per square metre is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

#### **Lewisham CIL**

- 4.20 As previously noted, the Council approved its CIL Charging Schedule on 25 February 2015 and it came into effect on 1 April 2015. Table 4.20.1 below summarises the prevailing rates of CIL and the rates after indexation<sup>18</sup>. For residential developments, the borough is divided into two zones; for developments in the north of the borough (New Cross Gate, Deptford and Lewisham), the adopted rate is £100 per square metre; in all other parts of the borough, the rate for residential developments in £70 per square metre. B use classes attract a nil rate, while all other uses attract a charge of £80 per square metre.
- 4.21 In July 2018, the Council issued a Preliminary Draft Charging Schedule proposing revised CIL rates, which are also shown in Table 4.20.1.

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

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

<sup>&</sup>lt;sup>18</sup> As per the CIL regulations, indexation applies to rates from the point of introduction to the current date by reference to the BCIS All-In Tender Price Index. April 2015: 283; February 2018: 318. Change is 12.37%. The indexed rates are used in the appraisals.

Table 4.20.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate	July 2018 PDCS rate
Residential C3	Zone 1 <sup>19</sup>	£100	£112	£200
use class	Zone 2 <sup>20</sup>	£70	£79	£125
B uses	Whole borough	£0	£0	£0
Retail, Hotels, Student Housing	Whole Borough	£80	£90	£160

4.22 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Lewisham 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

- 4.23 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development and up to £1,500 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.24 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

#### Student housing – affordable student housing provision

4.25 The new draft London Plan policy H17A4 requires that student housing makes provision for affordable student accommodation, which we have applied using the £155 per week benchmark rent. In our appraisals, the percentage of affordable student accommodation is applied at the same rate as other residential schemes (i.e. 50% or 35%).

# Workspace and affordable workspace

- 4.26 The Council is interested in delivering new employment floorspace in designated industrial locations and town centres. We have tested new development of employment floorspace on a standalone basis, but also with an element of residential floorspace to provide cross-subsidy.
- 4.27 The Council also is seeking to secure affordable workspace in commercial developments. We have tested provision of 10% and 20% affordable workspace at discounts of 20% to market rent and 50% of market rent.

## **Development and sales periods**

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

<sup>&</sup>lt;sup>19</sup> Post code sectors SE3, SE8, SE10 and SE16

<sup>&</sup>lt;sup>20</sup> Post code sectors BR1, BR3, SE4, SE9, SE12, SE13, SE14, SE15, SE23 and SE26



that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Lewisham are in the lower end of the London-wide range, which is still achieving good rates of sale.

## Developer's profit

- 4.29 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).
- 4.30 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.
- 4.31 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.32 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a presale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

#### **Exceptional costs**

4.33 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 details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

#### Benchmark land value

4.34 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.



- 4.35 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current 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 reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.36 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.
- 4.37 For the generic development typologies, we have reviewed the MHCLG's 'Land Value Estimates for Policy Appraisal; May 2017 Values'. This study indicates that the value of industrial land for south east London is £4 million per hectare. The study also shows that land values of offices in non-core office locations is up to £3.7 million per hectare. For the purposes of establishing a benchmark land value for the generic typologies, we have applied a value of £4 million per gross hectare. As this is the value that MHCLG have assessed land will trade at in the market, this incorporates an element of premium to the landowner and this does not need to be applied separately.
- 4.38 For the typologies based on actual development sites, we have assessed the rateable values of these sites (where available and not deleted following extinguishment of the existing buildings by redevelopment). Rateable values are the Valuation Office Agency's market rent for the properties including any open storage and car parking areas. We have then capitalised the notional rent using a 6.5% investment yield and then adding a 20% premium. Where rateable values are not available, we have either applied the MHCLG benchmarks for the appropriate use, or used the average of the rateable values from the other sites for corresponding uses. The benchmark land values used in the study are shown in Appendix 3.



# 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 4 and 5. We have appraised 55 development typologies, reflecting different densities and types of development across the Borough. These typologies include non-residential uses, including offices, hotels and retail floorspace.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with adopted Core Strategy Policy 1:
  - 0% affordable to 50% affordable; 70% London Affordable Rent and 30% Shared Ownership;
  - 0% affordable to 50% affordable; 70% Affordable Rent and 30% Shared Ownership;
  - 0% affordable to 50% affordable; 70% London Affordable Rent and 30% London Living Rent;
  - 0% affordable to 50% affordable; 70% Affordable Rent and 30% London Living Rent.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. In practical terms, it is likely that the Council will need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing<sup>21</sup>.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread 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.
- 5.5 For other policy requirements (provision of employment space; affordable workspace; and impact of alternative CIL rates), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 5.

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<sup>&</sup>lt;sup>21</sup> This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery.



# 6 Assessment of appraisal results

# **Local Plan policies**

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 options.

#### Affordable workspace

6.2 The Council's Local Economic Assessment (2018) identifies that a lack of provision of low-cost and affordable workspace is a key barrier to business development in the borough. Consequently, the Council is considering adopting policies that will require element of affordable workspace in new employment developments. For testing purposes, we have assumed that this will be in the form of B1 floorspace let at a discount to market rent. We have tested the following discounts.

Option	% of floorspace discounted	Discount to market rents
1	10%	20%
2	10%	30%
3	10%	40%
4	10%	50%
5	20%	20%
6	20%	30%
7	20%	40%
8	20%	50%

- 6.3 34 of the 55 development typologies incorporate an element of B1 floorspace. We have applied the various discounts in Table 6.2.1 to all of these developments and the results are summarised in Table 6.3.1, which shows the starting residual value with no discount and then the residual values with the discounts applied. Where these schemes include residential, we have assumed that affordable housing is applied at 35% and the residential values for the market housing are at the upper end of the range (£8,250 per square metre).
- 6.4 Some of the residual values generated by the typologies are lower than the sites' benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome.
- 6.5 The imposition of an affordable workspace requirement only tips the balance of viable schemes to unviable in a handful of cases (i.e. schemes 25, 46 and 55). In all other cases, schemes that were viable with no affordable workspace applied remain viable after the highest level of discount is applied (i.e. 20% of floorspace discounted with a 50% discount).
- 6.6 The results are summarised in Table 6.6.1, showing the starting residual value (before any discount is applied) and the residual values after the varying levels of discount have been applied. Table 6.6.2 then shows the change in residual values resulting from the discounts as a percentage of the starting (pre-discount) residual values. As can be noted, the impact of the workspace discount on the residual land values is relatively modest in most cases. The impact of the discount is higher where the B1 component of the scheme equates to a high overall proportion of the total floorspace. The Council will therefore need to apply the policy flexibly and reduce the discount sought on the basis of a proven viability case reflecting site-specific circumstances.



Table 6.6.1: Impact of affordable workspace requirement on developments including B1 floorspace

						Residual land values with affordable workspace								
LP Ref	Site	Other floorspace (sqm GIA)			BLV	Starting residual (no discount)	10% FS, 20% discount	10% FS, 30% discount	10% FS, 40% discount	10% FS, 50% discount	20% FS, 20% discount	20% FS, 30% discount	20% FS, 40% discount	20% FS, 50% discount
9	Small scale mixed use, local centres	408	50	5	£96,000	£535,780	£532,975	£531,573	£530,170	£528,768	£530,170	£527,366	£524,561	£521,757
11	Small mixed use	2,470	300	30	£960,000	€877.065	€860,211	£851,784	€843,357	€834,928	£843,357	£826,501	£809,647	€792,793
12	Mixed use	5,855	700	70	£1,440,000	£2,148,215	£2,109,409	£2,090,004	£2,070,601	€2,051,197	€2,070,601	€2,031,794	€1,992,986	£1,954,178
13	Mixed use	12,638	700	150	£3,360,000	€2,255,222	€2.217.438	€2,198,546	€2 179.654	€2,160,762	€2.179.654	£2,141,870	£2,104,087	€2.066.303
18	Large mixed use (employment led)	25,175	4,500	300	£3,840,000	€10,866,472	£10,634,537	£10,518,568	£10,402,600	£10,286,632	€10,402,600	£10,170,663	£9,938,728	£9,706,791
22	Student housing	3,150	400	-	£1,440,000	€3,664,975	£3,638,580	£3,625,382	£3,612,184	€3,598,987	€3,612,184	€3,585,789	£3,559,394	£3,532,998
24	Commercial	-	500	I -	£2,880,000	-£485.781	-£519,242	-£535,974	-£552,704	-£569,434	-£552,704	-6586,166	-£619,627	-£653,088
25	Storage	1,500	1,000	-	£960,000	£1,174,702	£1,106,718	£1,072,727	£1,038,735	£1,004,744	€1,038,735	£970,752	€902.768	£834 785
27	Carpet Right	24,685	960	242	£1,344,000	-£6,564,860	-£6.618.277	-£6,644,987	-£8.671.695	-£6 898 404	-C6 671 695	-£8.725.113	-£6.778.530	ES 831 948
28	Lewisham Retail Park	48,257	700	536	€22,216,708	£11,422,505	£11.383.359	€11,363,787	£11.344.214	£11.324.641	£11.344.214	€11,305,068	£11.265.922	£11,226,775
29	Convoys Wharf	379,052	15,500	3,514	£113,280,000	The same of the sa	-£122 631 934	-€122 938 564	£123.245.195	£123.551.827	-£123.245.195	-£123 858 458	£124,471,719	-£125.084.982
30	Timber Yard, Oxestalls Road	132,598	6,268	1,582	€22,080,000	The second secon	£18.830 785	€18,692,258	£18.553.732	£18,415,205	618.553.732	618 276 678	£17 999 626	£17 722 573
31	New Bermondsey, Surrey Canal Triangle	318,225	15,000	3,500	£50,688,000	-£96.988.569	-697 580 930	-£97.877.112	-£98 173 292	-£98 469 473	-€98 173 292	-£98.765.654	-£99.358.016	-£99.950.377
32	Lewisham Gateway	65,888	880	649	€62,716,658	- Committee of the Comm	£19 583 665	£19 559 058	£19 534 453	£19 509 847	£19 534 453	£19 485 240	£19 436 026	£19 386 816
34	Creekside Village East, Thanet Wharf	40,203	752	393	€3,696,000	A STATE OF THE PARTY OF THE PAR	£9.680.897	£9,660,100	£9.639.303	£9,618,329	£9.639.303	€9.597.195	£9.554.927	£9,512,658
35	Conington Road Tescos Island Site	30,902	1,512	365	£1,440,000		€3.205.646	£3.162.516	£3 119 385	€3.076.255	€3.119.385	€3 033 124	£2.946.864	£2 860 602
36	Land at Conington Road and Lewisham Road (Tesco)	52,936	2,410	585	£6,817,028	TO THE OWNER OF THE PARTY OF TH	£18.301.748	£18.235.100	£18.168.452	£18.101.805	£18,168,452	€18.035.156	£17.901.860	£17.768.564
37	Leegate Shopping Centre	39,001	805	393	€8,450,175	- transportational approximation is	£21.811.671	€21 789 194	£21 766 715	£21 744 237	€21.766.715	£21,721,758	€21.676.801	£21 631 844
38	Hatcham Works	97,677	4,061	1,020	£40,788,551	Appearance and the second seco	620 923 401	620 812 236	£20,701,070	C20 589 905	520,701,070	E20 478 739	620 256 409	£20 034 077
41	Plassy Island	61,619	3,103	636	€25,336,621	- Commence of the Commence of	£18 370 317	£18.395.311		£18 145 301	E18 228 308	£13.070.295	£17 \$20 284	217 727 33
42	Catford Shopping Centre and Milford Towers	103,005	4,725	1,080	£19,810,695		£19 387 159	\$19.257.817	£ 18 125 475	£18.999.133	1 219 128 475	618 868 797	£18.611.108	E18 352 425
43	Wickes and Halfords	82,166	4,780	918	£17,582,068		£9 980 276	£9 847 322	£9.714.366	£9 581 412	F9 714 356	£9 448 457	£9 182 5.47	€8 916 637
44	Laurence House and Civic Centre	30,692	12,033	300	£19,651,569		63 213 167	\$2,872,122	£2 531 078	62 190 833	52 531 078	£1 848 988	£1 163 643	€470.383
45	Engate Street	27,208	2,615	299	€3.888.000	The state of the s	€15,287,207	£15.213.092	£15.138.977	£15,064,861	£15.138.977	£14 990 745	£14.842.514	THE RESERVE THE PERSON NAMED IN COLUMN 2 I
46	Lewisham Shopping Centre	163,951	16,601	1,186	£72,374,114	TO THE OWNER OF THE PARTY OF TH	£72.897.734	£72.523.566	£72 146 151	671 785 790	E72 146 151	571 385 447	E70 524 744	
47	PLACE Ladywell	24,988	1.225	274	£10,566,393	· tomostocomorcocomorcomor	inaminal communication in a	£13.532.756	£13,498,037	613 463 317	£13 498 037	£13.428.597	£13.359.158	£13.289.720
48	Ravensbourne Retail Park	93,109	4,237	1,029	£31,129,477	- CONTROL OF THE PROPERTY OF THE PARTY OF TH	antonio di manono de la constanta	£44.463.913	£44 349 772	£44 235 631	£44 349 772	Amin's animal and animal anima	£43.893.207	£43 664 925
49	Lower Creekside LSIS	28,952	12,370	352	€5,280,000	CONTRACTOR CONTRACTOR CONTRACTOR	Controlled a similar of the controlled	£11.796.438	£11,480,764	£11,161,981	£11,480,764	immerciano marciclo de necicio	Commission of the contract times (gr)	
50	Bell Green Gas Holders	25,209	2,426	277	£3,696,000	A CONTRACTOR OF THE PROPERTY OF THE PARTY OF	A LUCY OF THE PROPERTY OF THE PARTY OF THE P	£10,015,087	£9.946.328	£9.877.570	£9.946.328	Street contract of the contrac	£9.671.293	£9.533.776
51	Bell Green Retail Park	200,783	9,135	2,219	£39,892,137	Comparation of the Comparation o	procession and the procession of the contract	£59.162.724	£58.925.903	£58,689,082	£58.925.903	samme in the second of the second	£57,978,619	er out a report of the production of the
52	Sainsbury's Bell Green	173,392	7,954	1,818	£63,128,492	- trouserable but be between the part but be	and the same of th	£59,162,724 £59,091,798	annalansus amaninalansus	£58 674 459		analdise and the second	£57,970,019 £58,048,451	£57.631.112
					· · · · · · · · · · · · · · · · · · ·	SARAH CONTRACTOR OF THE PARTY O			640 040 040	240 005 000		010 200 000		
53	Stanton Square LSIS	23,277	9,771	283	£4,608,000	- CONTRACTOR CONTRACTO	annonember of the contract of	£11,219,198	£10,942,263	£10,065,330	£10,942,263	£10,388,395	£9,834,527	£9,280,659
54	Worsley Bridge LSIS	20,151	8,455	245	£6,048,000	· Commission and Commission	£9,236,662	£8,997,028	£8,757,392	£8,517,756	£8,757,392	£8,278,121	£7,798,850	£7,319,579
55	Homebase/Argos, Bromley Road	23,208	2,234	255	£12,086,585	£12,165,160	£12,038,526	£11,975,209	£11,911,892	£11,848,575	£11,911,892	£11,785,257	£11,658,624	€11,531,989



Table 6.6.2: Impact of affordable workspace requirement on developments including B1 floorspace – percentage change in residual land values

						Residual land values as a percentage of starting residual land value							
LP Ref	Site	B1 floorspace (sqm GIA)	No of units	BLV	Starting residual (no discount)	discount	discount	10% FS, 40% discount	10% FS, 50% discount	20% FS, 20% discount	20% FS, 30% discount	20% FS, 40% discount	20% FS, 50% discount
9	Small scale mixed use, local centres	50	352	€96,000	100%	99%	99%	99%	99%	99%	98%	98%	97%
11	Small mixed use	300	2,219	£960,000	100%	98%	97%	96%	95%	96%	94%	92%	90%
12	Mixed use	700	1,818	£1,440,000	100%	98%	97%	96%	95%	96%	95%	93%	91%
13	Mixed use	700	283	£3,360,000	100%	98%	97%	97%	96%	97%	95%	93%	
18	Large mixed use (employment led)	4,500	-	£3,840,000	100%			96%	95%	96%		91%	89%
22	Student housing	400		£1,440,000	100%	99%	99%	99%	98%	99%	98%	97%	96%
24	Commercial	500		£2,880,000	100%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
25	Storage	1,000	-	£960,000	100%	94%	91%	88%	86%	88%	83%	77%	71%
27	Carpet Right	960		£1,344,000	100%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
28	Lewisham Retail Park	700	-	£22,216,708	100%	100%	99%	99%	99%	99%	99%	99%	98%
29	Convoys Wharf	15,500	-	£113,280,000	100%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
30	Timber Yard, Oxestalls Road	6,268	-	£22,080,000	100%	99%	98%	97%	96%	97%	96%	94%	93%
31	New Bermondsey, Surrey Canal Triangle	15,000	-	£50,688,000	100%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
32	Lewisham Gateway	880	-	£62,716,658	100%	100%	100%	99%	99%	99%	99%	99%	99%
34	Creekside Village East, Thanet Wharf	752	-	£3,696,000	100%	100%	99%	99%	99%	99%	99%	98%	98%
35	Conington Road Tescos Island Site	1,512	-	£1,440,000	100%	97%	96%	95%	93%	95%	92%	90%	87%
36	Land at Conington Road and Lewisham Road (Tesco)	2,410	-	€6,817,028	100%	99%	99%	99%	98%	99%	98%	97%	96%
37	Leegate Shopping Centre	805	-	£8,450,175	100%	100%	100%	100%	99%	100%	99%	99%	99%
38	Hatcham Works	4,061	-	£40,788,551	100%	99%	98%	98%	97%	98%	97%	96%	95%
41	Plassy Island	3,103	-	£25,336,621	100%	99%	99%	98%	98%	98%	98%	97%	96%
42	Catford Shopping Centre and Milford Towers	4,725	-	£19,810,695	100%	99%	98%	97%	97%	97%	96%	95%	93%
43	Wickes and Halfords	4,780	-	£17,582,068	100%	97%	96%	95%	94%	95%	92%	90%	87%
44	Laurence House and Civic Centre	12,033	-	£19,651,569	100%	82%	74%	65%	56%	65%	47%	30%	12%
45	Engate Street	2,615	-	€3,888,000	100%	99%	99%	98%	98%	98%	97%	96%	95%
46	Lewisham Shopping Centre	16,601	-	£72,374,114	100%	99%	98%	98%	97%	98%	97%	96%	95%
47	PLACE Ladywell	1,225	-	£10,566,393	100%	99%	99%	99%	99%	99%	98%	98%	97%
48	Ravensbourne Retail Park	4,237	-	£31,129,477	100%	99%	99%	99%	99%	99%	98%	98%	97%
49	Lower Creekside LSIS	12,370	-	£5,280,000	100%	95%	93%	90%	88%	90%	85%	80%	75%
50	Bell Green Gas Holders	2,426	i -	£3,696,000	100%	99%	98%	97%	97%	97%	96%	95%	93%
51	Bell Green Retail Park	9,135		€39,892,137	100%	99%	99%	98%	98%	98%	98%	97%	96%
52	Sainsbury's Bell Green	7,954	Laurana	£63,128,492	100%	99%	99%	99%	98%	99%	98%	97%	97%
53	Stanton Square LSIS	9,771	-	£4,608,000	100%	95%	93%	91%	89%	91%	86%	82%	77%
54	Worsley Bridge LSIS	8,455	-	£6,048,000		95%	93%	90%	88%	90%	85%	80%	75%
55	Homebase/Argos, Bromley Road	2,234	-	£12,086,585	100%	99%	98%	98%	97%	98%	97%	96%	95%



- 6.7 The results of the appraisals indicate that a discount of 20% to market rent on 10% of floorspace has the lowest impact on viability, as would be expected, but it may be possible to increase the discount to 50% on 20% of the floorspace in most cases, depending on the precise contents of the overall scheme.
- 6.8 Much in the same way as affordable housing requirements, the affordable workspace requirement may need to be applied flexibly in some circumstances. Any policy adopted should therefore provide clarity on the flexible nature of the policy and that lower discounts (or quanta of floorspace to which a discount is applied) may be accepted on the basis of a proven viability case.
- 6.9 As an alternative to affordable workspace, the Council may also wish to consider requiring a proportion of B1 floorspace to be provided as 'collaborative' or 'shared' workspace which is a model that developers are increasingly bringing forward. This provides flexible workspace at lower rents than traditional office floorspace. However, the rents for this type of space are not protected by a planning obligation and can increase over time.

#### New employment development

- 6.10 The Council is considering adopting policies that will stimulate investment and economic growth in the borough by encouraging the delivering of new mixed-use, employment led development in designated industrial locations and town centres. If new employment development is not viable in its own right, the Council is considering permitting an element of residential development to facilitate or cross-subsidise new and replacement floorspace.
- 6.11 We have tested three development typologies which the Council has designated as Local Significant Industrial Sites ('LSIS'); Site 49 (Lower Creekside LSIS); Site 53 (Stanton Square LSIS); and Site 54 (Worsley Bridge LSIS). Each site will provide a significant quantum of industrial floorspace (12,370 square metres, 9,771 square metres and 8,455 square metres respectively), alongside residential units. A summary of the floorspace in each typology is provided in Table 6.11.1.

Table 6.11.1: Summary of employment-led developments on sites with LSIS designation

Site	Location	Site area (hectares)	Square metres of B1 employment floorspace	No of residential units		
49	Lower Creekside LSIS	1.10	12,370	352		
53	Stanton Square LSIS	0.96	9,771	283		
54	Worsley Bridge LSIS	1.26	8,455	245		

- 6.12 The draft New London Plan requires 50% of residential units development on industrial land to be provided as affordable in order to qualify for the 'Fast Track' route. This presents a challenge when the purpose of providing residential development is to cross-subsidise the delivery of employment floorspace, which may not be viable in its own right.
- 6.13 This is certainly the case here, as our appraisals excluding the residential component indicate that the residual land values will either be negative or marginally positive and considerably lower than the benchmark land value. As summarised in Table 6.13.1, sites 49 and 56 generate negative residual land values of -£1,013,644 and -£131,793 respectively, while Site 54 generates a positive residual land value of only £340,677 (or £355,000 per hectare).
- Table 6.13.1 also summarises the residual land values generated by the development typologies with incorporating a residential component, modelled with 50%, 35%, 15% and 10% affordable housing (provided as 70% London Affordable Rent and 30% Shared Ownership in all cases). With 50% affordable housing, the residual land values increase but they would be lower than the sites' benchmark land values. The requirement to provide 50% affordable housing would be taking a significant proportion of the value required to cross-subsidise the development of employment floorspace. In order for the schemes to be viable, the level of affordable housing would need to be reduced. On Site 49, the affordable housing would need to be reduced slightly below 35%; on Site 53 to circa 43%; and on Site 54 to circa 10%.



Table 6.13.1: Summary of appraisal results for employment-led mixed use schemes

Site	BLV	Residual no residential	Residential – with residential (50% AH)	Residual with residential (35% AH)	Residual with residential (25% AH)	Residual with residential (10% AH)
49	£5,280,000	-£1,013,644	£3,207,328	£5,008,175	£6,208,739	£8,009,585
53	£4,608,000	£340,677	£3,946,887	£5,489,619	£6,518,106	£8,059,770
54	£6,048,000	-£131,793	£2,820,226	£4,095,568	£4,945,795	£6,209,472

6.15 Nevertheless, despite the varying outcomes in terms of the viable affordable housing percentage, the results demonstrate that the delivery of new employment floorspace can be facilitated by incorporating a residential element in the developments.

#### Student housing

- 6.16 London Plan policy H17A(4) requires that 35% of units should be provided at affordable rent levels. For the purposes of the policy, 'affordable' is defined as 55% of the maximum loan income that a new full-time student studying in London and living away from home could receive from the government's maintenance loan. This currently equates to a rent of £155 per week.
- 6.17 With no affordable housing requirement, the student housing scheme we have tested (site 22) generates a residual land value of £5.48 million, which is higher than the benchmark land value of £1.44 million.
- 6.18 With a 35% affordable housing requirement, the residual value falls from £5.48 million to £3.66 million, which remains well above the benchmark land value and can therefore be considered viable.

#### Affordable housing

- 6.19 As noted in Section 5, we have tested a series of tenure scenarios, as follows:
  - 70% London Affordable Rent and 30% shared ownership;
  - 70% Affordable Rent and 30% shared ownership;
  - 70% London Affordable Rent and 30% London Living Rent; and
  - 70% Affordable Rent and 30% London Living Rent.
- 6.20 The results for the appraisals with 70% London Affordable Rent and 30% shared ownership are summarised in tables 6.12.1 to 6.12.8. Each table shows the results with different sales values, ranging from £6,500 per square metre to £8,250 per square metre. The results for the other tenure splits are attached at Appendix 4. The appraisals assume an affordable housing unit mix of 25% one beds, 25% two beds, 42% three beds and 8% three beds.
- 6.21 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value.
- Where sales values are at the lower end of the range (£6,500 per square metre), many schemes are unviable are unviable at zero affordable housing, indicating that they would not come forward until market values increase. However, many of the smaller schemes can viably provide up to 50% affordable housing and some of the larger schemes can deliver varying percentages of affordable housing.
- 6.23 A sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£8,250 per square metre).



Table 6.12.1: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £6,500 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £6,500 per sqm

70% Rented 30% Intermediate

						LAR	<u> </u>	SC	)					
								Resid	fual land value	s (£m)				
Site No	Site name	No of units	BLV (€ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£220,327	£209,519	€198,711	£187,902	£177,095	£166,287	£155,478	£144,671	£133,86	£123,054	€112,2
	2 Small residential developments (houses, backland, inf	i 5	£240,000	£1,024,547	£976,538	£928,530	£880,523	£832,515	£784,506	£736,498	£688,490	£640,482	£592,473	€544,46
3	3 Small residential developments (flats, backland, infill e	5	£240,000	£516,746	£483,950	£451,154	£418,358	£385,562	£352,766	£319,970	£287,173	£254,37	€221,581	€188,70
	4 Small residential developments (houses, backland, inf	i( 11	£480,000	£1,834,997	£1,747,779	£1,660,559	£1,573,341	£1,486,122	£1,398,902	£1,311,684	£1,224,464	£1,137,24	£1,050,027	£962,80
	5 Small residential developments (flats - backland, in fill e	11	£480,000	£1,145,566	£1,072,931	£1,000,297	£927,662	£855,028	£782,393	£709,759	£637,125	€564,490	£491,856	£419,23
	6 Small residential developments	25	£720,000	€2,696,435	£2,532,731	£2,369,026	£2,205,321	£2,041,617	£1,877,912	£1,714,207	£1,550,502	£1,386,79	7 £1,223,093	£1,059,38
	7 Residential development	50	£1,200,000	£5,255,555	£4,935,775	£4,615,996	£4,296,216	£3,976,437	£3,656,658	£3,336,879	£3,017,099	£2,697,320	£2,377,540	€2,057,76
	8 Small scale mixed use, local centres	5	£96,000	£600,156	£567,360	£534,563	£501,767	£468,971	£436,175	£403,379	£370,583	£337,78	7 £304,990	£272,19
	9 Small scale mixed use, local centres	5	£96,000	£541,245	£508,449	£475,653	£442,857	£410,060	£377,264	£344,468	£311,672	£278,87	£246,079	£213,28
1	0 Small mixed use	25	£720,000	£1,003,346	£850,028	£696,709	€543,390	€390,073	£236,754	€83,435	-£70,872	-£226.36	£381,848	-£537,30
1	1 Small mixed use	30	£960,000	€895,738	£712,127	£528,517	€344,90€	£161,296	-022,630	-0208.839	-£395.048	-0.581,25	-£767,465	-£953,67
1;	2 Mixed use	70	£1,440,000	£2,156,339	£1,744,786	£1,333,234	£921,683	€507,758	€91,820	-£328,705	-£750,529	-€1,172,35	3 -£1,594,178	-£2,016,00
1	3 Mixed use	150	£3,360,000	£2,067,746	£1,283,542	£499.337	<b>-£288.900</b>	-£1.084,201	-£1,886,164	-£2,692,541	-£3,498.918	-£4,305,29	-£5,111,672	-£5,918,04
1	4 Mixed use incl community facility	118	£2,688,000	£916.727	€289,898	-£341,700	-£977,400	-€1,613,10°	£2,248,801	-£2.884.502	-£3,520,202	-£4,155.90	3 -£4,791.602	-£5,427,30
1:	5 Mixed use incl health facility	60	£1,920,000	£5,035,646	£4,682,376	£4,329,106	£3,975,837	£3,622,567	£3,269,298	£2,916,029	£2,562,759	£2,209,48	£1,856,220	£1,502,9
10	6 Mixed use incl leisure facility	150	£3,360,000	£5,923,023	£5,050,350	£4,177,677	£3,305,003	£2,432,330	£1,559,657	£686,984	-£188,317	-£1,073,34	£1,958,362	-£2,854,60
1	7 Mixed use	88	£2,016,000	£2,374,570	£1,876,807	£1,379,042	£881,279	€383,514	4 <b>–£115,866</b>	-£625,387	-£1,136,563	-£1,647,74	-£2,158.916	-£2,670,09
18	8 Large mixed use (employment led)	300	£3,840,000	£10,325,342	£8,678,512	£7,031,681	£5,384,851	€3,738,020	£2,091,190	£444,359	-£1,219,488	-£2,889,62	£4.562.287	-£6,255,67
15	9 Estate regeneration (small infill - houses)	10	£960,000	£1,256,992	£1,178,523	£1,100,054	£1,021,584	£943.113	€864,645	£786,176	£707.707	€629,23	7 £550.767	£472.29
2	0 Estate regeneration (small in fill - flats)	10	£960,000	£920,048	€854,456	€788,863	£723,271	£657,679	€592.087	£526,494	€460,902	€395,310	£329.717	€264,13
2	1 Estate regeneration (large)	200	£19,200,000	£4.511,623	€3,355,089	€2,198,555	£1,042,022	£116,130	£1,289,032	-£2,474,467	-£3,663,702	-£4,852,93	7 -£6,042,173	-£7,231,4(
	2 Student housing	•	£1,440,000		£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,20	1 £5,580,201	£5,580,20
	3 Hotels	67	£960,000	• <b>4</b>	£2,814,839	£2,669,942	£2,525,047	£2,380,152	£2,235,256	£2,090,360	£1,945,465	£1,800,570	£1,655,674	£1,510,77
2	4 Commercial	- 1	£2,880,000		-£485,781	-£485,781	-£485.781	-£485.781	£485.781	-£485,781	-£485.781	-£485.78	£485.781	-£485.78
2	5 Storage	i - i	£960,000	••	€860.932	€860.932	€860.932	€860.932	£860 932	£860.932	€860.932	£860.93	£860.932	€860.9
	6 Residential care home (7 units)	7	£144,000		£580,654	£580,654	£580,654	£580,654	€580,654	£580,654	£580,654	£580,654	ucamumum managaria	£580.65
	7 Carpet Right	242	£1,344,000	-£6.896.378	-£8 058 174	-£9.219.970	£10.381.767	£11,543,564	£12.705.359	-£13.867.156	-£15.028.953	-£16,190,74	£17,352,545	-£18,514,34
***************************************	8 Lewisham Retail Park	536	£22,216,708		£8,774,817	£5.946.655	£3.093.502	£240.349	-£2,649,779	-£5.545.839	-£8.479.711	-£11.413.58	£14.371.074	-£17.354.8
2	9 Convoys Wharf	3,514	£113,280,000		-£144 131 788	£158 716 451	£173.301.115	£187 885 778	£202 470 441	-£217 055 104	£231.639.767	-£246 224 43i	£260 809 093	£275.393.79
***************************************	0 Timber Yard, Oxestalls Road	1,582	£22,080,000		£11.211.654	£3.554.162	£4.161.395	£11 927 248	£19.693.099	£27 535 218	-£35.418.900	-£43 383 72	-£51 405.973	-£59 428.21
******************	1 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	•	-£109 698 194	-€126.231.804	£142.765.415	£159.299.025	£175.832.636	-£192,366,246	-£208 899 858	-£225 433 46i	£241 967 079	-£258 500 60
	2 Lewisham Gateway	649	£62,716,658		£16 344 648	£13.465.855	€10.587.061	£7.708.266	€4.829.472	£1.950.679	-£941.249	-£3 860 78	£6.793.021	-£9 743.5
	3 Heathside and Lethbridge	443	£0	• • • • • • • • • • • • • • • • • • • •	£395.499	-£1.120.323	-£2.650.441	-£4 193.053	£5 735 664	-£7.278.276	-£8 820 887	-£10.363.49	£11 906 110	-£13.448.7
*****************	4 Creekside Village East, Thanet Wharf	393	£3,696,000	and the contract of the contra	£7,040,568	£5,161,011	£3.281.45£	£1.390.250	£516.335	-£2 442 594	-£4 368 853	-£6.309.34	1 -£8.262.426	-£10.217.9
***************************************	5 Conington Road Tescos Island Site	365	£1,440,000	••••••••••••••••••••••••••••••••••••••	£1.023.296	-£502 076	-£2,041,927	-£3 590 43	-£5 150 769	-£6 711 106	-£8 271 442	-€9 852 86	£11 439 695	-£13 026 5
	6 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028		£14.371.829	£11,497,841	€8.623.854	€5.749.866	€2.865.853	-£38.991	-£2,984,390	-£5.929.78	-£8.898.865	-£11.885.20
***************	7 Leegate Shopping Centre	393	£8,450,175	· · · · · · · · · · · · · · · · · · ·	£19.234.035	£17.000.854	£14.767.674	£12.534.494	£10.301.314	€8 068 134	£5.834.954	£3 601 77	£1 359 191	-£907.1
	8 Hatcham Works	1,020	£40,788,551		£14 898 063	£10.425.578	£5.953.091	€1.480.606	£3.076.690	-£7.663.349	-£12.255.730	-£16.904.53i	£21 565 722	-£26 288 09
********************	9 Goodwood Road and New Cross Road	260	£6,930,645		£9,107,197	£7,603,703	€6,100,209	£4 596 715	€3.093.222	£1.589.728	€86.234	-£1.437.31	-£2.974.797	-£4,520.8i
	0 New Cross Gate NDC scheme, Besson Street	324	£0	••• •• •• •• •• •• •• •• •• •• •• •• ••	@0111111111111111111111111111111111111	( <b>0</b> 111111111111111111111111111111111111	Name and Address of the Owner, which the			<u> </u>	<del>Čanano di Tanano di Tanan</del>	-£1.470.65		-£5.260.8i
	1 Plassy Island	636	£25,336,621		0	Marina da da Marina	€8.301.547			<u> </u>	-£539,951	-£2,811,47		£7.430.2
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	•••	£12 983 663	€8.248.090	£3.512.517	-£1.279.796	-£6 136 259	<b>*</b> ·······	-€15.904.267	-£20 826 53	-625 811 624	-£30 839 15
*****************	3 Wickes and Halfords	918	£17,582,068		£3.934.897	£97.248		-£8 286 55	£12,429,742	<u> </u>	-£20.771.902	-£24.986.84	-£29.271.725	-£33 556 60
	4 Laurence House and Civic Centre	300	£19,651,569		£2,211,103	£795.829	-2628.210	-62 063 510	£3.498.811	-£4,934,112	-£6 369 413	-£7.804.71	•••••••••••••••••••••••••••••••••••••••	-£10 679 50
******************	5 Engate Street	299	£3,888,000		Accessed to the second	i de la companie de l	£9,982,597	£8,261,063			£3.074.008	€1,344,99	£389.461	-£2.142.9
	6 Lewisham Shopping Centre	1,186	£72,374,114		£68 481 435	•				©:::::::::::::::::::::::::::::::::::::	£37 244 321	£31 998 82	€26 552 287	€21.054.66
	7 PLACE Ladywell	274	£10,566,393		Survey	£10 213.104	£8 £31 £31	£7 047 18		£3,878,078	£2 293 827	£709.37	-£887 459	-£2 494 3
****************	8 Ravensbourne Retail Park	1,029	£31,129,477	••• ( )	(a)) (a)) (a) (a) (b) (b) (a) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b	<b>6</b>	£27.805.993	••		£12 377 850	£7 198 726	£2 019 60	-£3.238.151	-£8 549 6
	9 Lower Creekside LSIS	352	£5,280,000			in a contraction of the contract	· & commence of the commence o			£458.162	-£1.553.485	-£3.591.53	-£5.631.095	-£7.670.6
**************	0 Bell Green Gas Holders	277	£3,696,000		il anno anno anno anno anno anno anno ann		u <b>g</b> razioni di mandi di mandi di mandi	TO THE OWNER OF THE OWNER	€2.443.025	£929 662	-£591.961	-£2.126.73		-£5.207.3
******************	1 Bell Green Retail Park	2,219	£39,892,137				£28 530 004	£18,918,471	\$6.253.116	-£460 693	-£10.376.179	£20 303 58	-£30.511.894	
***************************************	2 Sainsbury's Bell Green	1,818	£63,128,492			•	£33,066,110	£24 938 728	£16,811,346	£8.642.051	£434.481	-£7 914 14		-£24.834.9
	3 Stanton Square LSIS	283	£4,608,000		ă.			nimum managaran		£1 983 062	£331,386	-£1 338 97		-£4.689.0
*****************	4 Worsley Bridge LSIS	245	£6,048,000		<b>@</b> 10070110101701100010001000100010001000	O CONTROL OF THE PARTY OF THE P					£331,300 £437,153	-£1.873.95		
		255	***************************************	-4	@c77441111111111111111111111111111111111	<b>G</b> IOLOGICA DE LA CONTRACTOR DE LA CONTR	• 😩 • • • • • • • • • • • • • • • • • •				£1.608.722		-£3.310.757 2 -£1.359.407	
5.	5 Homebase/Argos, Bromley Road	255	£12,086,585	211,900,613	1.10,442,790	10,310,101	1 11,007,044	1, 1,0,032,404	t 1,4,007,004	1 10.000,000	1 1,000,722	1,134,14,	-LI,309,407	-t.c,004.01

Table 6.12.2: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £6,750 per square metre)



LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £6,750 per sqm 70% Rented 30% Intermediate

					LAR	Langua sanggan sanggan sa	SC	)					
							Resid	fual land value	s (£m)				
Site name	No of units	BLV (€ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Very small residential (house)	1	£144,000	£238,309	£226,602	£214,895	£203,187	£191,480	£179,773	£168,066	£156,359	£144,65	1 £132,94	4 £121
Small residential developments (houses, backland, infil	5	£240,000	£1,104,420	£1,052,418	£1,000,416	£948,415	£896,413	£844,412	£792,410	£740,408	£688,40	6 £636,40	4 £584
Small residential developments (flats, backland, in fill et	5	£240,000	£572,986	£537,378	£501,770	£466,162	£430,554	£394,945	£359,337	£323,729	£288,12	1 £252,51	3 £21
Small residential developments (houses, backland, infil	11	£480,000	£1,980,108	£1,885,634	£1,791,159	£1,696,685	£1,602,210	£1,507,736	£1,413,261	£1,318,787	£1,224,31	3 £1,129,83	8 £1,03
Small residential developments (flats - backland, infill e	11	£480,000	£1,270,122	£1,191,260	£1,112,397	£1,033,535	£954,673	£875,811	£796,949	£718,085	£639,22	3 £560,36	1 £48
Small residential developments	25	£720,000	£2,979,033	£2,801,468	£2,623,619	£2,445,771	£2,267,922	€2,090,073	£1,912,224	£1,734,376	€1,556,52	7 £1,378,67	8 €1,20
Residential development	50	£1,200,000	£5,815,479	£5,467,703	£5,119,927	£4,772,151	£4,424,376	£4,076,601	£3,728,825	£3,381,049	£3,033,27	4 £2,685,49	8 £2,33
Small scale mixed use, local centres	5	£96,000	£656,395	£620,787	£585,179	£549,572	£513,964	£478,355	£442,747	£407,139	£371,53	1 £335,92	3 £30
Small scale mixed use, local centres	5	£96,000	£597,485	£561,877	£526,269	£490,660	£455,052	£419,444	£383,836	£348,228	£312,61	9 £277,01	1 £24
Small mixed use	25	£720,000	£1,269,588	£1,102,958	£936,327	£769,696	£603.065	£436,435	£269,805	£103,174	-£64,35	5 -£233,34	3 -£40
Small mixed use	30	£960,000	£1,214,582	£1,015,030	€815,477	€615,924	€416.372	€216,819	€17,266	-£184.866	-£387,24	2 -£589.61	9 -679
Mixed use	70	£1,440,000	£2,880,591	£2,432,827	£1,985,062	£1,537,298	€1,089,533	€641,768	€189,480	<u>-€266.867</u>	<b>-£725.89</b>	7 -£1,184.92	5 -€1.64
Mixed use	150	£3,360,000	£3,507,707	€2,651,505	€1,795,301	£939,098	£82,895	£784,251	-£1,655,49€	<b>-£2,535,948</b>	-€3,416,40	0 -£4,296,85	2 -£5.17
Mixed use incl community facility	118	£2,688,000	€2,050,330	£1,369,184	£685,550	€1,915	-£691.366	£1,384,675	-£2,077,983	-62,771,293	-€3,464,60	1 -£4,157,91	0 -€4.85
Mixed use incl health facility	60	£1,920,000	£5,657,333	£5,272,979	£4,888,625	£4,504,271	£4,119,917	£3,735,563	£3,351,209	£2,966,855	£2,582,50	1 £2,198,14	<b>7</b> £1,81
Mixed use incl leisure facility	150	£3,360,000	£7,501,123	£6,556,166	£5,607,698	£4,655,579	£3,703,459	£2,751,341	£1,799,222	£847,103	-£106,50	1 -£1,072,09	4 -£2.03
Mixed use	88	£2,016,000	£3,261,013	£2,718,927	£2,176,841	£1,634,755	£1,092,669	€550,583	€8,497	-£544.087	-£1,100.83	8 -£1,657,59	0 <b>-€2,2</b> 1
Large mixed use (employment led)	300	£3,840,000	£13,379,636	£11,591,168	£9,791,040	£7,990,912	£6,190,784	£4,390,656	€2,590,528	£790.399	-£1.024.01	7 -£2,849,61	9 -£4.67
Estate regeneration (small infill - houses)	10	£960,000	£1,391,554	£1,306,356	£1,221,159	£1,135,962	£1,050,764	£965,567	£880,369	£795,171	€709,97	4 £624,77	6 £53
Estate regeneration (small infill - flats)	10	£960,000	£1,032,528	£961,311	€890,095	€818,879	£747,663	€676,447	€605,230	€534,014	€462,79	7 €391,58	1 €32
	200	£19,200,000	£6,617,371	£5,355,551	£4,093,729	£2,831,908	€1,570,087	7 £308,266	-£967,049	-£2,255,488	€3,553,04	7 -£4,850.60	6 -£6.14
Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,20	1 £5,580,20	1 £5,58
Hotels	67	£960,000	£3,209,309	£3,052,035	£2,894,655	£2,737,276	£2,579,896	£2,422,517	£2,265,137	£2,107,758	£1,950,37	8 £1,792,99	£1,63
Commercial	•	£2,880,000	£485,781	-€485,781	-£485,781	-£485,781	-£485.781	-£485,781	-£485,781	-£485.781	-£485.78	1 -£485.78	1 <u>-£48</u>
Storage	-			€860.932	€860.932	€860.932	€860.932	€860.932	€860.932	€860.932	€860.93	2 £860.93	2 6.86
	7			£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,65	4 £580,65	4 £58
Carpet Right	242	******************		-£6 009 288	-£7 278 920	-£8.548.553	-£9,818,186	£11,087,819	-£12,357,450	-£13,627,083	£14,896,71	6 -£16,166,34	8 -£17,43
x <b>Q</b> ===================================				£13.476.002	£10.405.920	£7.335.837	£4.251.117	£1.147.290	-£1.984.222	£5.131.971	-£8.318.78	3 -£11.510.55	5 -£14.73
Convoys Wharf		***************************************		£118.679.307	-£134,356,402	£150 294 402	-£166 232 401	£182 170 400	-£198 108 400	£214 046 399	-£229 984 39	8 -6245,922,39	7 -£261.88
				£24.190.728	£15.850.127	£7.509.527	-£842.835	£9.301.463	-£17.760.091	-£26,277,76	-£34.864.60	9 -£43.547.20	2 -£52.28
				-£82,942,634	£100 671 548	£118.625.173	£136.576.797	-£154 532 422	-£172 486 047	£190 439 672	£208 393 29	7 -£226.346.92	2 -6244.30
•				£21.310.749	£18.178.886	£15.038.256	£11.897.628	€8.756.998	£5.616.370	\$2,475,741	-£674.29	7 -£3.859.36	9 -£7.05
***************************************	***************************************	ox	•••	£2.957.004	£1.321.999	-£317.435	-£1 975 576	£3.655.096	-£5.336.412	£7 017 728	-£8.699.04	4 -£10.380.36	1 -£12.06
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		***************************************	•••••••••••••••••••••••••••••••••••••••		::::::::::::::::::::::::::::::::::::::	€456.870				£6 328 39		71 _£9 789 78	£1150
•	å			nii aanaa aana		£13.237.649	£10,092,262			£631.680	-£2 583 62		3 <b>-£9.0</b> 5
				. <b>ន</b> ិការសម្នាយ សេសសាលា សេសសាលា មេ	@mmanminmondiamm	· Contraction of the contraction	On an eminima and a supplement	reminima ilinina marani	Samuel Commence of the Commenc	(Summing and Company)	£6.032.37		
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		***************************************		£11 707 796	£10,067,430	£8 427 062	F6 786 694	£5 146 327	£3 505 950	£1 865 50	\$225.22	41 _£1 435 16	
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									£2.505.705			and an annual and an	
									E12 231 095				6 -63.80
	<b>4</b>				(D(1111)(1111))(1111)(1111)(1111)(1111)		©:::::::::::::::::::::::::::::::::::::	•		•		34	
					Employee and the control of the cont			£20,203,981	£19.317.690	•		-\$7,537,53	8 -£16.84
				, <b>(</b>				<u>«Quantitation and an annion and an annion and an </u>	\$4,068,606				
Worsley Bridge LSIS	245	£6,048,000	£12,017,576	£10,483,472	£8,949,370	£7,415,266	£5,881,162	2 £4,337,111	£2,791,380	£1,245,650	£304,32	:8} -£1,871,93:	2 -€3,43
1234537399123	Very small residential (house)  Small residential developments (houses, backland, infill et Small residential developments (houses, backland, infill et Small residential developments (houses, backland, infill et Small residential developments (flats - backland, infill et Small residential developments (flats - backland, infill et Small residential developments  Residential development  Small scale mixed use, local centres  Small scale mixed use, local centres  Small mixed use  Small mixed use  Mixed use  Mixed use  Mixed use  Mixed use  Mixed use incl lealth facility  Mixed use incl leisure facility  Mixed use  Starte regeneration (small infill - houses)  Estate regeneration (small infill - houses)  Estate regeneration (small infill - flats)  Estate regeneration (large)  Student housing  Hotels  Commercial  Storage  Residential care home (7 units)  Carpet Right  Lewisham Retail Park  Convoys Wharf  Timber Yard, Oxestalls Road  New Bermondsey, Surrey Canal Triangle  Lewisham Gateway  Heathside and Lethbridge  Creekside Village East, Thanet Wharf  Conington Road Tescos Island Site  Land at Conington Road and Lewisham Road (Tesco)  Leegate Shopping Centre  Hatcham Works  Goodwood Road and New Cross Road  New Cross Gate NDC scheme, Besson Street  Plassy Island  Catford Shopping Centre and Milford Towers  Wickes and Halfords  Laurence House and Civic Centre  Engate Street  Lewisham Shopping Centre  PLACE Ladywell  Ravensbourne Retail Park  Lower Creekside LSIS  Bell Green Retail Park  Sainsbury's Bell Green  Stanton Square LSIS	Very small residential (house)   1	Very small residential developments (houses, backland, infili 5	Very small residential (house)	Very small residential (house)	Size name	Ste name	Ste name	See name	See name	No of units	Set name	Set name



Table 6.12.3: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £7,000 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £7,000 per sqm

70% Rented 30% Intermediate LAR SO

					******************************	LAR	***************************************	SC	0		*******************************	***************************************	*******************************	*************************
								Resid	dual land value	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£256,291	£243,684	£231,078	£218,472	£205,86	6 £193,260	£180,653	£168,047	£155,441	£142,835	€130,22
	2 Small residential developments (houses, backland, inf		£240,000	··• <b>(</b> )	£1,128,299	£1,072,303	£1,016,308	£960,31		£848,321	£792,326	£736,330		£624,339
	3 Small residential developments (flats, backland, infill e	· •	£240,000	•••••••••••••••••••••••••••••••••••••••	£590,806	£552,386	£513,966	£475,54		•	na n	£321,865	(B))((1))((1))((1))((1))((1))((1))((1))	£245,025
	4 Small residential developments (houses, backland, inf		£480,000		£2,023,489	£1,921,759	£1,820,028	£1,718,29	ກ່າວອັກຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມ	@mmanionaliticanion	( <b>8</b> 11) 110 (110	£1,311,378	( <b>(</b> )))))))))))))))))))))))))))))))))))	£1,107,919
	5 Small residential developments (flats - backland, infill of	·A	£480,000	anna cina anni ana ana ana ana ana a	£1,309,588	£1,224,497	£1,139,407	£1,054,31	nalanini (dina) (dina) (dina) (dina) (dina)	£884,137	£799,047	£713,957	£628,867	£543,776
	6 Small residential developments	25	£720,000		£3,067,891	£2,876,307	£2,684,723	£2,493,13		£2,109,971	£1,918,249	£1,726,256	ramminiminiminimini	£1,342,270
***************	7 Residential development	50	£1,200,000		iğun imminiya ini madılının ini	(a	£5,245,757	£4,870,75		amment of the continue of the	•	£3,369,228	and a committee of the	£2,617,68
*********	8 Small scale mixed use, local centres	5	£96,000	••••••••••••••••••••••••••••••••••••••	£674,215		£597,375	£558,95	n 🕯	£482,114	•	£405,275		£328,43
	9 Small scale mixed use, local centres	5	£96,000		£615,305	£576,884	£538,464	£500,04	ne (managamana)	£423,203	£384,784	£346,363		£269,52
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10 Small mixed use	25	£720,000	••••••••••••••••••••••••••••••••••••••	£1,355,888	( <b>)</b>	£996,002	£816,05	···· • · · · · · · · · · · · · · · · ·	€456 174	€276,232	£96,289	-£84.838	-£267.32
	11 Small mixed use	30	£960,000	··· immonominimonominamo	£1,317,932	£1,102,438	£886.942	€671,44		€240.458	£24 963	-€193.229	-£411.772	-£630,31
*****************	12 Mixed use	70	£1,440,000		• • • • • • • • • • • • • • • • • • •	£2,636,890	£2,152,913	£1,668,93		£700.980	£213.769	-£279.439	-£775.673	-£1.271.90
******************	3 Mixed use	150	£3,360,000		£4,019,466		€2 163 065	€1.234.86		£630.334	-1.5/2.9//	-12,527,504	-€3.482.030	-64,436,55
***************	14 Mixed use incl community facility	118	£2,688,000	······································	£2,439,352	Name and Property of the Party	£967.593	£227,15	DESCRIPTION OF THE PROPERTY OF	<del>Mannamannan mannan man</del>	. Sammannannannannanna	£2 955 514	-£3.524.217	-£4.275.13
	15 Mixed use incl health facility	60	£1,920,000		£5,863,582	£5,448,144	decommendation of the contraction of the contractio	£4,617,26		£3,786,391	£3,370,952 £1,879,896		£2,540,076	£2,124,63
******************	16 Mixed use incl leisure facility 17 Mixed use	150 88	£3,360,000 £2,016,000	··· <b>(</b> Distriction of the contraction of the contra	£8,048,263 £3.561.048	£7,024,775 £2,974,639	£6,001,286	£4,974,58	niemonaniamonaniamonania		£1.879.898 £42.598	£848.332 -£553.937		+1.231.96
		300	£3,840,000	••• ••• •• •• •• •• •• •• •• •• •• •• •	£3,361,046 £14,471,951	£12,533,591	£2,388,231 £10,595,232	£1,801,82 £8,643,54		€629,007	242,030 63,763,036	£829.843	7 -£1,156,263	
***************	18 Large mixed use (employment led)	10	£960,000	······································	( <b>6</b> 77)(((((((((((((((((((((((((((((((((((	(Carrier or Commission or Comm	£1,250,339	£1,158,41	manninininininininininininininininininin	£4,736,695 £974,562	£882.637	£790.711	£698,786	-£3,120,550 £606,860
*************	19 Estate regeneration (small in fill - houses)	10	£960,000	······································	£1,068,167	· • · · · · · · · · · · · · · · · · · ·	£1,230,339 £914,487	£1,138,41 £837.64	angun ana ana ang ang ang ang ang	£683 966	£607.125	£530.285	£453,444	£376.60
	20 Estate regeneration (small infill - flats) 21 Estate regeneration (large)	200	£19,200,000		£7.356.014	£5.988.902	£4 621 795	£3.254.68		£520.469	£007,140 -2858,621	100V 60V	-£3.659.040	-£5.064.92
	22 Student housing	200	£1,440,000		£5,580,201	£5.580.201	£5,580,201	£5,580,20	1 £5.580.201	£5,580,201	£5,580,201	£5.580.201	£5.580.201	£5.580.20
	23 Hotels	67	£960,000	··· dimensional distribution di la constanti di	· • · · · · · · · · · · · · · · · · · ·	@mm.mm.mm.mm.m	•			£2,439,914	•	£2,100,187		£1,760,459
	24 Commercial		£2,880,000		-£485.781	-£485.781	-£485.781	-£485.78	1 -£485.781	-£485.781	-£485.781	£485.781	£1,930,323 -£485,781	£485.78
	25 Storage		£960,000		€860.932	€860.932	€860 932	£860.93	2 £860 932	£860 932	€860.932	€860.932	£860 932	€860.93
******************	26 Residential care home (7 units)	7	£144,000	***	£580.654	£580,654	£580,654	£580,65	The state of the s	£580,654	£580,654	£580,654	£580,654	£580,654
	27 Carpet Right	242	£1,344,000		-£3 961 359	-£5 337 871	-66.715.339	-£8.092.80	8 -£9.470.277	-£10 847 745	-£12 225 214	-613 602 683	£14.980.152	-616 357 62
	28 Lewisham Retail Park	536	£22,216,708		£18 177 188	£14 859 675	£11 542 161	£8 224 64	7 £4 907 134	£1 552 886	-£1.827.108	-£5 229 076	-£8 673 656	• -£12 123 32
	29 Convoys Wharf	3,514	£113,280,000		-£93.723.111	-£110 414 151	£127 346 590	-£144 579 02	5 -£161.870.360	-£179 161 696	-£196 453 031	-£213 744 368	E231 035 701	-£248.327.036
*******************	30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£45,830,706	£37,000,275	£28.091.363	€19.122.382	£10.098.67	2 £1.074.962	-68.061.231	-£17.212.635	-£26 426 635	£35,716,646	-£45 139 55i
*****************	31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		-£56.972.473	-£75.480.677	-€94.484.930	-£113.856.56	8 -£133 232 208	-€152.605.847	£171.979.486	-€191,353,125	£210.726.765	-£230.100.40
****************	32 Lewisham Gateway	649	£62,716,658		£26,231,764	£22,850,961	£19,470,157	£16,086,98	8 £12,684,525	£9.282.060	£5,879,597	€2,477,132	£938.426	£4,389,039
	33 Heathside and Lethbridge	443	£0	•• (11111111111111111111111111111111111	£5,518,510	£3,748,689	£1,978,868	£209,04	8 -£1,582.860	-£3,394,549	-£5.214.569	-£7.034.590	£8.854.610	-£10.674.63
***************	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£15,998,198	£13,781,050	£11,550,740	£9,316,199	£7,081,65	8 £4,847,117	€2,612,575	£367.381	-£1,918,405	£4,209,388	-£6.515,46
*****************	35 Conington Road Tescos Island Site	365	£1,440,000	••••	£6,532,256	£4,736,166	£2,927,175	£1,118,18	6 -£700.581	-£2,535,170	-£4,385,347	-€6,244,614	-£8.103.882	-£9.990.29
	66 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£28,031,089	£24,640,899	£21,250,708	£17,851,445	£14,434,65	8 £11,017,871	£7,601,084	€4,184,296	€751,896	£2,740,557	-£6,243,65
3	37 Leegate Shopping Centre	393	£8,450,175	£29,569,211	£26,930,931	£24,292,651	£21,654,371	£19,016,09	1 £16,377,811	£13,739,531	£11,101,251	£8,462,971	£5,824,692	£3,186,41
3	38 Hatcham Works	1,020	£40,788,551	€36,109,007	£30,838,939	£25,568,871	€20,298,802	£15,028,73	5 £9.715.892	£4,396,223	-£936,516	-£6,388,758	£11,846,077	-£17.370.96
3	39 Goodwood Road and New Cross Road	260	£6,930,645	£16,049,732	£14,286,404	€12,523,078	£10,753,914	£8,976,67	3 £7,199,432	£5,422,191	£3,644,949	£1,867,708	£90.467	-£1,710,64
4	10 New Cross Gate NDC scheme, Besson Street	324	£(	£20,091,950	£17,912,041	£15,732,131	£13,552,222	£11,372,31	2 £9,192,404	£7,012,495	£4,817,553	£2,616,562	£415,570	-£1,810,68
	11 Plassy Island	636	£25,336,621	£24,559,401	€21,927,315	€19,295,228	€16,652,837	€14,003,92	7 £11,354,256	€8,685,416	£6,013,454	€3,321,535	€611,971	-€2,151,31
4	12 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	···• (1   1   1   1   1   1   1   1   1   1	€29,909,238	£24,329,166	£18,749,093	€13,129,25	1 £7,496,659	€1,864,067	-£3,864,819	-£9,643,156	-£15,463,065	-£21,320,39
4	13 Wickes and Halfords	918	£17,582,068		£18,451,889	€13,703,238	€8,954,586	£4,205,08	2 -£606,835	-€5,478,256	-£10,383,640	-£15,321,638	3 -€20.313.563	-C25.357,48
4	14 Laurence House and Civic Centre	300	£19,651,569		€7,107,579	€5,445,219	€3,782,859	€2,120,49	8 £451,837	-£1,240,872	-£2.939.975	-£4,639,079	£6.338,183	-£8,037,28°
	15 Engate Street	299	£3,888,000			( <b>8</b> 000000000000000000000000000000000000	diamental de la company de la	£13,244,94	6 £11,217,121	£9,189,295	£7,161,469	*******************************	£3,078,876	£1.035.049
	16 Lewisham Shopping Centre	1,186	£72,374,114			and a contract of the contract	Antonivino di la constanti di	€67,860,25		£55,511,087	£49,288,326	€42,982,085	£36,583,174	£30,144,26
***************	7 PLACE Ladywell	274	£10,566,393		:#10:0:::::::::::::::::::::::::::::::::		@mangamonimagaminga		011E0000000000000000000000000000000000	£7,913,025	€6,044,165	£4,171,227	£2.298.288	€.425,34
	18 Ravensbourne Retail Park	1,029	£31,129,477			agammananananananananan	Darman and an and an	£37,936,17		£25,800,372	£19,710,260	€13,620,149		€1,347,50
**************	19 Lower Creekside LSIS	352	£5,280,000	······································	iguniamentimaminiment	(\$1111)101111111111111111111111111111111	Communication of the communica	DALLER OF THE PROPERTY OF THE PARTY OF THE P	and announcement of the continuous		€3,162,207	€811,159		£3.960.87
***************	50 Bell Green Gas Holders	277	£3,696,000		@ construction of the cons	and the second s	Bearing the Control of the Control o			£4,772,529	€2,984,676	€1,196,822	£599,394 <b>-€</b> 599,394	-€2,412,54
***************************************	51 Bell Green Retail Park	2,219	£39,892,137		<b>(</b> (((((((((((((((((((((((((((((((((((				***********************************	£24.783.660	£13,397,664	€1,926,524	-€9,790,936	-£21.660.23
	2 Sainsbury's Bell Green	1,818	£63,128,492							£29.938.464	<u></u>	£10.657.415	€942.240	-£8.942.24i
	3 Stanton Square LSIS	283	£4,608,000		annamina di manana di				and an arrange and a second and a second	Account of the last of the las	£4.204.910	€2,255,269	£305,628	-£1.667.270
	54 Worsley Bridge LSIS	245	£6,048,000									€1,247,644		
5	55 Homebase/Argos, Bromley Road	255	£12,086,585	£17,214,681	£15,485,265	£13,755,848	€12,026,432	€10,297,01	6 €8,567,598	€6,838,182	£5,099,001	€3,355,937	€1,612,874	-£132,03



Table 6.12.4: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £6,250 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £7,250 per sqm

70% Rented 30% Intermediate LAR SO

***************************************						LAR		S	)			***************************************		*************
								Resi	dual land value	s (£m)				
Site No	Site name	No of units	BLV (€ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
***************************************	1 Very small residential (house)	1	£144,000	•••]10001001000000000000000000000000000	£260,768	£247,262	£233,757	( <b>6</b> 1) ((11) ((11) ((11) ((11) ((11) (11) (	ing and a continuous confine	oncommitte in an annual contract of	ເອີ້ແຕກການການການການສ້າງ	£166,230	.@m	£139,218
	2 Small residential developments (houses, backland, inf		£240,000		£1,204,179	( <u> </u>	•	(@aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa	n 🕯	£904,232		£784,254		£664,276
***************************************	3 Small residential developments (flats, backland, infill e	· •	£240,000	•••	£644,234	£603,002	£561,770	( <b>@</b> )))(((()))((())((()))((()))((())((()))((())((()))((((	irdummmaniminininininin	(a) 1111) (II II 1111) (II IIII) (II IIIII) (II IIII) (II IIIII) (II IIIII) (II IIII) (II IIIII) (II IIIII) (II IIIII) (II IIIII) (II IIII) (II II		£355,609		£273,145
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	4 Small residential developments (houses, backland, inf		£480,000		£2,161,343		£1,943,372	r <b>a</b> nnan maanaan ahaan ahaa		£1,616,416	<b></b>	£1,398,445	( <b></b> )	£1,180,473
	5 Small residential developments (flats - backland, in fill e	-A	£480,000		£1,427,915	£1,336,597	£1,245,280		are a committee of the	£971,326	£880,008	£788,690	£697,373	£606,054
******************	6 Small residential developments	25	£720,000		· · · · · · · · · · · · · · · · · · ·		£2,923,100			@mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm	£2,100,674	£1,895,067	£1,689,462	£1,483,711
***************************************	7 Residential development	50	£1,200,000	······································	gravia warina manana mana	(a) ((1) ((1) ((1) ((1) ((1) ((1) ((1) (	<u>មើលពេលពេលប៉ាល់ពេលពេលពី</u>	ເອົາກະການແຄວນໃຊ້ແນກເກົາກິເຄດ	ingammanan handida hid	anni an	ngaramanan meningahan bagai da	£3,703,794	1@101111111111111111111111111111111111	£2,897,646
***************************************	8 Small scale mixed use, local centres	5	£96,000	( ) i com com mano mano mano mano mano mano mano ma	£727,643	and the continuous and the conti	£645,179	(@0):00):000):000;(@0):00		@mmaxamminiminiamin	• 🖟 🗆	£439,019		£356,554
	9 Small scale mixed use, local centres	5	£96,000		£668,732	£627,500	£586.268			£462,571		£380,107		£297,643
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0 Small mixed use	25 30	£720,000	<b>4</b> manusaan manusaan maran	£1,608,817	£1,415,562	accommendation and a second	(government)		£642,543		€256,033	£62,779	-£132,321
	1 Small mixed use 2 Mixed use	70	£960,000	··· imamamamamamamamamamamamamamamamamamama	£1,620,835 £3,808,908	£1,389,398 £3,288,718	£1,157,961 £2,768,527	£926.52	4 £695,087	£463.649	£232.212	€774 €164.681	-£233,926	-£468.630
*******************	3 Mixed use	150	£1,440,000 £3,360,000	<b> </b>	£5,387,429	CERTIFICATION OF THE PROPERTY	· BOUNDATON OF THE PROPERTY OF THE PARTY OF	£2,248,33 £2,386,83			£687.768 -£622.451		-£366.420	-£899.859
******************		118	£2,688,000	•• 3100000000000000000000000000000000000	<b>Č</b> arramina držama da izvina		Commence of the commence of th		1 £1,386,632 8 £338,784	£386.433 -£464.948		-£1,638,609	9	-£3,695,81
****************	4 Mixed use incl community facility 5 Mixed use incl health facility	60	£1,920,000		CONTRACTOR OF THE PROPERTY OF	opicomicomicomicomicomicomico	18-14-14-14-14-14-14-14-14-14-14-14-14-14-	THE RESERVE OF THE PARTY OF THE	acommunication and a second	£4,221,571	· · · · · · · · · · · · · · · · · · ·	£3,328,526	nemannamannamannamann	£2,435,480
***************************************	6 Mixed use incl leisure facility	150	£3,360,000	••• ]	@cccccamming.com/	£8.438.340	· • • • • • • • • • • • • • • • • • • •	( <b>0</b>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	£4,023,699	22 013 680	£1,801,679	£590 669	£2,435,460 -£426,289
	7 Mixed use	88	£2,016,000	•••	£4,403,169	£3.772.439	£3.141.708	การเการแบบกับการเการแก้	8 €1.880.247	igummumanimumanimum	£618.787	£12.11	-£654 938	-£1,302,83
	8 Large mixed use (employment led)	300	£3,840,000	••• Amaria amaria amaria amaria amaria	£17,351,091	£15,261,198	£13.171.305	(Communication)	73.01.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	£6,882,863	£4,776,139	£2 669 416	£562 692	-£1.565.88(
PROPRESENTATIONS	9 Estate regeneration (small infill - houses)	10	£960,000	(Thairinn ann an Airinn	£1,562,024	£1.463.370	£1.364,716	rigion communication of the communication of	menumanan dan miningan	gunnaman di manahuman	a Samura and a sam	£871.44		£674.14
***********	20 Estate regeneration (small infill - flats)	10	£960,000	····	£1,175,023	· 🗟 · · · · · · · · · · · · · · · · · ·	· Dan compression de la compression della compre	£927.63	0 €845.166	£762.701	€680.237	€597,773	£515.308	€432.84
****************	21 Estate regeneration (large)	200	£19,200,000		£9.356.473	£7.884.077	£6.411.681	£4 939 28	5 £3.466.889		£522.097	-£983.747	-£2.467.475	-£3.981.68
	2 Student housing	· • • • • • • • • • • • • • • • • • • •	£1,440,000	•••	€5,580,201	£5.580.201	£5.580.201	£5.580.20	1 £5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,20°
*****************	3 Hotels	67	£960,000	······································	•	9	•	( <u> </u>		@	( <b>1</b> )	£2,249,995		£1,885,300
	24 Commercial	·	£2,880,000		-£485.781	-£485,781	£485.781	-£485.78	1 -£485.781	£485,781	-£485.781	-£485.78°	-£485.781	-£485.78
	5 Storage		£960,000		€860.932	€860.932	€860.932	€860.93	2 £860.932	€860.932	€860.932	£860 931	£860.932	€860.932
******************	26 Residential care home (7 units)	7	£144,000	***	£580,654	£580,654	£580,654	£580,65	4 €580,654	£580,654	£580,654	£580,654	£580,654	£580,654
2	7 Carpet Right	242	£1,344,000	-£476,999	-£1,941,731	-£3,406,462	-£4,882,125	-£6,367,43	0 -£7,852,735	-£9,338,040	£10,823,344	-£12,308,649	£13,793,954	-£15,279,25
2	8 Lewisham Retail Park	536	£22,216,708	£26,394,322	£22,859,312	£19,313,430	€15,748,485	£12,183,54	0 £8,618,595	£5,053,651	£1,457,135	-£2,178,434	-£5,836,756	-£9,544,32i
2	9 Convoys Wharf	3,514	£113,280,000	-£51,773,406	-£69,235,791	-£86,917,752	£104,827,160	-£123,024,22	6 -£141,570,320	-£160,214,991	-£178,859,662	-£197,504,334	£216,149,005	-£234,793,676
3	0 Timber Yard, Oxestalls Road	1,582	£22,080,000	£59,104,535	£49,659,302	£40,184,338	£30,635,716	£21,028,41	8 £11,321,600	£1,614,780	-£8,206,549	-£18,050,729	£27,981,838	-£37,995,213
3	1 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-€12,429,197	-£31,549,785	-€50.940.028	-€70,770,915	-£91,138,34	1 -£111,931,994	-€132,725,648	€153,519,301	-£174,312,953	3 -€195,106,607	-£215,900,260
3	2 Lewisham Gateway	649	£62,716,658	£34,792,582	£31,152,778	£27.512,975	€23,873,171	£20,233,36	7 £16,593,563	€12,947,751	£9,283,453	€5,619,153	£1,954,854	-£1,733,636
***************	3 Heathside and Lethbridge	443	£(	£9,984,653	£8,080,016	£6,175,379	£4,270,742	£2,366,10	5 £461,468	-£1,463,591	-€3,411,410	-£5,370,136	£7,328,860	-€9,287,58t
******************	4 Creekside Village East, Thanet Wharf	393	£3,696,000	£19,506,995	£17,114,407	£14,721,821	£12,329,233	£9,921,53	7 £7,509,503	£5,097,470	€2,685,436	€266,183	3 -£2,203,398	-£4,676,744
*******************	5 Conington Road Tescos Island Site	365	£1,440,000	••••••••••••••••••••••••••••••••••••••	£9,258,516		@aramanian amanian ama	£3,443,17	9 £1,488,877	£472,011	-£2.453.969	-£4 451.032	£6 459 765	-£8,472,175
	6 Land at Conington Road and Lewisham Road (Tesco)		£6,817,028	and the state of t	£29,737,862	£26,079,410	£22,420,958	£18,762,50	7 £15,088,867	£11,400,680	£7,712,493	€4,024,306	€322,199	-£3,455,18°
	7 Leegate Shopping Centre	393	£8,450,175	***************************************	£30,755,743	£27,928,522	£25,097,719	£22,256,89	0 £19,416,060	£16,575,229	£13,734,400	£10,893,570	€8,052,740	€5,211,910
	8 Hatcham Works	1,020	£40,788,551		<b>6</b>	€33,100,123	£27,411,652	£21,723,18	1 £16,034,711	€10,326,516	£4,583,253	-£1,176,425	£7.057.452	-£12,955,37°
	9 Goodwood Road and New Cross Road	260	£6,930,645	••• [100 (100 (100 (100 (100 (100 (100 (100	@avrammandivamonismian	( <b>0</b> 00000000000000000000000000000000000	Service Company of the Company of th	· Constitution of the contract		•	ricana de la companya del companya de la companya del companya de la companya de	€3,510,193		-€322,53t
	0 New Cross Gate NDC scheme, Besson Street	324	£(	and the state of t	COMMITTED TO THE PROPERTY OF T		•	(1 <del>2</del> 11) (1111) (1111) (1111) (1111) (1111)				£4,649,911	11 <b>0</b> 113(11111)1111)(1111)	-£92.249
	1 Plassy Island	636	£25,336,621	••••	@common common c	£23,625,636	***************************************			·		€6,303,960	€3,373.011	€419,699
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695		announcement and a second	On some commence of the commen	· ·	· Commission of the commission		\$	€2.062.099	-£4.111.909		-£16.645.06
	3 Wickes and Halfords	918	£17,582,068				£15,435,550	•	6 £5.175.782	€6.801	<b>-€5.256.322</b>	-€10.552.790	€15 888.200	-£21,294,75t
***************************************	4 Laurence House and Civic Centre	300	£19,651,569		£9.550.301	£7,759,376	15 452 452 10 452	£4.177.52	12.365.5U	€595.678	, communication and the communication of the commun	-£3,056,26.	£4,687,267	
	5 Engate Street	299	£3,888,000		Green and the second second second	( <b>8</b> 111111111111111111111111111111111111	allin ann ann an deileann an	r <b>e</b> manaminaniminan		· Čurio i i i i i i i i i i i i i i i i i i	<del>oğumunu de ili </del>	£7,000,765		£2,609,098
	6 Lewisham Shopping Centre	1,186	£72,374,114			an a continuação de la continuação de	a a a a a a a a a a a a a a a a a a a		W 0	<u> </u>	£55,219,869	€48,433,906	£41.560.676	£34,687,440
	7 PLACE Ladywell	274	£10,566,393	{::::::::::::::::::::::::::::::::::			· Occupation and Association a	(B)((1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1	4. <b></b>	Santana and a sa		£5,902,152	2 £3,884,969	£1,867,787
	8 Ravensbourne Retail Park 9 Lower Creekside LSIS	1,029	£31,129,477 £5,280,000			Manufactura de la companya della companya de la companya della com		(Commission)		Amminimum minimum mini	· Commission of the Commission	E13.300,638	€12,792,151 7 €446,040	£6,190,577
***************	***************************************	352 277		••• •• •• •• •• •• •• •• •• •• •• •• ••	<b>G</b> OLLIGORIUM OF THE THEORY OF THE THE THEORY OF THE THEORY OF THE THEORY OF THE THEORY OF THE THEOR	in immininin manimininininininininininininininininini	Commission Commission of the C	(Carameter in account in a	o dannaminaniani dan		riinaan aa ah			-12,115,050
******************	60 Bell Green Gas Holders 11 Bell Green Retail Park	2,219	£3,696,000 £39,892,137		@ control of the cont			and the second second second second			£4,768,864	£2,843,766		-£1.020.67
		1,818	£63,128,492							• · · · · · · · · · · · · · · · · · · ·		£12.761.254	£387.220 £9.365.614	-£12,262,340 -£1,127,278
	2 Sainsbury's Bell Green 3 Stanton Square LSIS	283	£4,608,000	-4.000000000000000000000000000000000000		::::::::::::::::::::::::::::::::::::::				en la	A CHARLES AND A	£4,042,299	£1,944,427	-£1,127,270 -£156,371
****************	4 Worsley Bridge LSIS	245	£6,048,000		(B101)1111111111111111111111111111111111				33.4	namonominamana	(Secondaria de la constitución d	£2,795,369	£1,344,427 £991,684	-£823.491
*****************	5 Homebase/Argos, Bromley Road	255	£12,086,585			£16,144,389		Harrison and the contract of t			••	£4,795,368 £4,966,839		
8300.000.000.000.000	o inomenase/Argus, Dronney Road	200	£12,000,500	£13,000,013	£10,000,303	£ 10, 144,569	£ 14,202,270	£ 12,420,10	E 10,000,048	1 10.000,007	1 10,000,020	£4,500,030	75 X-0 VOS -0 JU	21.614.44



Table 6.12.5: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £6,500 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £7,500 per sqm

70% Rented 30% Intermediate LAR SO

					LAR	<u> </u>	SC	)					********************************
							Resid	dual land value	s (£m)				
Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Very small residential (house)	1	£144,000		ແມ່ນເຕັນໃນແຕ່ເນັນການເຄາຊີຕ	£263,446	THE PROPERTY OF THE PARTY OF TH	£234,63	n ann ann an	interestation and the contraction of the contractio	diamental de la compania del compania del compania de la compania del compania de la compania de la compania del compania de la compania de la compania de la compania del compania	£177,018	annamianamanamanamana	£148,209
2 Small residential developments (houses, backland,		£240,000		£1,280,058	£1,216,075	£1,152,093	£1,088,10	n <b>6</b> 11 11 11 11 11 11 11 11 11 11 11 11 11	garana and a second	· • · · · · · · · · · · · · · · · · · ·	£832,178	•	£704,213
3 Small residential developments (flats, backland, inf		£240,000			£653,618	£609,574	£565,52	ii.(100)1000100000000000000000000000000000	(a) ((1) ((a) ((a) ((a) ((a) ((a) ((a) (	· • · · · · · · · · · · · · · · · · · ·	£389,352	(B))((1)((1)((1)((1)((1)((1)((1)((1)((1)	£301,264
4 Small residential developments (houses, backland,		£480,000		£2,299,198	£2,182,957	£2,066,717	£1,950,470	in en outrour announcement de la company	@mmoninimaninimani	( <b>6</b> 11)-111)-1111-1111-1111-1111-1111-1111	£1,485,511	£1,369,270	£1,253,028
5 Small residential developments (flats - backland, in		£480,000		£1,546,243	£1,448,697	£1,351,152	£1,253,600	າເອີກວານກາດເພັກດເພັກດເກັນແນ	£1,058,515	£960,969	£863,423	£765,878	£668,333
6 Small residential developments	25	£720,000		£3,600,733	£3,381,104	· · · · · · · · · · · · · · · · · · ·	£2,941,84		Communication and Communicatio	£2,282,962	£2,063,333		£1,624,076
7 Residential development 8 Small scale mixed use, local centres	50	£1,200,000 £96,000		11 <b>6</b> 1111111111111111111111111111111111	(a) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	មើលមានបានប្រជាជាប្រជាជាបានបានប្រជាជា	£5,758,88 £648.93	ing announce of the contraction	£4,897,865 £560,851	£4,467,354 £516,806	£4,036,843 £472,762	r@nimminummunimminimini	£3,175,822 £384,674
9 Small scale mixed use, local centres	5	£96,000	······································	£722,160	£737,026 £678,116	•	£590.02	,, <b>.</b>	@m	•	£413,851		£325,763
10 Small mixed use	25	£720,000	•••• (1100001111111111111111111111111111	(\$111111111111111111111111111111111111		office and the state of the sta	£1,242,04		•	(Section 1997)	£415,779	£369,806 £209,212	£323,763 £2,645
11 Small mixed use	30	£960,000	••••••••••••••••••••••••••••••••••••••		£1,676,358	£1,428,979	£1,181,59	£1,035,479 £934,220	£686.840	£439.461	£192.081	-£56,080	-£306.961
12 Mixed use	70	£1,440,000	······································	£4,496,948	£3,940,545	(Carriella and Carriella and C	£2,827,74	THE COLUMN TWO IS NOT THE OWNER.	(Automorphism)	£1 158 532	£602,130	£42,235	-£527.811
13 Mixed use	150	£3,360,000	······································	£6,755,391	£5.683.194	CONTRACTOR OF THE CONTRACTOR O	£3.538.80	£2 466 603	£1,394,406	£322.209	-£760.601	-£1.852.389	-£2 955 064
14 Mixed use incl community facility	118	£2,688,000	•••}	uğunum ili ili ili ili ili ili ili ili ili il	8	. Account to the second training	£2.036.39		£336.804	-£524.564	-£1.390.698	_62 256 831	-£3 122 966
15 Mixed use incl health facility	60	£1,920,000	The state of the s	£7,038,067	£6,561,826	o de la compania del la compania de la compania del la compania de la compania del la compania de la compania d	£5,609.34	ni anni anni anni anni anni anni anni	, žama a pramo a primo	£4,179,146	£3.701.539	£3,223,932	£2.746.324
16 Mixed use incl leisure facility	150	£3,360,000		, <u> </u>	£9,851,904		£7,490,80		•	@	£2.755.027	£1.564.571	£374 115
17 Mixed use	88	£2,016,000	···· • • • • • • • • • • • • • • • • •	, <b>, ,</b> , , , , , , , , , , , , , , , ,	£4,570,237	£3,895,184	£3.220.13	ir 🛊 waran maran in maran in minin	£1.870.026	· europain anno anno anno an	£519.922	£157.326	-£847,088
18 Large mixed use (employment led)	300	£3,840,000		£20.230.231	£17.988.804	£15.747.378	£13,505,95	and an outstand the committee of the	£9,023,097	£6,769,010	£4,508,989	€2,248,967	-£11.210
19 Estate regeneration (small infill - houses)	10	£960,000	·····•••••••••••••••••••••••••••••••••	£1,689,857	£1,584,475	(South and the contraction of th	£1.373.71	ing maranto nimera animaisa a	£1,162,948	(Bullion or distribution of the contraction of the	£952.184	€846.803	£741.421
20 Estate regeneration (small infill - flats)	10	£960,000		£1,281,878	· · · · · · · · · · · · · · · · · · ·	(Branding and a state of the st	£1,017,61	are an arrangement of the second	£841.437	£753.349	€665.261	€577.172	€489.084
21 Estate regeneration (large)	200	£19,200,000		£11,344,306	£9.779.250	£8.201.566	£6.623.88	···••	£3,468,516	£1,890,833	€313.150	£1.282.428	-£2,898,440
22 Student housing	- 1	£1,440,000	****	£5,580,201	£5,580,201	£5,580,201	£5,580,20	1 £5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
23 Hotels	67	£960,000	£3,958,457	£3,763,625	£3,568,794	£3,373,962	£3,179,13	0 £2,984,298	£2,789,467	£2,594,635	£2,399,804	£2,204,972	£2,010,140
24 Commercial	- 1	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485.78	1 -£485,781	-£485,781	-£485,781	-£485,781	-£485.781	-£485,781
25 Storage	-	£960,000	€860.932	€860,932	€860.932	€860.932	€860.93;	2 €860 932	€860,932	€860,932	€860,932	€860 932	€860.932
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	4 £580,654	£580,654	£580,654	£580,654	£580,654	£580,654
27 Carpet Right	242	£1,344,000	£1,625,918	€76,811	-£1,493,130	-£3,064,158	-£4,642,05	3 -66,235,193	-£7,828,334	-£9,421,475	-£11,014,616	-£12,607,757	-£14,200.898
28 Lewisham Retail Park	536	£22,216,708		£27,506,132	£23,726,552	€19,946,972	£16,142,43	4 €12,330,058	£8,517,683	€4,705,307	€860,039	-£3,038,199	-£6,965,328
29 Convoys Wharf	3,514	£113,280,000	0 -£26,641,792	-£45,116,082	-£63,799,858	£82,694,599	-£101,862,07	5 -£121,365,248	-£141,268,287	-£161,266,295	-£181,264,302	£201,262,309	-£221,260,316
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	0 €72,253,874	£62,212,828	£52,157,543	£42,017,401	£31,832,626	6 €21,568,236	€11,178,308	€788.380	-£9,737,420	£20,274,375	-£30,943,368
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		-£6.568.803	<b>-€26,950,247</b>	£47,637,562	<b>-£68.813.35</b> €	0 -£90.631.780	-£112,845,447	-£135.059,114	-£157,272,783	-£179.486.450	-€201,700,118
32 Lewisham Gateway	649	£62,716,658		£36,073,793	£32,174,989	£28,276,184	£24,377,379	9 £20,478,574	£16,579,769	£12,680,964	€8,761,174	£4.835.040	€908,905
33 Heathside and Lethbridge	443	£(	manufation and a second	ការបើបាយប្រជាជាការសំណាយសម្រា		£6,562,616	£4,523,16	lianniamittioniamittion	annium mannium mannium an	-£1,617,770	-£3,705,681	£5.803.111	-£7,900,541
34 Creekside Village East, Thanet Wharf	393	£3,696,000	····••••••••••••••••••••••••••••••••••	£20,447,766	Bananani) ani ani ani ani a	£15,311,712	£12,743,68		Barrago ano amo amo amo amo amo amo amo amo amo am	£4,992,838	€2,403,311	£197,407	-£2,853,117
35 Conington Road Tescos Island Site	365	£1,440,000	•••••••••••••••••••••••••••••••••••••••	£11,984,776	£9,906,814	£7,828,851	£5,750,88		•	-£538,180	-£2,667,506	-€4,815,648	-£6,973,845
36 Land at Conington Road and Lewisham Road (Tes		£6,817,028	era i vizi i i i i i i i i i i i i i i i i	£34,834,824	£30,908,112	rigina and a state of the control of	£23,054,68i	ing mangamanan and ana	gamajanaminanananan	(\$1000)	£7,281,103	£3,321,517	-£666.713
37 Leegate Shopping Centre	393	£8,450,175		£34,566,077	£31,538,311	£28,510,547	£25,482,78	2 £22,454,308	£19,410,928	£16,367,548	£13,324,168	£10,280,790	£7.237.410
38 Hatcham Works	1,020	£40,788,551			£40,558,907	2.34,499,351	£28,417,523	8: £22,310,754	£15,203,880	£10,089,954	£3,923,099	£2,275,508	-£8.596.804
39 Goodwood Road and New Cross Road	260	£6,930,645	•••\$m•••••••	r@avramanañvananistram	•	ດ <b>ອ້</b> າການການຄົນກໍາການຄົນການການ	®		•	( <u>)</u>	£5,152,676	£3.101.688	£1.050.700
40 New Cross Gate NDC scheme, Besson Street	324	£05 226 624	······································	1 <b>8</b> 000000000000000000000000000000000000	@aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa		<b>G</b> 101(111)(111)(111)(111)(111)	n. €()	Entropolitica de la constitución	•	£6,669,296	( <b>0</b> 11) (111) (111) (111) (111) (111)	
41 Plassy Island	636	£25,336,621	•••••••••••••••••••••••••••••••••••••••			Contract Con	<u> </u>		·		€9.251.057	£6,098,651	€2,925,687
		***************************************			Continuo con a con		Constitution of the consti	THE WAR THE PARTY OF THE PARTY	•		£1.363.113	-€5.280.875	-£11.961.086
				•	•		£16,405,39	7 10,694,279	£5,363,162				-£17,260,210
				- Samura and American and Ameri	· · · · · · · · · · · · · · · · · · ·	Commence of the Commence of th	E0.234.000	0 045 004 000	L2.393.370				£4,183,143
								and the second s	•	(Green and the contract of the	£0,007,000		220 220 620
					il marana marana marana il mar		(CO) (CO) (CO) (CO) (CO) (CO) (CO) (CO)		E			•	E2 246 22
			••••	riga meromani meromin meron		n <del>a</del> na ang mananananananananananan	• OTHER DESIGNATION OF THE STREET	de Commission de la com	aumanaminaminaminamina	Commence of the Commence of th	225 101 126		£11.007.405
				. ammanimminiminimini	diminumina aminumina amin		@communication and continue of the contraction of t		@manufacturent manufacturent	Barrier and the second	E5 144 000		-£284.121
				ngunua aring mangana mangana ari	an a	· Commission in the contract of the contract o	COMMONDATION OF THE PARTY OF TH	<u>เบลี้</u> นมหลานแก่งที่ทำสามาเท็าการกา	· · · · · · · · · · · · · · · · · · ·	@manuscommission francisco	ATTENDED TO THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO I		£366.022
					diamanian diamanda diaman	e <b>g</b> ioninalian in	(\$11)1111111111111111111111111111111111	in a committee in the committee of the c	et a company a c	B		£10.319.056	-£3,002,246
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						n <b>a</b> ncomicioni de la composición della composici		0.1 <b>0</b> 111.000000000000000000000000000000		diamental de la company de la			£477.770
			••••	• <b>• • • • • • • • • • • • • • • • • • </b>	<b>B</b> arraman and a same and a same a sa				Control of the Contro		€6.564.070		
42 Catford Shopping Centre and Milford Towers 43 Wickes and Halfords 44 Laurence House and Civic Centre 45 Engate Street 46 Lewisham Shopping Centre 47 PLACE Ladywell 48 Ravensbourne Retail Park 49 Lower Creekside LSIS 50 Bell Green Gas Holders 51 Bell Green Retail Park 52 Sainsbury's Bell Green 53 Stanton Square LSIS 54 Worsley Bridge LSIS 55 Homebase/Argos, Bromley Road	1,080 918 300 299 1,186 274 1,029 352 277 2,219 1,818 283 245 255	£19,810,695 £17,582,068 £19,651,569 £3,888,000 £72,374,114 £10,566,393 £31,129,477 £5,280,000 £36,696,000 £39,892,137 £63,128,492 £4,608,000 £6,048,000	8 £38,249,525 9 £13,912,51 0 £27,579,986 4 £110,865,292 3 £24,766,032 7 £80,881,545 0 £26,735,106 6 £20,867,336 7 £126,608,942 2 £116,604,339 0 £23,640,053 0 £19,667,152	£32,791,846 £11,993,023 £25,240,973 £103,828,288 £22,622,589 £73,930,399 £24,041,893 £18,822,185 £113,889,194 £105,690,301 £21,411,235 £17,750,569	£27,334,167 £10,073,534 £22,901,960 £96,759,648 £20,479,146 £66,979,252 £21,348,681 £16,777,033 £101,137,299 £94,776,264 £19,182,417	£21,876,488 £6,154,045 £20,562,948 £89,677,358 £18,335,703 £60,028,105 £18,655,468 £14,731,881 £88,322,943 £83,861,903 £16,953,598 £13,917,405	£16 405 39 £6 234 55 £18 223 93 £82 595 06 £16,192 26 £53,071,34 £15,962,25 £12,686,72 £75,420,74 £72,881,45 £14,724,78 £12,000,82	7 £10,894,279 6 £4,315,068 6 £15,884,923 7 £75,488,406 0 £14,048,817 5 £46,079,486 6 £13,269,042 9 £10,641,577 1 £62,518,539 1 £61,900,999 0 £12,495,962	£5,383,162 £2,395,578 £13,545,911 £68,331,100 £11,905,375 £39,087,628 £10,568,349 £8,596,424 £49,566,671 £50,920,547 £10,267,144 £8,167,658	£61,141,184 £9,761,931 £32,095,770 £7,856,222 £6,551,272 £38,557,076 £39,687,413 £8,038,326 £6,251,076	£1,365,113 -£5,817,980 -£1,473,445 £8,867,886 £53,865,727 £7,618,465 £25,101,125 £5,144,096 £4,490,709 £23,474,600 £28,823,246 £5,809,507 £4,334,494 £6,564,076	-£11 516 -£3 436 £6 528, £6 528, £6 5471 £18 054 £2 431 £2 431 £17 720 £3 580 £2 410	764 352 873 178 651 264 969 365 056 213 689 433



Table 6.12.6: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £7,750 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £7,750 per sqm

70% Rented 30% Intermediate

LD LEW	SHAM LOCAL PLAN VIABILITY		Sales values.	£7,750 per sqn	11	LAF	Rented	S(	) intermediate					
				-				***************************************	dual land value	s (£m)				
Site No	Site name	No of units	BLV (€ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	· Quantition in the contract of the contract o		£279,630		.4	THE TAXABLE PARTY OF THE PARTY		A CONTRACTOR OF THE PARTY OF TH		na in a said and a said and a said and a said a	Amminimi
	2 Small residential developments (houses, backland, infi	<u> 5</u>	£240,000	•••••••••••••••••••••••••••••••••••••••	£1,355,938	£1,287,962	£1,219,985	£1,152,00	£1,084,032	£1,016,055	£948,079	£880,10	3 £812,126	£744,14
***************************************	3 Small residential developments (flats, backland, infill et	5	£240,000	£797,946	£751,089	£704,233	£657,378	£610,52	2 £563,665	£516,809	£469,953	£423,09	6 £376,241	£329,3
***************************************	4 Small residential developments (houses, backland, infi	11	£480,000	£2,560,550	£2,437,053	£2,313,557	7 £2,190,060	£2,066,56	4 £1,943,067	£1,819,571	£1,696,074	£1,572,57	8 £1,449,081	£1,325,5
	5 Small residential developments (flats - backland, in fill e	11	£480,000	£1,768,344	£1,664,571	£1,560,798	£1,457,025	£1,353,25	1 £1,249,477	£1,145,704	£1,041,930	£938,15	7 £834,383	£730,61
	6 Small residential developments	25	£720,000	£4,100,804	4 £3,867,153	£3,633,503	£3,399,852	£3,166,20	£2,932,551	£2,698,900	£2,465,249	£2,231,59	8 £1,997,948	£1,764,2
	7 Residential development	50	£1,200,000	£8,036,013	£7,577,747	£7,119,483	£6,661,217	£6,202,95	£5,744,688	£5,286,422	£4,828,158	£4,369,89	3 £3,911,628	£3,453,36
	8 Small scale mixed use, local centres	5	£96,000	£881,355	£834,499	£787,642	£740,786	£693,93	1 £647,075	£600,218	£553,362	£506,50	6 £459,649	£412,79
	9 Small scale mixed use, local centres	5	£96,000	£822,444	4 £775,588	£728,732	£681,875	£635,019	£588,163	£541,307	£494,451	£447,59	5 £400,739	£353,88
1	0 Small mixed use	25	£720,000	£2,334,556	£2,114,676	£1,894,797	7 £1,674,919	£1,455,039	£1,235,161	£1,015,282	£795,403	€575,52	4 £355,645	€135,76
1	1 Small mixed use	30	£960,000	£2,489,96°	1 £2,226,640	£1,963,319	£1,699,997	£1,436,67	£1,173,354	€910.032	£646,710	€383.38	8 £120,067	-£145,28
1	2 Mixed use	70	£1,440,000		3 €5,184,988	£4,592,373	3 £3,999,758	£3,407,14		£2,221,912	£1,629,296	£1,036,68	1 £444,066	-€155,76
1	3 Mixed use	150	£3,360,000	£9,242,98°	1 £8,108,498	£6,974,014	£5,834,963	£4,690,76	8 £3,546,573	€2,402,378	€1,258,183	€113.98	8 -£1,044,785	-€2,214,3°
9	4 Mixed use incl community facility	118	£2,688,000	£6,536,109	9 £5,635,468	£4,734,829	£3,834,189	£2,933,549	£2,032,910	£1,132,069	€221,216	-£699.39	7 -£1,623,140	-£2,546,88
1	5 Mixed use incl health facility	60	£1,920,000	£8,130,619	9 £7,623,563	£7,116,507	7 £6,609,451	£6,102,39	£5,595,339	£5,088,283	£4,581,227	7 £4,074,17	1 £3,565,859	£3,057,16
1	6 Mixed use incl leisure facility	150	£3,360,000	£13,783,635	£12,524,552	£11,265,470	£10,006,388	£8,747,30	£7,488,223	£6,229,141	£4,970,059	£3,708,37	3 £2,438,473	£1,168,57
1	7 Mixed use	88	£2,016,000	£6,806,785	5 £6,087,410	£5,368,036	6 £4,648,660	£3,929,28	£3,209,911	£2,490,537	£1,771,162	£1,051,78		-£392,43
1	8 Large mixed use (employment led)	300	£3,840,000		£23,109,371	£20,716,410	£18,323,450	£15,930,490	£13,537,529	£11,144,569	£8,751,609			€1,521,92
	9 Estate regeneration (small infill - houses)	10	£960,000		£1,817,690	£1,705,581	1 £1,593,470	£1,481,36	1 £1,369,251	£1,257,141	£1,145,031	£1,032,92	2 €920,811	£808,70
2	0 Estate regeneration (small infill - flats)	10	£960,000		7 £1,388,734	£1,295,021	1 £1,201,310	£1,107,59	7 £1,013,885	£920,173	€826,460	£732,74	8 £639,036	€545,32
2	1 Estate regeneration (large)	200	£19,200,000	£14,990,379	9 £13,321,747	£11,653,114	4 £9,984,482	£8,308,48	3 £6,625,512	£4,942,540	£3,259,569	£1,576,59	9 -£107,877	-£1,815,19
2	2 Student housing	-	£1,440,000	•••••••••••••••••••••••••••••••••••••••	1 £5,580,201	£5,580,201	TO THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER, THE OWNER OWNER, THE OWNER, T	£5,580,20	war and the second seco	£5,580,201	£5,580,201	£5,580,20	1 £5,580,201	£5,580,20
2	3 Hotels	67	£960,000		8 €4,000,822	£3,793,507	7 £3,586,191	£3,378,87	5 £3,171,559	£2,964,244	£2,756,928	£2,549,61	2 £2,342,296	£2,134,98
***************************************	4 Commercial	-	£2,880,000	-£485,78°	1 -£485,781	-£485,781	1 -£485,781	-€485.78	1 -£485,781	-€485,781	-£485,781	1 -£485,78	1 -£485,781	-£485,78
2	5 Storage	- [	£960,000		2 £860.932	£860.932	2 £860.932	€860.93	2 £860,932	£860.932	€860.932	2 €860.93	2 £860.932	€860.93
2	6 Residential care home (7 units)	7	£144,000	£580,654	**************************************	£580,654	£580,654	£580,654	4 £580,654		€580,654	£580,65	4 £580,654	£580,65
2	7 Carpet Right	242	£1,344,000		micinia de la composição	£414,339	9 -£1,257,122	£2,934,44I	£4,617,651	-£6,318,628	-£8,019,606	£9,720.58	2 <u>-£11,421,559</u>	-£13,122.53
2	8 Lewisham Retail Park	536	£22,216,708	£36,177,10°	1 £32,152,952	£28,128,803	3 £24,104,654	£20.080.50	£16,041,521	£11.981.715	£7,921.908	£3,862,10	2 -£241.777	-£4,406,40
2	9 Convoys Wharf	3,514	£113,280,000	-£1.847.36ℓ	6 -£21,319,836	£41.018.002	2 -£60.908.181	£81,053,64	9 -£101,518,895	£122.369.656	£143,672,926	£165.024.27	0 -£186,375,612	£207.726.95
3	Timber Yard, Oxestalls Road	1,582	£22,080,000	£85,314,423	3 £74,704,700	£64,006,187	7 £53,307,674	£42,520,10	8 £31,682,093	€20,741,836	€9,668,798	£1,424,11	0 -£12.653.841	-£23.911.72
	1 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		9 €17.842.277	£3.316.543	3 -£24,990,997	£47,011,99:	-£69.607.980	£92.965.247	£116.598.929	€140.232.61	1 - €163,666,293	-£187,499,91
*************	2 Lewisham Gateway	649	£62,716,658	•	4 £40,994,808	£36.837.004	4 £32,679,198	€28,521,39	2 £24,363,586	€20,205,780	£16,047,975	£11.890.17	0 £7,715.226	£3,527,26
************	3 Heathside and Lethbridge	443	£0		4 £13,203,028	£11,028,759	£8,854,489	(COMMUNICIONALIONALIONALIONALIONALIONALIONALIONAL		£2,331,681	£157,412	(Charles and the control of the cont	7] -£4.277.361	-£6,513,49
*************	4 Creekside Village East, Thanet Wharf	393	£3,696,000	••• Dan Decembra Distriction of the Control of the	£23,781,124	£21,037,657	7 £18,294,190	£15,550,72	£12,807,255	riginio milio mili	£7,300,239	£4,533,22	1 £1,766,202	-£1,029,48
*************	5 Conington Road Tescos Island Site	365	£1,440,000		2 £14,711,037	£12,489,588	8 €10,268,138	£8,046,68i	£5,825,238	£3,603,313	£1,358,386	£899.08	6 -£3,175,779	-£5,479,19
	6 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	••• O TOTAL CONTROL CO	n ann ann ann ann ann ann ann ann a	gamaaaaaaaaaaaa	n <b>e</b> mmannammannamm	agaman ana mananananan	mannanan mananan manan	rigama ana ana ana ana ana ana ana ana ana	rinning and a state of the contract of the con	ugarminiminiminiminimi	0 €6,306,914	€2,075,92
****************	7 Leegate Shopping Centre	393	£8,450,175	••}		£35,148,102	. <b>(</b> )	10		· ·			8 £12,508,838	£9,262,90
***************	8 Hatcham Works	1,020	£40,788,551	£60,941,555	0 <b>8</b> (10 ) (10 ) (10 ) (10 ) (10 ) (10 ) (10 ) (10 )	and the contract of the contra		a continuo a	5 £28,585,438	ngamananan anan anan anan anan anan anan	·6			
	9 Goodwood Road and New Cross Road	260	£6,930,645							· · · · · · · · · · · · · · · · · · ·	(Brown and a state of the state		NAME OF TAXABLE PARTY OF TAXABLE PARTY OF TAXABLE PARTY.	Accommon and the contract of t
***************************************	New Cross Gate NDC scheme, Besson Street	324	£0	🗝 manamaniningan makan 🗣			<b></b>			£14,041,580	£11,359,593			£3,297,95
	1 Plassy Island	636	£25,336,621	£38,776,889	ni <b>a</b> mmonaniin maniimmo	( <b>2</b> .000000000000000000000000000000000000	ກອ້ານການແຄນກຳນວກຄວາກການການ	. <b>.</b>	TO THE OWNER OF THE OWNER OWNER OF THE OWNER OW	£18.865.866	£15.521.572	€12,167,42		€5.400.63
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695			rannon managaria da la companya da l	n <b>a</b> mmanininamininami		7 £27,524,617	rigamenta and a second	, precession (1)	€6.745.22	8 -£236.188	£7.371.7
	3 Wickes and Halfords	918	£17,582,068		(11 <u>7</u> 1111111111111111111111111111111111	· 8 · · · · · · · · · · · · · · · · · ·				€10.720.426		£1.116.42		£ 13.275.50
**************	4 Laurence House and Civic Centre	300	£19,651,569					€8,291,58		€4,195,479	. C	£99.37	3 -£1.985.436	-£4 080.24
	5 Engate Street	299	£3,888,000				romannia and and an and an	• 🕳 ( ) ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )		0 <b>8</b> 00000000000000000000000000000000000	£13,229,612	£10,735,00	6 £8,240,400	<b>§</b> 111111111111111111111111111111111111
	6 Lewisham Shopping Centre	1,186	£72,374,114		£112,563,577	natania (in in i		( <b>(</b> (1)) (((1)) (((1)) (((((((((((((((((((			157 053 361		5	£43.773.8
	7 PLACE Ladywell	274	£10,566,393		មន្ត្រីមួយឈមមានជាក្រោយប្រជាជាប្រាប	•	ir@memicannimetriciningami		14. <b>0</b> 1117111711111111111111111111111111111	r <b>a</b> nnonnanninininininininini	(B. (11) ) (1) (1) (1) (1) (1) (1) (1) (1)		5 £7.043.469	£4.752.66
*************	8 Ravensbourne Retail Park	1,029	£31,129,477		ar <b>a</b> mamanan manaman	and a supplication of the contraction of the contra	ນຂັນແນນແມ່ນເປັນເປັນເປັນເປັນເປັນເປັນເປັນເປັນເປັນເປັ	u <b>l</b> lamman miniminaman ama		£45,709,267	· Brown or resident comments of	************************		€15,791.14
************	9 Lower Creekside LSIS	352	£5,280,000			renning and a second control of the	n <b>G</b> hanna an		wammaning mananananina		remandament and the control of the c		5 £4 417 899	±1.525.2
	0 Bell Green Gas Holders	277	£3,696,000											€1.738.47
***************	1 Bell Green Retail Park	2,219	£39,892,137		£129,983,516	(According to the contract of	minor community and a second		0. <b>0</b> .000000000000000000000000000000000			*************************	ndummamammam	€6,071,06
	2 Sainsbury's Bell Green	1,818	£63,128,492		£119,643,316	(\$111111111111111111111111111111111111		(Tarris and the later)	0.400000000000000000000000000000000000	Name and Address of the Control of t		aržanama manama manama m	9 £26.014.237	£14,149,80
************	3 Stanton Square LSIS	283	£4,608,000	••• 300 000 000 000 000 000 000 000 000	(1) <b>@</b> 1011101110111111111111111111111111111	nammannammannamma	ກອກແບບການການການການຄວາມ	(4) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	<b></b>	Name of the Party	Commission of the Commission o	CONTRACTOR OF THE PROPERTY OF THE PARTY OF T		€2,824,54
***************	4 Worsley Bridge LSIS	245	£6,048,000	••		(Carrier annion anni		renommunica di communica di com	n <b>a</b> nnamannin mananan man	rigina a marina da la marina da	• 2000000000000000000000000000000000000			
	5 Homebase/Argos, Bromley Road	255	£12,086,585	£25,176,484	4 £23,048,978	£20,921,471	1 £18,793,965	£16,666,45	7 £14,538,951	£12,411,444	€10,283,938	8 €8,156,43	1 €6,028,923	€3,897,05



Table 6.12.7: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £8,000 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £8,000 per sqm

70% Rented 30% Intermediate LAR SO

*************						LAR	<b>.</b>	S	0			***************************************		***************************************
								Resi	dual land value	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£324,951	£308,912	£292,873	£276,833	£260,79	4 £244,754	£228,716	£212,676	£196,637	£180,597	£164,558
	2 Small residential developments (houses, backland, inf		£240,000	••• <b>(</b> 13000000000000000000000000000000000000	£1,418,029	£1,346,785	£1,275,540	£1,204,29	5 £1,133,051	£1,061,806	£990,562	£919,317	£848,073	£776,829
	3 Small residential developments (flats, backland, in fill e	t 5	£240,000		£792,769	£743,720	£694,670	£645,62	1 £596,570	£547,520	£498,471	£449,421	£400,371	£351,32°
	4 Small residential developments (houses, backland, inf		£480,000		£2,549,857	£2,420,424		£2,161,55	<b></b>	@mmanionidimminionidi	£1,773,256	£1,643,821	( <b>(</b> ))	£1,384,955
	5 Small residential developments (flats - backland, infill	-AA	£480,000		£1,756,881	£1,648,249	£1,539,617	£1,430,98	5 £1,322,353	£1,213,721	£1,105,090	£996,458	£887,826	£779,194
	6 Small residential developments	25	£720,000		£4,074,993	£3,830,404		£3,341,22		£2,852,045	a <b>s</b> amanaaniminin dan wa	£2,362,866		£1,873,687
	7 Residential development	50	£1,200,000		£7,987,995	£7,508,138	£7,028,281	£6,548,42	4 £6,068,567	£5,588,710	£5,108,853	£4,628,996	. <b> </b>	£3,669,283
	8 Small scale mixed use, local centres	5	£96,000		£876,179	£827,130		£729,03		ilian manana		£532,830	, <b>(</b> , , , , , , , , , , , , , , , , , , ,	£434,730
	9 Small scale mixed use, local centres	5	£96,000		£817,268	£768,218	08000000000000000000000000000000000000	£670,11			(B)	£473,919		£375,820
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10 Small mixed use	25	£720,000	••••••••••••••••••••••••••••••••••••••	£2,308,196	damman mananan	nanalanian ana ana ana	£1,618,00	<b></b>	mennine de la marcania	£927,812	€697,747		£237,619
	11 Small mixed use	30	£960,000		Carrett of the Carret	£2,182,875	£1,907,356	£1,631,83		£1,080,798	£805,279	€529,76(	€254,240	-£21,58(
**************	12 Mixed use	70	£1,440,000	••• •• Transportation and a common transport	£5,709,844	£5,089,604	£4,469,366	£3,849,12	an Communication and the communication of the commu	£2,608,647	· Outcomment of the contract o	€1,368,169	£747.930	€126.16
	13 Mixed use	150	£3,360,000	•••	@	£7,929,362		£5,549,12	4 £4,351,282	€3,153,440	£1,955,598	€757,759	£446.314	-£1.662.310
	14 Mixed use incl community facility	118	£2,688,000	······································	and the contraction of the contr	an confidence and a contract of the	naimminumaniamentamente	£3,597,26	9 £2,655,148	£1.713.025	£767.325	-£188,162	£1,154,508	-£2,120,85
	15 Mixed use incl health facility	60	£1,920,000		£8,070,939	£7,540,337		£6,479,13		£5,417,929		£4,356,724		£3,294,287
*******************	16 Mixed use incl leisure facility	150	£3,360,000	······································	£13,670,760	£12,351,350	o procession and the contract of the contract	£9,712,53		ğırımının diriminin dirimin	ນ ຄວາມການການການການການການການການຄົນ	£4,434,897	£3,109,288	£1,778,40
	17 Mixed use	88	£2,016,000		£6,721,002	•	rigina and a state of the state	£4,463,73	or Communication of the Commun	£2,958,183	i i i i i i i i i i i i i i i i i i i	€1,452,627	7 £699,849	-£53,670
**************	18 Large mixed use (employment led)	300	£3,840,000	···•••••••••••••••••••••••••••••••••••	£25,302,062	£22,793,697	£20,285,331	£17,776,96	mannannannannannannan	danna and an announce and an announce	£10,251,871	£7,743,506	£5,218,476	£2,688,499
************	19 Estate regeneration (small infill - houses)	10	£960,000	······································	£1,917,416	£1,800,057	£1,682,698	£1,565,34	0 £1,447,981	£1,330,623	£1,213,265	£1,095,906		£861,188
	20 Estate regeneration (small infill - flats)	10	£960,000		£1,472,094	£1,373,994	£1,275,895	£1,177,79	5 £1,079,696	iginaarii aarii aari	€883,496	€785,396	€687.297	€589.197
	21 Estate regeneration (large)	200	£19,200,000		£14,840,789	£13,092,207	£11,343,625	£9,595.04	<u>uncummumumumumumum</u>	£6,074,017	£4,310,227	€2,546,437	7 £782,645	-£995.025
	22 Student housing		£1,440,000	··· di il constituti di i	£5,478,659	£5,478,659	£5,478,659	£5,478,65		£5,478,659	· 🕯	£5,478,659		£5,478,659
	23 Hotels	67	£960,000		£4,182,604	£3,965,721	£3,748,838	£3,531,95	5 £3,315,071	£3,098,188	£2,881,305	£2,664,422	£2,447,538	£2,230,655
morrowsom.	24 Commercial		£2,880,000		-£485,781	-£485,781	E485,781	-£485,78	West Committee of the C	-£485,781	-£485,781	-£485,78°	L -€485,781	-£485,78°
*****************	25 Storage	- [	£960,000		dunium membershiri	£1,174,702	£1,174,702	£1,174,70	ii gaaraan aa	( <b>3</b> )	(Brancon anni anti anti anti anti anti anti ant	£1,174,702	educumuminuminuminumini	£1,174,702
	26 Residential care home (7 units)	7	£144,000		@ammanamanamana	(a) 100 100 100 100 100 100 100 100 100 10	£572,192	£572,19	2 €572,192	£572,192	£572,192	£572,192	£572,192	£572,192
	27 Carpet Right	242	£1,344,000		£3,497,746	£1,768,590	£39,435	_£1,713,63	ma umumumumumumumumumum	-£5,234,801	-£7.013.195	-£8,791,58i	£10,569,981	-£12,348,37
	28 Lewisham Retail Park	536	£22,216,708		£35,607,305	£31,401,349	£27,195,391	£22,989,43	4 £18,783,477	£14,554,653	€10,311,065	€6,067,478	£1,808,948	-£2,518,84(
******************	29 Convoys Wharf	3,514	£113,280,000		-£1,777,851	<u>-€22,088,768</u>	£42,623,724	-£63,383,20	3 -£84,432,943	-£105,839,942	£127,728,863	-£150,000,185	£172,271,505	£194,542,826
****************	30 Timber Yard, Oxestalls Road	1,582	£22,080,000	······································	£83,667,587	£72,575,507	£61,400,921	£50,219,58	9 £38,933,051	£27,572,227	€16,089,569	€4,522,627	7 -£7,144.000	-£18.874.62
***************	31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		€34,668,849	€12,805,172	-€9.415,249	£32,137.61	9 -£55,322,133	-£79.168.064	€103,748,610	-£128,370,778	E152,992,946	-£177.615.114
*****************	32 Lewisham Gateway	649	£62,716,658	•••	£44.610.432	£40.262.330	£35,914,229	£31,566,12	7 £27,218,025	€22,869,924	£18,521,822	£14,173,72	£9.825.619	€5,448,83
**************	33 Heathside and Lethbridge	443	£(	annicha annich	£15,121,177	£12,856,265	£10,580,469	£8,304,67	1 £6,028,873	£3,753,075	rigaaan rajiya dan rajidaa ah raji	-€809,819	£3.128.214	-£5,468,811
***************	34 Creekside Village East, Thanet Wharf	393	£3,696,000	•••••••••••••••••••••••••••••••••••••••	£26,266,173	£23,391,914	ກັບຄວາມຕົນການຄວາມຄວາມສູ້ກ	£17,643,39		£11,894,876	micromonomico de la composición del composición de la composición	£6,119,775	£3,220,543	£321,31
	35 Conington Road Tescos Island Site	365	£1,440,000	••••••••••••••••••••••••••••••••••••••	£16,667,851	£14,349,706	£12,024,916	£9,700,12	nigmonomiaminominamino	•	(Quantition)	£368,618	3 -£2.008.936	-£4,403,301
*************	36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,020	and the community of th	£43,697,795	Emmonominamonimon	£34.941.690	£30,546,72	mammanina mammanina	Ennimeration and an interest	£17,361,829	£12,963,864	ກ <b>ອ</b> ້ານການການການການການການສັກ	£4.097.560
	37 Leegate Shopping Centre	393	£8,450,175	····	an minimum mini	£37,919,023	rigina and a state of the state	£31,154,52	6 £27,772,277	£24,390,029	£21,007,781	£17,618,206	£14,216,991	£10,815,774
*****************	38 Hatcham Works	1,020	£40,788,55			mannina manina m		Correction and the contraction of the contraction o	8 4.33 061 645	1.20,202,787	119,455,991	±12,629,19t		-£1,140,04
	39 Goodwood Road and New Cross Road	260	£6,930,64		@communication continues and a second			•		•	r@mm	£8,055,948	·Caratanananananananananananan	£3.470.09
****************	40 New Cross Gate NDC scheme, Besson Street	324	£(	······································		ACCORDING TO THE PARTY OF THE P		@1111111111111111111111111111111		Maria de la compania del compania del compania de la compania del la compania de la compania della compania del	•	£10,217,295		£4,596,367
****************	11 Plassy Island	636	£25,336,62		<b>C</b> arrier manifestration and a second	(\$111111111111111111111111111111111111	n <b>a</b> nnanananananananananan	· · · · · · · · · · · · · · · · · · ·	THE REAL PROPERTY OF THE PARTY	2		€14,286,416		€7,198,307
	42 Catford Shopping Centre and Milford Towers	1,080	£19,810,699	••••	£60,989,236	decommon and the contract of t	( <b>6</b> 000)	(BOTTO DE LO COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DE LA COMPANIO DE LA COMPANIO DE LA COMPANIO DEL COMPANIO DE	nicemmunicaminaminaminamina	Surrey and the surrey of the s	•	£10.621.210	€3.320.095	-€4.053.220
	43 Wickes and Halfords 44 Laurence House and Civic Centre	918	£17,582,068			· Outro		<b>6</b>	4 £21,016,986	£14.906.450	£0.739.550	£2,572,65	£3,707,680	-£10.055.855
		300	£19,651,569	•••	A	£14.050.440		£9,769,58		t.5,400,720	1.3,340,299	±1,207,67.	2 <u>-£945.753</u>	133.43
	45 Engate Street	299	£3,888,000	•••	£30,468,216 £118,995,007	(\$111111111111111111111111111111111111		6	oranio monto monto con contra con	A	· Quantitation in the control of the		£9,555,172	<b>0</b> 111111111111111111111111111111111111
	46 Lewisham Shopping Centre 47 PLACE Ladywell	1,186 274	£72,374,114 £10,566,393	······································	amminimum in the contract of t	@mmanuminimini		• • • • • • • • • • • • • • • • • • • •		The state of the s	£71,493,751	£63,454,520 £10,643,867		£47,216,22(
	48 Ravensbourne Retail Park				(#1315):111131331411 <b>(</b> 11113):111313131313131313131313131313131	· · · · · · · · · · · · · · · · · · ·	· @www.committee.com/		ກັບສຳຄວາມຄວາມຄວາມການການການຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມຄວາມ		n <del>p</del> amoyano)anovanonanon	namananana (maaaa)		
		1,029	£31,129,477			diminima di manana di mana	a Barring and the first and th	Communication	ni <b>s</b> iiimiiniiiiiminiiiiiiiii	Annon minimum	i <b>e</b> mmunumini minimumini	£35,060,054	·	£19,395,73
	49 Lower Creekside LSIS	352	£5,280,000	••••	@umioumanioumuniamoni	(Banamananananananananananananananananana	(Correction) Continues	COMMON MARKET CONTRACTOR OF THE PARTY OF THE	ii duma amminii ai anda anda	( <b>3</b> 000000000000000000000000000000000000	ritania and a salah and a salah and a salah a	£8,968,339	THE REPORT OF THE PARTY OF THE	£2,300.71.
***************	50 Bell Green Gas Holders	277	£3,696,000		@ co	Section of the section of the section of	£18,776,470 £113,429,668	Contraction of the contraction o	mannani manani manani manani	£11,927,263	·Bulling of the control of the contr			54-114-04
	51 Bell Green Retail Park	2,219	£39,892,13	••• • • • • • • • • • • • • • • • • • •	£141,621,733		o <u>r</u> ano o a constanta de la co		DECEMBER 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		11 (11 (11 (11 (11 (11 (11 (11 (11 (11			610 530
	52 Sainsbury's Bell Green	1,818 283	£63,128,492	<b>4</b>	@	de contraction de la contracti		@1111111111111111111111111111111111111		in a committee and a committee	16			
*************	53 Stanton Square LSIS		£4,608,000		THE CONTROL OF THE PARTY OF THE		arconicionacción de la companion de la compani		ang manamana ang akamana		£11,423,474		(Carrier and Carrier and Carri	
	54 Worsley Bridge LSIS	245	£6,048,000	•••		· · · · · · · · · · · · · · · · · · ·				Commission of the Commission o			£4,897,654	
	55 Homebase/Argos, Bromley Road	255	£12,086,585	£27,215,200	£24,985,757	£22,756,314	£20,526,872	£10,297,42	9 £16,067,987	£13,838,545	£11,609,102	£9,379,659	€7,150,217	£4,920,775



Table 6.12.8: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £8,250 per square metre)

LB LEWISHAM LOCAL PLAN VIABILITY

Sales values: £8,250 per sqm

70% Rented 30% Intermediate LAR SO

			***************************************		******************************	LAF	}	SC	<u> </u>	***************************************	***************************************	***************************************	*******************************	
								Resid	dual land value	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£342,933	£325,995	€309,057	£292,118	€275,18	0 £258,241	£241,302	£224,364	£207,426	£190,488	£173,549
	2 Small residential developments (houses, backland, inf		£240,000	··••	£1,493,908	£1,418,671	£1,343,432	£1,268,19	4 £1,192,956	£1,117,718	£1,042,480	£967,242	£892,003	£816,766
	3 Small residential developments (flats, backland, infill e	t 5	£240,000		£846,197	£794,336	£742,474	£690,61	n di marana anno anno anno an	£586,889	£535,027	£483,165	£431,303	£379,44°
	4 Small residential developments (houses, backland, inf		£480,000		i i na mana mana mana mana mana mana man	£2,551,023	£2,414,334	£2,277,64	in a noncommunication in manning		£1,867,577	£1,730,888	namminiminiminiminimini	£1,457,510
	5 Small residential developments (flats - backland, infill of	-AA	£480,000	animalina anima kanamatan anima	£1,875,208	£1,760,350	£1,645,490	£1,530,63	re@monuterentirenterentinentin	£1,300,911	£1,186,051	£1,071,191	£956,332	£841,472
	6 Small residential developments	25	£720,000		£4,341,414		£3,824,190	(Carrent manifestation and a second		Managara and Managara and Managara	18	£2,531,132		£2,013,90
**************	7 Residential development	50	£1,200,000	•••	ugummania dhi manifin man	າ ອີກການການການການການການການການການການການການການ	វិធី្សាមការការការបើការការពីវិបាកានីវិ	£6,992,49	វិស្សិយមេរាជាមួយប្រជាព្រះបានប្រជាព្រះបានប្រជាព្រះបានប្រជាព្រះបានប្រជាព្រះបានប្រជាព្រះបានប្រជាព្រះបានប្រជាព្រះប	i 🛊 i i i i i i i i i i i i i i i i i i	proceeding commences in	£4,962,046	າລັດການການການການການການການການການການການການການກ	£3,946,824
	8 Small scale mixed use, local centres	5	£96,000	••••••••••••••••••••••••••••••••••••••	£929,607	£877,745		£774,02		(Barrana)	£618,436	£566,574		£462,85
***************	9 Small scale mixed use, local centres	5	£96,000		£870,696		uğuranı amının münülərini	£715,11			(B)1100000000000000000000000000000000000	£507,663	(Commission)	£403,939
***************************************	10 Small mixed use	25	£720,000	······································	£2,561,126	::::::::::::::::::::::::::::::::::::::	n consideration consideration in the same of the	າຄົນຕໍ່ບໍ່ໃນກະຕິການຄົດຕາມກະຕາມແຕ <i>່</i> ງໃນ	ານຂໍ້ນາກຄວາມແຕ່ກັນຄວາມຕົ້ນກ່ວນຄວາ	£1,344,245	accommunication and a communication and a comm	£857,492		£370.73
	11 Small mixed use	30	£960,000		£2,761,297		ella maria maria da m	£1,886,91.	nidamanaaaaaaaaaaaaaaa	£1,303,990	£1,012,529	£721.067	£429.605	£138.14-
****************	12 Mixed use	70	£1,440,000	<b></b>	£6,397,885	remanamina manama	ນສົາດການຕາມເກີດກາງການການກາ	£4,428,52	in amining mention and in the contract of the	£3,115,625	£2,459,173	£1,802,721	€1.146.270	£489.81
****************	13 Mixed use	150	£3,360,000	••••	iğerini ili ili ili ili ili ili ili ili ili		igorom natalina in indiana in			· •	£2.891.572	€1,621,73	€351.892	-£930.93
***************************************	14 Mixed use incl community facility	118	£2,688,000	······································	£7,489,009	and a few contraction of the con	a contrata de la contrata del contrata de la contrata del contrata de la contrata del la contrata de la contrata del la contrata de la contra	COLUMN THE PROPERTY OF THE PARTY OF THE PART	ni 🛊 umammuna in minimum	£2.498.037	· Carring and a comment	£496,119	NO DESCRIPTION OF THE PROPERTY	-£1,544,76
******************	15 Mixed use incl health facility	60	£1,920,000		( <u>)</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			•	regionalismonia,	· 🗟 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	£5,287,929	£4,726,511	£4,165,094	£3,603,676
	16 Mixed use incl leisure facility	150	£3,360,000	••••	marita di manda manda di manda	ม แก้กในการแก้งแก้ก แก้ก เกิด	តិយាក់ សំណាញ សំណាញ (សេក ( <b>ន</b> ា	distribution de la commencia de	memorania manana ma	oğunumin ini ini ini ini ini ini ini ini ini	£6,775,214	£5,377,274	remanianiani	£2,5/2,86
	17 Mixed use	88	£2,016,000		· Commission in the commission	€6,762,676	r <b>g</b> amanan miningan manangan	• Commission of the commission	n@mmaninimmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm	•	£2,781,593	£1,984,493	€1.187.392	€390.29
****************	18 Large mixed use (employment led)	300	£3,840,000	··••••••••••••••••••••••••••••••••••••	£28,181,202	ngamuningan dan dan	£22,861,405	£20,201,50	ກາ <b>ອ</b> ກການກຳນາທີ່ການການກຳນາໄດ້ເ	າ <u>ຂຶ້ນແມ່ນຄວາມເຄົາການເຄົາກິນຄວານ</u> ຄວາມ	£12,221,809	£9,561,911	£6,902,012	£4,221,47(
***********	19 Estate regeneration (small infill - houses)	10	£960,000		£2,045,249		u 🖹 varanga manganga manganga manganga manganga manganga mangangangan mangangan mangangan mangangan mangangan mangangan mangangan mangangan mangangan mangan manga	£1,672,98	in Communication of the Commun		Summer of the second	£1,176,643		£928,470
	20 Estate regeneration (small infill - flats) 21 Estate regeneration (large)	10 200	£960,000		£1,578,950	£1,475,226	£1,371,502	£1,267,77	9 £1,164,055 6 £9,407,598	£1,060,332 £7,548,042	£956,609 £5,678,963	€852,884	£749,161 £1.940,807	£645,43° £71,73
	22 Student housing	200	£1,440,000		£5,478,659		£5,478,659	£5,478,65	and the state of t	A	£5,478,659	£5,478,659	£5,478,659	£5,478,659
***************	23 Hotels	67	£1,440,000		annound the second of the seco		•	éann mann mann mann a			•	£2,814,230		£2,355,496
	24 Commercial	•	£2,880,000		-£485.781	-£485.78	-£485.781	£485.78	nogumenta antica	-£485.781	£3,045,390 -£485,781	£2,514,230 -£485.78	£2,364,863 -£485,781	-£485.78
	25 Storage		£2,880,000		· Account of the contract of t	<u>užanoma primamanama</u>	a a no management and a second	£1,174,70	<u>urė uranamanamanamanamana</u>	<u> Europa anno anno anno anno anno anno anno a</u>	£1,174,702	£1,174,702		£1,174,70
****************	26 Residential care home (7 units)	7	£144,000		เลี้ยงเบเนยเกรเกรียงทางเก็บมหาย	0 <b>0</b>	i Brannia a de la companya de la com	and the state of t	ii dan manima manima man	(CONTRACTOR OF THE OWNER, THE OWN	£572,192	£572,192	all manner of the contract of	£572,19
***************************************	27 Carpet Right	242	£1,344,000		o and the contract of the cont	1 <b>0</b> 11111111111111111111111111111111111		(Summer of the summer of the s		£3 732 735	-£5.611.325	£7.497.55	£9 383 783	-011 270 01
***************************************	28 Lewisham Retail Park	536	£22,216,708		£40.250.850		ນ ແຕ່ການການການການການການເຄົາ	£26 902 54	£22,452,019	£18,001,492	£13.527.665	£9.036.641	7 £4 545 629	£23.03
	29 Convoys Wharf	3,514	£113,280,000		F21 173 206	£170 590	E21 374 676	E43 137 77	-565 170 370	-587 540 931	-F110 360 477	-6133 760 153	£157 384 809	£181 009 46
	30 Timber Yard, Oxestalls Road	1,582	£22,080,000		£96,028,543	£84,296,847	£72 565 151	€60.745.80	6 £48.910.722	£36,959,006	£24,913,371	€12 719 93	£469 885	-£11 946 8E
	31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	······································	· amminimi minimi mini	£35,687,755	€12,552,824	-£10 985 71	8 -£35 115 119	-£59 763 408	-£85,288,424	-£111 330 60	7 -£137 372 789	-£163 414 97
	32 Lewisham Gateway	649	£62,716,658		oğumların karımının ili ka	£44 924 344	€40 317 242	£35.710.14	0 £31 103 038	£26 495 935	£21 888 833	£17.281.730	£12.674.628	€8.067.18
******************	33 Heathside and Lethbridge	443	£(		£17,653,207	£15,263,861	£12,872,342	£10,461,72	8 £8.051.115	£5.640.501	£3,229,888	£819,275	-£1,613,858	-£4.081.77
	34 Creekside Village East, Thanet Wharf	393	£3,696,000	manifolia (manifolia manifolia manifolia manifolia manifolia manifolia manifolia manifolia manifolia manifolia	£29.567.860	£26,536,865	£23,500,132	£20,450,43	3 £17,400,735	£14,351,036	@aaniaaaaaaaaaaaaaaa	£8,249,684	£5,172,960	£2.096.23i
***************	35 Conington Road Tescos Island Site	365	£1,440,000	•••••	£19,363,992	£16.914.839	£14,464,202	£11,995,92	5 £9,527,648	£7,059,370	£4,591,093	£2,112,363	£387,883	-£2.918.02
***************	36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	••••••••••••••••••••••••••••••••••••••	£48,742,952	£44,108,325	£39,473,699	£34,838,90	4 £30,175,677	£25,512,451	£20,849,225	£16,185,998	£11,516,111	€6,811,56
	37 Leegate Shopping Centre	393	£8,450,175	£48,694,398	£45,111,605	£41,528,813	£37,946,020	£34,363,22	8 £30,780,436	£27,197,644	£23,614,851	£20,032,059	£16,445,039	£12,841,27
	38 Hatcham Works	1,020	£40,788,551	£75,045,353	£67,906,019	£60,766,684	£53,627,349	£46,452,39	0 £39,267,045	€32,081,702	£24,895,229	£17,650,031	£10,404,831	£3,111,78
	39 Goodwood Road and New Cross Road	260	£6,930,645	£28,952,310	£26,543,854	£24,135,398	£21,726,943	£19,318,48	8 £16,910,032	£14,501,576	£12,093,120	£9,684,665	£7,268,631	£4,838,829
4	10 New Cross Gate NDC scheme, Besson Street	324	£(	£35,988,351	£33,028,028	£30,067,705	£27,107,381	£24,136,21	8 £21,158,565	£18,180,912	£15,203,258	£12,225,605	£9,247,952	£6,270,298
4	11 Plassy Island	636	£25,336,62°	1 £46,859,175	£43,169,699	£39,467,893	£35,763,373	£32,058,85	3 £28,347,552	£24,624,395	£20,901,238	£17,155,851	£13,403,240	€9,631,82
4	42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£76,808,071	£69,248,775	£61,689,480	£54,095,482	£46,487,47	0 £38,879,459	£31,271,448	£23,615,898	€15,944,511	€8,253,702	£504,07
4	43 Wickes and Halfords	918	£17,582,068	£58,863,669	£52,434,829	£46,005,990	£39,577,150	£33,147,59	6 £26,665,425	€20,183,253	£13,695,582	£7,147,448	£593.682	-£6,118,59°
4	14 Laurence House and Civic Centre	300	£19,651,569	£20,902,581	€18,633,589	€16,364,597	€14,095,604	£11,826,61	2 €9,557,620	£7,288,628	£5,019,636	£2,750,643	€481.651	-£1,814,42
4	45 Engate Street	299	£3,888,000	£36,194,215	£33,424,491	£30,654,767	£27,885,043	£25,115,31	9 £22,345,595	£19,575,871	£16,806,147	£14,036,423	£11,266,699	£8,496,97
	46 Lewisham Shopping Centre	1,186	£72,374,114		£127,716,646	£119,382,690	£111,022,772	£102,662,85			£77,405,934	€68,906,342	€60,339,829	£51,759,40
	47 PLACE Ladywell	274	£10,566,393		) <u>@1313374111333341113341113341113344443</u> 34113	ualite of the contract of the	naminimum and a second contraction of the se			ເສີເນນາການຄວາມຄວາມຄວາມຄວາມຄວາມ	and a contraction of the contrac	manning in the contract of the	<del>деньки выполняющий выполнающий выполняющий выполняющий выполняющий выполняющий выполняющий выполняющий выполнающий высти выстичити выполнающий выстичити выстичити выстичити</del>	£7,278,59
4	48 Ravensbourne Retail Park	1,029	£31,129,477		£98,361,462	£90,158,746	£81,952,222	£73,711,42	1 £65,470,621	£57,229,820	£48,989,019	£40,735,744	n & construction of the construction of	€24,146,72
4	49 Lower Creekside LSIS	352	£5,280,000	•••••••••••••••••••••••••••••••••••	£33,427,032	o Barriaga a de la compansión de la comp	namen a marita de la composición del composición de la composición	£23,865,53	0 £20,678,362	£17,491,195	£14,304,027	£11,116,861	and a comment of the	€4.712.10
	50 Bell Green Gas Holders	277	£3,696,000	<b>4</b>	£25,920,261	€23,501,525	£21,082,791	£18,664,05	6 £16,245,321	Sammer and the same and the sam		£8,989,116	( Street or other property of the contract of	€4,144,502
***************************************	51 Bell Green Retail Park	2,219	£39,892,137	••• •• •• •• •• •• •• •• •• •• •• •• ••	£157,468,281	£142,627,813	£127,738,523		11 <b>(</b> 111))(111)(111)(111)(111)(111)(111)				£36.937.200	£21,494,600
	52 Sainsbury's Bell Green	1,818	£63,128,492	<b>4</b>	£143,628,999	ກອ້ານການການການການການການການການການການການການກາ		£105,059,99		· (\$1.000.000.000.000.000.000.000.000.000.0			I €40,280,368	€27.191.87
**************	53 Stanton Square LSIS	283	£4,608,000			លិចមានពេលនៃពេលមាន នេះបាន នេះបា	nemetraniem de la companiem de	£21,247,39	<u>ប្រជាពលរបស់ពេលបានបានប្រជាពលរបស់ព</u>		າກ ແຕ່ ແກກ ໃນການ ແຕ່ ເຄັນ ເຄັນ ເຄັນ ເຄັນ ເຄັນ ເຄັນ ເຄັນ ເຄັນ		adimental programment of the contract of the c	£5,428,50
	54 Worsley Bridge LSIS	245	£6,048,000	•••••••••••••••••••••••••••••••••••••••	· • · · · · · · · · · · · · · · · · · ·	n <b>g</b> arana mangalaman minana a				· Communication of the Communi	· • · · · · · · · · · · · · · · · · · ·	£8,569,583	, <b>9</b>	£4,030,57
	55 Homebase/Argos, Bromley Road	255	£12,086,585	£29,869,134	£27,506,994	£25,144,855	£22,782,716	£20,420,57	7 £18,058,438	£15,696,299	£13,334,159	£10,972,020	€8,609,881	€6,247,74



- As can be noted from the results in tables 6.12.1 to 6.12.8, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.
- There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, 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.
- Our appraisals also test the impact of different approaches to tenure mixes. These results are attached as Appendix 4. If the Council sought Affordable Rent (not exceeding Local Housing Allowance levels) in place of London Affordable Rent (which is close to social rents), the results indicate that there would be marginal gains in terms of increased levels of affordable. This tenure mix would typically facilitate an increase of between 5% to 10% affordable housing. However, clearly the Council would need to balance the benefits of the lower rent levels provided by London Affordable Rent against increased overall provision of affordable housing.
- 6.27 We have also tested providing the 30% intermediate housing element as London Living Rent in place of shared ownership. The capital values for London Living Rent (£225 per square foot) are significantly lower than shared ownership (£383 per square foot) and furthermore are lower than Affordable Rent (£251 per square foot). The results are attached as Appendix 4. This change in tenure would reduce the viable level of affordable housing to varying degrees, typically 5% lower in comparison to the appraisals which assume shared ownership.
- 6.28 If 30% London Living Rent is combined with 70% Affordable Rent, the impact of lower capital values of the former tend to be compensated by the higher values of the latter, with similar outputs to the 70% London Affordable Rent and 30% shared ownership combination. These results are attached as Appendix 4.

#### Affordable housing on small sites

- 6.29 The Council's existing Core Strategy Policy 1 seeks affordable housing from schemes providing 10 or more units and small schemes are not required to make any contribution, either on-site or through payments in lieu. For its new Local Plan, the Council is considering applying its affordable housing to smaller schemes, in light of the importance of such schemes to meeting the housing targets in the London Plan.
- 6.30 The development typologies we have tested include 5 schemes which provide fewer than 10 units, as follows:
  - Site 1: 1 house;
  - Site 2: 5 houses;
  - Site 3: 5 flats;
  - Site 8: 5 flats in small-scale mixed use scheme (with retail);
  - Site 9: 5 flats in small-scale mixed use scheme (with office).
- 6.31 The appraisal results in tables 6.12.1 to 6.12.8 incorporate these sites and the results indicate that they can viably provide between 35% and 50% affordable housing. However, in practical terms it will be difficult for very small schemes (9 units or fewer) to accommodate on-site affordable housing. Consequently, councils that seek affordable housing on sites providing fewer than 10 units typically



seek payments in lieu which are then used to deliver affordable housing on larger sites.

- 6.32 There are two 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.
- 6.33 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 number of square metres that would be required on-site to meet the Policy target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing<sup>22</sup>)

6.34 If it is established to the Council's satisfaction that a development proposal could not viably provide 50% of units<sup>23</sup> on site as affordable, the agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8-unit development would normally require 4 units to be provided as affordable housing to meet the policy target. If it is agreed that only 25% affordable housing could be viably provided on site, then the calculation is based on an assumption of 2 units of affordable housing.

#### **Build for rent schemes**

- London Plan policy H13 (C) requires build for rent schemes to provide 35% affordable housing. Build 6.35 to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.36 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- As noted earlier, build for rent is an immature sector of the market with little information on viability 6.37 metrics. As a consequence, there is little agreement on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is generally accepted that build for rent units trade at a 20% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact is therefore a 15% reduction in value in comparison to housing built for sale.

<sup>&</sup>lt;sup>22</sup> Developer's profit it 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

<sup>&</sup>lt;sup>23</sup> Or other relevant target the Council may adopt.



- 6.38 We have re-tested the development typologies to determine whether they can meet the London Plan requirement to provide 35% affordable housing. It should be noted that schemes are required by London Plan policy H13 (C) to provide the maximum reasonable proportion of affordable housing if the 35% requirement is unviable. The results are attached as Appendix 6.
- 6.39 Clearly there are significant differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and lower affordable housing levels as a consequence. There are many circumstances where 35% affordable housing is viable, but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability route in the Mayor's SPG and will not be able to utilise the 35% threshold route.
- 6.40 The Mayor of London's SPG on viability indicates that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.
- 6.41 If the covenant period were extended to a longer period, say 25 years, it would simply defer the time when any uplift in value can be realised. The value of the development as a rented housing scheme would be unchanged as a result of any extension to the covenant period, as valuation approaches would simply reflect the value of the ongoing rental income stream. The main effect of any extension would be on potential investor appetite for purchasing build to rent units due to the deferred 'exit' from the investment, which may have a modest impact on investment yields (and consequently on capital value).

### Other draft Local Plan and draft London Plan policies

- 6.42 As noted in Section 2, our appraisals reflect the requirements of the following policies:
  - For specialist housing for older people (C3 use class), we have tested the impact of London Plan policy H15 B (1) which applies the affordable housing policy approach for general needs housing to this sector.
  - Accessibility standards set out in Policy D5 of the draft London Plan (at least 10% of dwellings to meet Building Regulations Part M(3) 'wheelchair accessible dwellings' and all other dwellings to meet Part M4(2) requirements).
  - Low carbon requirements in draft London Plan policy SI2 (C) for developments to achieve a 35% reduction on carbon emissions beyond Building Regulations requirements.
- 6.43 Specific cost allowances are incorporated into the appraisals for accessibility standards and low carbon requirements, as set out in Section 4. The floor areas and bulk of development in our appraisals have been set at levels which are capable of accommodating the requirements of draft New London Plan policies D4 and T6.1. We have not tested these policies individually as their impact is de-minimis but they are reflected in the analyses of the policies which have a greater individual impact in the preceding sections. These policies are also reflected in the analysis of alternative CIL rates in the following section.

### Impact of alternative CIL rates on affordable housing output

- 6.44 In July 2018, the Council consulted on a set of revised CIL rates to replace its adopted Charging Schedule. The changes are summarised as follows:
  - Residential zone 1: Increase from £100 (£112 with indexation) to £200 per square metre;
  - Residential zone 2: increase from £70 (£79 with indexation) to £125 per square metre;
  - B use classes: Nil no change;
  - All other uses: increase from £80 (£90 with indexation) to £160 per square metre.



- 6.45 We have tested the development typologies which include residential development (and are thus required to provide affordable housing) with both the adopted CIL rates (after indexation) in combination with Mayoral CIL. For each scheme, we have calculated the maximum level of affordable housing that can be delivered alongside the required CIL contribution.
- 6.46 We have then repeated this exercise but incorporating the rates in the Council's July 2018 Preliminary Draft Charging Schedule and have again calculated the maximum level of affordable housing. The results of these appraisals are summarised in Table 6.32.1.
- 6.47 The impact of increasing the CIL rates from the adopted rates to the proposed rates is relatively modest in most cases and typically a reduction of 2% to 3%. A reduction of this scale is clearly more important where the percentage of affordable housing is low.
- 6.48 CIL typically equates to a relatively modest proportion of overall development costs and in this context it is unsurprising that its impact on the viable levels of affordable housing is also modest in most cases. However, if the Council is seeking to maximise affordable housing provision *any* increase in other policy requirements, including CIL, will have an adverse impact.



Table 6.32.1: Impact of CIL rates in the July 2018 Preliminary Draft Charging Schedule: viable affordable housing percentages

		1	£6,500 per squa	re metre	£6,750 per squa	are metre	£7,000 per squ	are metre	£7,250 per squa	are metre	£7,500 per squ	are metre	£7,750 per squ	are metre	£8,000 per squ	are metre	£8,250 per squ	Jare metre
LP Ref	Site	No of units	Adopted	Proposed	Adopted	Proposed	Adopted	Proposed	Adopted	Proposed	Adopted	Proposed	Adopted	Proposed	Adopted	Proposed	Adopted	Proposed
11	Very small residential (house)	1	35%	33%	40%	38%	45%	43%	48%	47%	>50%	50%	>50%	>50%	>50%	>50%	>50%	
2	Small residential developments (houses, backland, infill etc)	5	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
3	Small residential developments (flats, backland, infill etc)	5	42%	40%	47%	45%	>50%	49%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
4	Small residential developments (houses, backland, infill etc)		>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
5	Small residential developments (flats - backland, infill etc)	11	46%	44%	50%	48%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	***************************************
6	Small residential developments	25	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
7	Residential development	50	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	***************************************
8	Small scale mixed use, local centres	5	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
9	Small scale mixed use, local centres	5	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%		>50%	
10	Small mixed use	25	9%	5%	16%	13%	23%	19%	28%	25%	33%	30%	37%	33%	40%	37%	43%	
11	Small mixed use	30		-	6%	2%		10%	19%	16%	24%	22%	29%	25%	32%	29%	36%	
12	Mixed use	70	9%	4%	16%	12%	22%	19%	28%	25%	32%	30%	37%	33%	39%	37%	43%	
13	Mixed use	150	-1	-	1%	0%	9%	4%	15%	12%	21%	18%	26%	21%	29%	26%	33%	
14	Mixed use incl community facility	118	-	-	-		3%	0%	10%	7%	16%	13%	21%	16%	25%	22%	29%	
15	Mixed use incl health facility	60	44%	42%	49%	46%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	A
16	Mixed use incl leisure facility	150	15%	11%	22%	18%	28%	25%	33%	30%	37%	35%	41%	38%	44%	42%	47%	
17	Mixed use	88	4%	0%	11%	7%	18%	14%	24%	21%		26%	33%	29%	36%	33%	40%	
18	Large mixed use (employment led)	300	20%	15%	27%	23%	32%	29%	37%	34%	41%	39%	45%	42%	48%	45%	>50%	
19	Estate regeneration (small infill - houses)	10	19%	15%	25%	22%	31%	28%	36%	33%	40%	37%	43%	40%	46%	44%	49%	
20	Estate regeneration (small infill - flats)	10	-	_	5%	1%	12%	9%	18%	15%	23%	21%	28%	24%	31%	29%	35%	33%
21	Estate regeneration (large)	200	-	-	-		-	-	-		-		-		-	-		Į
23	Hotels	67	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
27	Carpet Right	242	-	-	-		-	_			1%	0%	7%	0%	11%	6%	16%	
28	Lewisham Retail Park	536	-	-	-		-	-	6%	2%	12%	9%	17%	12%	21%	18%	25%	22%
29	Convoys Wharf	3,514	-		-		-	-	-	-	-	-	-		_	-	-	-
30	Timber Yard, Oxestalls Road	1,582	-1	-	6%	1%	13%	9%	19%	16%	25%	22%	29%	25%	32%		36%	
31	New Bermondsey, Surrey Canal Triangle	3,500	-	_	-[			_	-	_	-		_		1%	0%	7%	2%
32	Lewisham Gateway	649	-	-	-		-	-	-	-	-		-		_	-		
33	Heathside and Lethbridge	443	6%	2%	14%	10%	21%	17%	26%	23%		29%	35%	32%	38%		42%	
34	Creekside Village East, Thanet Wharf	393	14%	9%	21%	17%	28%	24%	33%	30%	38%	35%	42%	38%	44%	42%	47%	
35	Conington Road Tescos Island Site	365	4%	0%	12%	6%	19%	14%	25%	21%		27%	35%	30%	38%	34%	41%	
36	Land at Conington Road and Lewisham Road (Tesco)	585	18%	13%	25%	21%	31%	27%	36%	33%	41%	38%	44%	40%	47%	44%	50%	
37	Leegate Shopping Centre	393	29%	25%	35%	31%	40%	37%	44%	42%	48%	46%	>50%	48%	>50%	>50%	>50%	*************************
38	Hatcham Works	1,020	-	-	-		-	-	3%	0%	10%	5%	16%	9%	19%	15%	24%	
39	Goodwood Road and New Cross Road	260	12%	8%	20%	16%	26%	23%	31%	29%	36%	33%	40%	36%	42%	40%	46%	
40	New Cross Gate NDC scheme, Besson Street	324	36%	33%	41%	39%	46%	44%	50%	48%	>50%	>50%	>50%	>50%	>50%	>50%	>50%	
41	Plassy Island	636	-	-	-		-	-	7%	1%		9%	20%	13%	24%	20%	29%	A
42	Catford Shopping Centre and Milford Towers	1,080	-	_	7%	1%	14%	9%	20%	16%	26%	22%	31%	25%	34%	30%	37%	
43	Wickes and Halfords	918	-		-		6%	1%	13%	8%	19%	15%	24%	18%	28%	24%	32%	
44	Laurence House and Civic Centre	300	-	-	-		-	-	-	-	-		-		-	-	3%	
45	Engate Street	299	33%	29%	38%	35%	43%	40%	47%	44%	>50%	48%	>50%	>50%	>50%		>50%	***************************************
46	Lewisham Shopping Centre	1,186	1%	0%	9%	1%		9%	22%	16%	27%	22%	32%	25%	34%	29%	38%	
47	PLACE Ladywell	274	9%	4%	16%	12%	23%	19%	28%	25%	33%	30%	37%	33%	40%	38%	44%	
48	Ravensbourne Retail Park	1,029	12%	7%	19%	15%	26%	22%	31%	28%	36%	33%	40%	36%	43%	40%	46%	
49	Lower Creekside LSIS	352	18%	13%	25%	20%	30%	27%	35%	32%	40%	37%	44%	40%	46%	43%	49%	
50	Bell Green Gas Holders	277	21%	16%	27%	23%	33%	29%	38%	35%	42%	39%	46%	42%	48%	45%	>50%	
51	Bell Green Retail Park	2,219	9%	3%	17%	12%	23%	19%	29%	25%	34%	31%	38%	33%	41%	38%	44%	A
52	Sainsbury's Bell Green	1,818	-		5%	0%	13%	8%	19%	15%	24%	21%	29%	24%	32%	29%	36%	
53	Stanton Square LSIS	283	22%	17%	29%	24%	34%	30%	39%	35%	43%	40%	46%	42%	49%	46%	>50%	A
54	Worsley Bridge LSIS	245	12%	7%	19%	15%	26%	22%	31%	27%	36%	32%	40%	35%	42%	39%	46%	
55	Homebase/Argos, Bromley Road	255	-	-	8%	3%	15%	11%	21%	17%	26%	23%	31%	26%	34%	31%	38%	35%



## 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 Lewisham to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
  - Affordable housing: We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with adopted Core Strategy Policy 1. The tenure mix of the affordable housing also has a bearing on viability and we have tested both London Affordable Rent and Affordable Rent for the 70% rented element, and Shared Ownership and London Living Rent for the 30% intermediate element. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values and scheme composition. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the current target of 50% be retained, but applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.
  - **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is challenging. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable. We therefore recommend that the 50% affordable housing target is applied to these types of development.
  - Student housing: we have tested the viability of purpose build student housing incorporating London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined as no more than 55% of the maximum maintenance loan of a student studying in London). Although this requirement reduces residual land values of the schemes tested, they remain above relevant benchmark land values used in the study and will not prevent schemes from coming forward.
  - Affordable housing on sites providing 9 or fewer units: our appraisals indicate that the is no significant difference in the viability of schemes providing 9 of fewer units than those of 10 units or more. However, providing affordable housing on small sites gives rise to practical difficulties and consequently, most councils operating a small sites affordable policy seek payments in lieu. We have provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither do they penalise them.
  - Affordable workspace: we have tested emerging requirements on schemes which provide new or replacement B1 floorspace at 10% and 20% of floorspace with the discounts of 20%, 30%, 40% and 50% of market rent. The results of our analysis indicate that a requirement for 20% of floorspace discounted by up to 50% of market does not have a significant bearing on the viability of the schemes tested. However, the precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted. The affordable workspace policy will therefore need to be applied with a degree of flexibility, including having regard to site-specific viability issues that may emerge on individual schemes.
  - Delivering new employment floorspace with cross-subsidy from residential: the Council is seeking to deliver new employment floorspace to enhance economic growth in the borough. However, this is unlikely to be viable on a purely commercial basis without cross-subsidy from



other uses. We have tested the impact of cross-subsidy of new employment floorspace development and this can make such developments viable. However, where residential is being used to cross-subsidise employment floorspace, the level of affordable housing may need to be reduced to avoid a 'double-call' on the value generated by the private housing component. This may cause some issues with the Mayoral policy approach of seeking 50% affordable housing on sites in industrial use.

■ Cumulative impact of policies: In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

#### Potential Impact of the emerging CIL rates on affordable housing delivery

- 7.3 The Council's adopted CIL rates (£100 per square metre in residential zone 1; £70 per square metre in residential zone 2; Nil on B use classes; and £90 per square metre on all other uses) have been in place since 1 April 2015 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared in 2012, there have been increases to sales values and build costs. In 2018, we provided a separate report considering contemporary viability conditions in the borough to test whether higher rates could be adopted. Increased rates were contained in a Preliminary Draft Charging Schedule which the Council consulted on between 26 July 2018 and 6 September 2018. The proposed rates are £200 per square metre in residential zone 1; £125 per square metre in residential zone 2; nil on B uses classes; and £160 per square metre on all other uses. We have tested the specific impact of these emerging CIL rates on the delivery of affordable housing; while any increase in other policy requirements will necessarily impact on others (including affordable housing), the specific impact of the increased CIL rates on the viable level of affordable housing is relatively modest. In most cases, the increased CIL rates would reduce affordable housing by circa 3%.
- 7.4 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. However, if the Council's first priority is to maximise affordable housing delivery, any increase in CIL rates would detract from this to a degree.
- 7.5 The April 2019 changes to Mayoral CIL rates (as set out in the MCIL2 Charging Schedule) have been reflected in our appraisals. The increase in Mayoral CIL will reduce the capacity of schemes in the borough to contribute towards essential supporting infrastructure at a local level and will also result in a downwards pressure on 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 be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can 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 policies and requirements.
- 7.8 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used 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). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment. This flexibility is allowed for by the adoption of the Mayor of London's 'threshold' approach to affordable housing.



# Appendix 1 - Policy review



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
Core Strategy Policy 1	Housing provision, mix and affordability	No net loss of housing. 50% affordable housing from all sources. 70% social rented and 30% intermediate. Provision of 3 bed plus units including 42% of affordable housing. Built to lifetime homes standard and 10% provided as wheelchair housing.	Key policy tested for viability.  Tested at 0% to 100% affordable in 10 increments plus 35% AH.  AH tested with 70/30 and 60/40 tenure split.
Core Strategy Policy 2	Gypsies and Travellers	Assess and provide for the identified needs of gypsies and travellers.	N/A
Core Strategy Policy 3	Strategic Industrial Locations and Local Employment Locations	Sets out that the Council will protect Strategic Industrial Locations for uses within the B use Class and also appropriate sui generis uses.  Protect Local Employment Locations for a range of uses within the B use classes.	N/A
Core Strategy Policy 4	Mixed Use Employment Locations	Comprehensive development of Mixed Use Employment Locations. B use class 20% of floor space, proportion of affordable housing, improvements to environmental quality and social cultural and leisure facilities of the area. Enable continued employment functioning of the areas. Require a Master plan.	Provision of B uses, affordable housing and environmental improvements required to bring schemes forward will have an impact on the viability of development of MELs. Only applies to some sites. Covered by other specific policies e.g. Affordable housing.
Core Strategy Policy 5	Other employment locations	Protects the scattering of employment locations outside SILs, LELs, and MUELs. Employment land in town centres which has potential to contribute to a Major town centre, District Hub, Local Hub or other cluster of businesses uses should be recommended for retention.  Other uses supported if certain conditions show that the site should not be retained in employment use.	Only relevant to some sites. Viability of redevelopment is one of several considerations in the policy for allowing other uses.
Core Strategy Policy 6	Retail hierarchy and location of retail development	Sets out retail hierarchy. Expect major retail leisure, arts, cultural and entertainment facilities to be located in major and district centres. Designate primary and secondary frontages to ensure essential services are maintained. Protect local shopping facilities from change of use where there is a demand for services. In neighbourhood local centres and parades, consider change of use only in certain circumstances. Support retail hierarchy through markets etc.	No additional costs.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
Core Strategy Policy 7	Climate change and adapting to the effects	Partnership approach to implement the principles of avoidance, mitigation and adaptation to reduce CO2 emissions. Applying London Plan policies relevant to Climate Change.  Development required to be air quality neutral.	London Housing SPG (Standard 35) requires zero carbon home which will have an additional cost.
Core Strategy Policy 8	Sustainable design and construction and energy efficiency	Sets out a number of requirements for major developments including submission of a SS and ES, maximising energy and water efficiency measures, connecting to existing or approved decentralised energy networks and safeguarding routes for future connection, integrating on-site renewable energy generation into design of building, reduce CO2 emissions. Minimum code for Sustainable Homes level 6. Non-residential development to achieve BREEAM Excellent.	Code for sustainable homes no longer required as tied in to building regulations.  BREEAM Excellent requirement for non-residential development will have an additional cost.
Core Strategy Policy 9	Improving local air quality	Seek to improve air quality working with businesses and TfL to manage and improve air quality.	Addressed under DM policy. Standard. May be some additional costs through planning obligations but this will be included in the S106 assumptions.
Core Strategy Policy 10	Managing and reducing the risk of flooding	Demonstrate positive reduction in flood risk. Use of London Plan SPG Sustainable Design and Construction.	Policy reflects national and regional guidance. London Plan (Standard 39) requires SUDs/living roofs to achieve a greenfield runoff rate. No additional costs.
Core Strategy Policy 11	River and waterways network	Development adjacent to rivers should contribute to their special character by improving urban design quality, vitality of river frontages and improving access to the foreshore and naturalising flood defences.	Could involve additional costs but only relevant to some sites.
Core Strategy Policy 12	Open space and environmental assets	Conserve nature, green the public realm provide opportunities for sport, recreation, leisure and well being. Protect open spaces. Maintain and improve accessibility to open space. Preserve or enhance local biodiversity. Protect trees. New on-site provision of open space. Maximise opportunities for sport and recreation. Promote living roofs. Promote and support local food growing.	Provision of open space, children's play space and improving accessibility to open space should be standard and where it is not included on-site would be secured through planning obligations.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
Core Strategy Policy 13	Addressing Lewisham's waste management requirements	Major developments to submit a SWMP. Design in waste management and disposal. Require integrated recycling facilities	Standard requirements. No additional costs
Core Strategy Policy 14	Sustainable movement and transport	Car parking standards, submission of travel plans, provision of cycle parking.	Most TA/TS/TP are standard. Some additional costs through specific S.278 works or through planning obligations.
Core Strategy Policy 15	High quality design for Lewisham	Highest quality design. Housing densities as outlined in the London Plan. Achieve 'central' density levels within the Lewisham Town Centre. Achieve 'urban' density levels in the Catford Town Centre. New development in Lewisham and Catford town centres should result in a radical upgrading of the social and physical environment. Building for Life standards.	Standard requirement. No additional costs.
Core Strategy Policy 16	Conservation areas, heritage assets and the historic environment.	Value and significance monitored, reviewed, enhanced and conserved.	Only relevant to some sites. Depends on mitigation required.
Core Strategy Policy 17	The protected vistas the London panorama and local views, land marks and panoramas	Ensure new development does not impede or detract from local views or obscure local landmarks.	Some site layouts and design would need to reflect the need to safeguard views but otherwise no additional cost to development.
Core Strategy Policy 18	The location and design of tall buildings	May be appropriate in specific locations identified in Lewisham Tall Building Study. Highest design quality.	No additional costs aside from the inherent additional cost of building a tall building.
Core Strategy Policy 19	Provision and maintenance of community and recreational facilities	No net loss of facilities and needs of current and future populations are met.	No additional costs.
Core Strategy Policy 20	Delivering education achievements, healthcare provision and promoting healthy lifestyles	Support implementation of the School Implementation Plan and NHS Lewisham Commissioning Strategy Plan.	No additional costs.
Core Strategy Policy 21	Planning obligations	Sets out basis for seeking planning obligations.	Key policy to be assessed. Additional costs to development.
DM Policy 1	Presumption in favour of sustainable development	Presumption in favour of sustainable development as set out in NPPF.	No additional costs.
DM Policy 2	Prevention of loss of existing housing	The Council will only grant planning permission for the loss of housing by demolition, redevelopment or change of use in particular circumstances.	Only relevant to some sites. No additional costs.
DM Policy 3	Conversion of a single family house to two or more dwellings	Refuse planning permission for the conversion of a single family house into flats except where environmental conditions mean that the single family house is not suitable for family accommodation.	Only relevant to some sites. No additional costs.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
DM Policy 4	Conversions of office space and other B Use Class space into flats	The Council will support the conversion of office space and other B Use Class space into self-contained flats in certain circumstances.	Overtaken somewhat by other policies (PD rights). Only relevant to some developments. No additional costs.
DM Policy 5	Specialist accommodation for older people	Support proposals for specialist accommodation for older people provided that the development meets particular criteria.  Where accommodation is provided on a freehold or leasehold basis, the Council will expect the development to supply an appropriate percentage of affordable housing in accordance with Core Strategy Policy 1	Only relevant to some developments. Affordable housing provision would be an additional cost but covered by other policies.
DM Policy 6	Houses in multiple occupation (HMO)	Sets out criteria for when the provision of HMOs is appropriate. Will resist the loss of good quality HMOs.	N/A
DM Policy 7	Affordable rented housing	Requires new residential development to provide maximum possible onsite affordable housing in accordance with Core Strategy Policy 1. Prioritises the provision of family units.	Key policy to be tested for viability as part of the project brief. Covered by Core Strategy Policy 1
DM Policy 8	Student housing	Addresses the loss of student housing and the provision of housing with an affordable housing component.	Only relevant to certain sites. No additional costs as affordable housing covered by other policies.
DM Policy 9	Mixed use employment locations (MEL)	Sets out criteria for change of use applications including comprehensive mixed use redevelopment, provision of Local employment opportunities, lower cost accommodation for starter Businesses, 20% B Use Class, the continued employment functioning of the area and internal fit out of space.	Only relevant to some sites. Some additional costs including affordable housing provision, 20% B use class, and internal fit out. Affordable housing covered in other policies. The fit out of units would be an additional cost when developing only to shell and core.
DM Policy 10	Local Employment Locations (LEL)	Support uses within the B Use Class. Requires floor space for Small and Medium Enterprises New build will be required to be flexibly specified and provided with an internal fit out. The provision of lower cost accommodation suitable for starter businesses should form part of any new scheme.	Only relevant to some sites. Fit out of units and lower cost starter business accommodation would add to development costs where space is only provided to shell and core.
DM Policy 11	Other employment locations Sites in Town Centres, Local Hubs and other clusters of commercial and/or retail uses	Redevelopment supported subject to certain criteria. May seek contributions to training and/or local employment schemes and/or require the internal fit out of units and provide a proportion of lower cost accommodation suitable for start-up businesses.	Only relevant to certain sites. Contributions and fit out would be an additional cost where scheme built to shell and core. Low cost accommodation would reduce GDV.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
DM Policy 12	Hotels	Sets out criteria for when hotel development would be considered appropriate including provision of 10% wheelchair accessible bedrooms, high quality design, transport and sustainability considerations.	Only relevant to certain sites. Standard. No additional costs.
DM Policy 13	Location of main town centre uses	Location of main town centre uses in accordance with Core Strategy Policy 6. P proposals including 1,000 m2 of retail floor space on the edge or outside of the major and district centres require an impact assessment and only considered subject to certain criteria including the possible need for planning obligations.	Only relevant to certain sites. No cost implications apart from the possibility of planning obligations being imposed.
DM Policy 14	District centres shopping frontages	Sets out criteria for acceptable change of use within district centres	Only relevant to certain sites. No additional costs.
DM Policy 15	Neighbourhood local centres	Change of use only acceptable subject to certain criteria including highest quality design and that adequate provision for access for people with disabilities is made.	Only relevant to certain sites. Standard. No additional costs.
DM Policy 16	Local shopping parades and corner shops	Retention of A1 shops unless certain criteria are met. Change of use to residential ground floor use only acceptable subject to certain criteria.	N/A
DM Policy 17	Restaurants and cafés (A3 uses) and drinking establishments (A4 uses)	Sets out when the Council will consider proposals for restaurants, cafes and drinking establishments and issues to be addressed such refuse and litter, odour and provision of sound proofing when located living accommodation.	Only relevant to certain sites. Standard. No additional costs.
DM Policy 18	Hot food take-away shops (A5 uses)	Sets out when the Council will consider proposals for hot food take-away shops and issues to be addressed such refuse and litter, odour and provision of sound proofing when located living accommodation.	Only relevant to certain sites. Standard. No additional costs.
DM Policy 19	Shop fronts, signs and hoardings	Shop fronts should be designed to a high quality and reflect and improve the character and Quality of their surroundings.	Only relevant to certain sites. No additional costs.
DM Policy 20	Public houses	Sets out criteria for change of use or redevelopment of public houses including possible retention of the building with a D use on the ground floor as part of a redevelopment.	Only relevant to certain sites. No additional costs.
DM Policy 21	Mini cab or taxi offices	Sets out criteria for when they will be acceptable	Only relevant to certain sites. No additional costs.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
DM Policy 22	Sustainable design and construction	All developments to maximise the incorporation of design measures to maximise energy efficiency, manage heat gain and deliver cooling and non-residential development to meet BREEAM excellent.	Most are standard policy requirements.  BREEAM Excellent could be an additional cost to the scheme.
DM Policy 23	Air Quality	Requires submission of an Air Quality Impact Assessment and set out mitigation measures.	Will vary from site to site. Addressed as part of scheme or through planning obligations.
DM Policy 24	Biodiversity, living roofs and artificial playing pitches	Applications must take into account biodiversity and geodiversity in design. When providing living roofs ensure extensive substrate base where possible. Locate artificial playing pitches on hard surfaces or previously developed land where possible and consider drainage and surface flooding.	Costs dependent on site. Can also be considered standard requirement.
DM Policy 25	Landscaping and trees	All major developments and some minor to provide a landscape scheme including a 5-year management plan. Trees to be retained or replaced.	Standard. No additional costs.
DM Policy 26	Noise and vibration	Noise and or vibration generating development to be located in certain areas. Studies to be undertaken to assess impact of new noise and or vibration generating development.	Only relevant to certain sites. Standard. No additional costs.
DM Policy 27	Lighting	Protect surrounding area from light pollution and nuisance. Sensitive, energy efficient lighting where possible. Consideration of hours of use.	Standard. No additional costs.
DM Policy 28	Contaminated land	Ensure contaminated land is fully investigated and remediated. Submission of a preliminary risk assessment, remediation plan and verification report.	Only relevant to some specific sites. Should be taken into account as part of the land price.
DM Policy 29	Car parking	Provision of car parking in accordance with core strategy policy 14. Limited car parking only acceptable in certain circumstances. Electric car charging points required to be provided in line with London Plan	Standard. No additional costs.
DM Policy 30	Urban design and local character	All development proposals to obtain a high standard of design. Sets out detailed matters to be addressed by schemes.	Standard. No additional costs.
DM Policy 31	Alterations and extensions to existing buildings including residential extensions	Sets out requirements for alterations and extensions. New rooms provided by extensions required to meet the space standards in DM Policy 32.	Standard. No additional costs.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
DM Policy 32	Housing design, layout and space standards	Attractive, functional and accessible providing external space, children's play space, and be safe and secure. Meet the London Plan space standards.  Should be dual aspect. Family units should have a separate dining and living room.  Sufficient storage space.	Standard. No additional costs.
DM Policy 33	Development on infill sites, back land sites, back gardens and amenity areas	Only acceptable subject to certain criteria.	Restrictive policy which may need to change in light of recent policy changes. No additional costs.
DM Policy 34	Thames Policy Area and Deptford Creekside	New development to improve the relationship of the River Thames with the local context including maintaining views or physical links, provide a mix of uses and public uses on ground floor, encourage river related uses, maintain and enhance the river or creek corridor and maintain the stability of the flood defences and examine opportunities to retreat flood defences.	Only relevant to certain sites. Costs dependent on site specific opportunities and constraints.
DM Policy 35	Public realm	Well designed, generously sized public realm using high quality material and provision of trees where possible. In Conservation Areas ensure that street furniture and paving is compatible with the character of the area.	Standard policy requirement.
DM Policy 36	New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens	Requires a statement on the significance of the asset and the impact of the development. Encourages adaption of historic buildings to be more energy efficient. Will only grant planning permission in Conservation Areas in certain circumstances. Will only grant consent for alterations and extensions to Listed Buildings which relate sensitively to the building's significance and sustain and enhance its significance and integrity.	Costs dependent on mitigation required. Only relevant to certain developments.
DM Policy 37	Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest	Protect the local distinctiveness of the borough. Requires heritage reports for non-designated heritage assets. Retain and enhance locally listed buildings and resist demolition. Resist demolition of unlisted buildings in areas of special local character.	Only relevant to certain developments.



Policy Number	Policy Name	Summary of Requirement	Cost Analysis
DM Policy 38	Demolition or substantial harm to designated and non-designated heritage assets	Applications refused for demolition or harm to designated heritage assets unless proven necessary to achieve substantial public benefit that outweighs the harm or loss. Where demolition is proposed on the grounds that a building's condition is beyond repair, a structural survey is required.	Only relevant to certain developments.
DM Policy 39	Domestic satellite dishes and telecommunications equipment and Radio and telecommunications masts and infrastructure	Consider design and siting.	Normally no additional co and only relevant to certa schemes.
DM Policy 40	Public conveniences	Expect new developments which attract large numbers of visitors/customers to make adequate provision for public conveniences, which are well located and signed in relation to pedestrian flows, car parks, public transport and other public places and are accessible for all.	Normally no additional co and only relevant to certa schemes.
DM Policy 41	Innovative community facility provision	Encourages, where appropriate, the use of innovative solutions to the provision of community meeting space including in schools or unused buildings	No additional costs.
DM Policy 42	Nurseries and childcare	Consider loss of existing use, accessibility, traffic congestion, noise impacts and outdoor space provision	N/A
DM Policy 43	Art, culture and entertainment facilities	Encourages new or extended art, culture and entertainment uses where there is no unacceptable impact on local amenity. Protecting existing uses.	N/A
DM Policy 44	Places of worship	Sets out acceptable locations, high design quality, and consideration of noise and traffic impacts. Provision of a travel plan.	N/A



# Appendix 2 - BCIS costs





## £/m2 study

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

Last updated: 09-Nov-2019 00:41

> Rebased to London Borough of Lewisham (123; sample 18)

#### Maximum age of results: 5 years

<b>Building function</b>	£/m² gross internal floor area												
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample						
New build													
282. Factories													
Generally (5)	1,134	503	908	1,063	1,400	2,263	13						
Up to 500m2 GFA (5)	1,346	-	-	-	-	-	1						
500 to 2000m2 GFA (5)	1,386	1,212	-	1,422	-	1,488	4						
Over 2000m2 GFA (5)	982	503	632	912	1,001	2,263	8						
282.1 Advance factories													
Generally (5)	1,186	653	985	1,346	1,422	1,488	7						
Up to 500m2 GFA (5)	1,346	-	-	-	-	-	1						
500 to 2000m2 GFA (5)	1,444	1,400	-	1,444	-	1,488	3						
Over 2000m2 GFA (5)	874	653	-	908	-	1,063	3						
282.12 Advance factories/offices - mixed facilities (class B1)													
Generally (5)	503	-	-	-	-	-	1						
Over 2000m2 GFA (5)	503	-	-	-	-	-	1						
282.2 Purpose built factories													
Generally (5)	1,240	569	-	1,065	-	2,263	4						
500 to 2000m2 GFA (5)	1,212	-	-	-	-	-	1						
Over 2000m2 GFA (5)	1,250	569	-	917	-	2,263	3						
282.22 Purpose built factories/Offices - mixed facilities (5)	1,118	821	963	1,079	1,206	1,464	9						
284. Warehouses/stores													
Generally (5)	1,040	431	801	984	1,243	1,803	11						
500 to 2000m2 GFA (5)	1,213	918	1,010	1,110	1,298	1,803	6						
Over 2000m2 GFA (5)	832	431	705	792	810	1,424	5						
284.1 Advance warehouses/stores (5)	1,086	-	-	-	-	-	1						
284.2 Purpose built warehouses/stores													
Generally (5)	1,035	431	797	951	1,298	1,803	10						
500 to 2000m2 GFA (5)	1,238	918	984	1,133	1,352	1,803	5						
Over 2000m2 GFA (5)	832	431	705	792	810	1,424	5						
320. Offices													





Maximum age of projects)		£/m² gross internal floor area												
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample							
Generally (5)	2,284	1,176	1,865	2,333	2,765	2,915	14							
Air-conditioned														
Generally (5)	2,437	1,684	1,973	2,739	2,887	2,915	7							
1-2 storey (5)	2,285	1,913	-	2,033	-	2,910	3							
3-5 storey (5)	2,488	1,684	-	2,864	-	2,915	3							
Not air-conditioned														
Generally (5)	2,131	1,176	1,772	2,325	2,552	2,766	7							
1-2 storey (5)	2,195	1,696	1,848	2,325	2,342	2,762	5							
3-5 storey (5)	1,176	-	-	-	-	-	1							
6 storey or above (5)	2,766	-	-	-	-	-	1							
345. Shops														
Generally (5)	1,841	1,167	-	-	-	2,514	2							
1-2 storey (5)	1,841	1,167	-	-	-	2,514	2							
421. Health Centres, clinics, group practice surgeries														
Generally (5)	3,028	1,877	2,532	3,327	3,547	3,814	9							
Public (5)	3,399	2,649	3,362	3,507	3,578	3,814	6							
Private (5)	2,532	-	-	-	-	-	1							
532. Community Centres														
Generally (5)	3,047	1,549	2,536	3,251	3,591	4,205	13							
Up to 500m2 GFA														
Generally (5)	2,978	1,549	2,542	3,313	3,574	3,754	7							
Steel framed (5)	2,946	1,945	-	3,138	-	3,754	3							
Brick construction (5)	1,549	-	-	-	-	-	1							
Timber framed (5)	3,364	3,313	-	-	-	3,414	2							
500 to 2000m2 GFA														
Generally (5)	3,127	2,154	2,659	3,139	3,506	4,205	6							
Steel framed (5)	3,617	3,028	-	-	-	4,205	2							
Concrete framed (5)	2,536	-	-	-	-	-	1							
Brick construction (5)	2,154	-	-	-	-	-	1							
Timber framed (5)	3,591	-	-	-	-	-	1							
310.1 Estate housing														
Generally (5)	1,609	853	1,337	1,502	1,729	5,515	236							
Single storey (5)	1,874	1,142	1,427	1,768	2,108	5,515	52							
2-storey (5)	1,491	853	1,290	1,433	1,630	2,634	173							
3-storey (5)	1,779	1,171	1,401	1,618	1,837	3,212	8							
4-storey or above (5)	3,359	2,726	-	2,961	-	4,391	3							
310.11 Estate housing detached (5)	2,752	1,692	1,910	2,634	2,800	5,515	7							





<b>Building function</b>			£/m² gross i	nternal floor a	area		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Generally (5)	1,521	918	1,302	1,469	1,713	2,709	66
Single storey (5)	1,670	1,236	1,370	1,648	1,869	2,709	20
2-storey (5)	1,463	918	1,279	1,420	1,651	2,337	45
3-storey (5)	1,171	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,723	1,021	1,340	1,533	1,789	4,391	31
Single storey (5)	2,194	-	-	-	-	-	1
2-storey (5)	1,545	1,021	1,324	1,483	1,713	2,296	26
3-storey (5)	2,654	2,096	-	-	-	3,212	2
4-storey or above (5)	4,391	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,814	1,032	1,483	1,674	2,006	6,316	239
1-2 storey (5)	1,788	1,176	1,478	1,692	2,032	2,953	63
3-5 storey (5)	1,749	1,032	1,463	1,631	1,926	3,999	154
6 storey or above (5)	2,342	1,386	1,841	1,998	2,297	6,316	22
852. Hotels (5)	2,865	2,183	-	2,726	-	3,823	4
856.2 Students' residences, halls of residence, etc (5)	2,268	1,351	1,998	2,347	2,589	2,905	20



# Appendix 3 - Sites details

1 LONDON	POPOLICII OF I FWICHAM	3		4 5	6	Vacre	7 8	<u> </u>	9 1			2 13	14	15	16
LUNDUN	BOROUGH OF LEWISHAM	Cross	Niat aita			Years			s 6 - 10	_	11 - 15	Dani sasta	Daai aaata	CIA	CIA
0:11	OITE NAME		Net site	0:4	I I a Sada Ca	No of	No of	No of	No of	No of	No of	Resi costs			GIA
Site ref	SITE NAME		area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	Flats	Houses	Flats		flats
1	Very small residential (house)	0.03	0.0		2		1 -	-	-	-	-	1,545	1,749	108	-
2	Small residential developments (houses, backland, infill etc)	0.05	0.0		3		5 -	-	-	-	-	1,545	1,749	478	-
3	Small residential developments (flats, backland, infill etc)	0.05	0.0		3		5	-	-	-	-	1,545	1,749	-	408
4	Small residential developments (houses, backland, infill etc)	0.10	0.10		3			-	-	-	-	1,545	1,749	868	-
5	Small residential developments (flats - backland, infill etc)	0.10	0.10		3		11	-	-	-	-	1,545	1,749	-	903
6	Small residential developments	0.15	0.1		4		25		-	-	-	1,545	1,749	-	2,063
7	Residential development	0.25	0.2		5		50		-	-	-	1,545	1,749	-	4,188
8	Small scale mixed use, local centres	0.02	0.0		3	-	5		-	-	-	1,545	1,749	-	408
9	Small scale mixed use, local centres	0.02	0.0	2 80%	3	-	5	-	-	-	-	1,545	1,749	-	408
10	Small mixed use	0.15	0.1	5 80%	6	-	25	-	-	-	-	1,545	2,342	-	2,063
11	Small mixed use	0.20	0.20	0 80%	6	-	30	-	-	-	-	1,545	2,342	-	2,470
12	Mixed use	0.30	0.30		8	_	70		_	-	-	1,545	2,342	_	5,755
13	Mixed use	0.70	0.70		10		150		_	_	_	1,545	2,342	_	12,338
14	Mixed use incl community facility	0.56	0.50		12		118		_	-	_	1,545	2,342	_	9,793
15	Mixed use incl health facility	0.40	0.40		4		60		_	_	_	1,545	1,749	_	4,940
16	Mixed use incl leisure facility	0.70	0.70		10		150		_	_	_	1,545	2,342	-	12,413
17	Mixed use	0.70	0.4		8		88		<del>-</del>	_	_	1,545	2,342	_	7,323
18	Large mixed use (employment led)	0.42	0.4		15		300		-		-	1,545	2,342		24,675
19	Estate regeneration (small infill - houses)	0.80	0.80				10		-		-	1,545	1,749	-	975
					3					-	-			-	
20	Estate regeneration (small infill - flats)	0.20	0.20		3		10		-	-	-	1,545	1,749	=	815
21	Estate regeneration (large)	4.00	4.00		10		200	-	-	-	-	1,545	2,342	-	16,450
22	Student housing	0.30	0.30		5		-	-	-	-	-	1,545	1,749	-	-
23	Hotels	0.20	0.20		6		67	-	-	-	-	1,545	2,342	-	2,010
24	Commercial	0.60	0.6		3		-	-	-	-	-	1,545	1,749	-	-
25	Storage	0.20	0.20		2		-	-	-	-	-	1,545	1,749	-	-
26	Residential care home (7 units)	0.03	0.0		3	-	7	-	-	-	-	1,545	1,749	-	ı
27	Carpet Right	0.28	0.28	80%	30	-	242	-	-	-	-	1,545	2,693	-	19,885
28	Lewisham Retail Park	1.14	1.14	4 80%	24	-	536	-	-	-	-	1,545	2,342	-	44,086
29	Convoys Wharf	23.60	23.60	0 80%	30	-	3,514	-	-	-	-	1,545	2,693	-	289,027
30	Timber Yard, Oxestalls Road	4.60	4.60		20		1,582	-	-	-	-	1,545	2,342	-	129,980
31	New Bermondsey, Surrey Canal Triangle	10.56	10.50		30		3,500	_	_	-	-	1,545	2,693	_	286,125
32	Lewisham Gateway	5.52	5.5		20		649	-	_	_	_	1,545	2,342	_	47,588
33	Heathside and Lethbridge	6.06	6.0		17		443	-	_	_	_	1,545	2,342	_	22,380
34	Creekside Village East, Thanet Wharf	0.77	0.7		16		393	_	_	_	_	1,545	2,342	_	31,468
35	Conington Road Tescos Island Site	0.30	0.30		25		365	_	_	_	_	1,545	2,342	_	27,878
36	Land at Conington Road and Lewisham Road (Tesco)	0.60	0.60		15		585	_	_	_		1,545	2,342	_	48,116
37	Leegate Shopping Centre	1.68	1.68		11		393	_	<del>                                     </del>		-	1,545	2,342	-	32,253
38	Hatcham Works	3.59	3.59				1,020		-		-		2,342		
					20					-		1,545		-	83,895
39	Goodwood Road and New Cross Road	0.61	0.6		12		260	-	-	-	-	1,545	2,342	-	21,385
40	New Cross Gate NDC scheme, Besson Street	1.01	1.0		8		324		-	-	-	1,545		-	26,649
41	Plassy Island	2.23	2.23		12		636		-	-	-	1,545	2,342	-	52,311
42	Catford Shopping Centre and Milford Towers	3.41	3.4		20		1,080		-	-	-	1,545			88,830
43	Wickes and Halfords	2.06			20		918		-	-	-	1,545		-	75,506
44	Laurence House and Civic Centre	1.91	1.9		15		300		-	-	-	1,545		-	24,675
45	Engate Street	0.81	0.8		10		299		-	-	-	1,545		-	24,593
46	Lewisham Shopping Centre	6.37	6.3		20		1,186	-	-	-	-	1,545		-	97,549
47	PLACE Ladywell	0.93	0.93	3 80%	10	-	274	-	-	-	-	1,545	2,342	-	22,537
48	Ravensbourne Retail Park	2.46			6		1,029	-	-	-	-	1,545		-	84,635
49	Lower Creekside LSIS	1.10	1.10		6		352		-	-	-	1,545			28,952
50	Bell Green Gas Holders	0.77	0.7		10		277		_	_	_	1,545			22,783
51	Bell Green Retail Park	7.35			10		2,219		_	_	_	1,545		-	182,513
52	Sainsbury's Bell Green	5.40			10		1,818		_	-	_	1,545			149,531
53	Stanton Square LSIS	0.96			6		283		<del>                                     </del>	<del>-</del>	-	1,545			23,277
54	Worsley Bridge LSIS	1.26			6		245		-	-	-	1,545		-	20,151
55 55									<del>-</del>		-				
ວວ	Homebase/Argos, Bromley Road	1.70	1.70	0 80%	6		255	-	-	-	-	1,545	2,342	-	20,974

1	18 19 20 21 22 23 24 25 26 27 .ONDON IFloor areas - proposed (sqm)								27 28 29 30 31 32 33 34 35 36 37 38 CIL (rate per sqm) - INCL MAYORAL CIL												
LONDON	IFloor areas			fice inlcudes	D1/b)					otal rasi	Total resi FS		er sqm) <sub>-   </sub>	NCL MAYO	ORAL CIL						
Site ref	Retail A1-Af	Retail S'Mark		B2 industria	· /	C1 Hotel	C2 resi inst D	1		otal resi nits	Total resi FS		Retail S'Ma	R1 office	R2 industri	B8 storage 0	C1 Hotel	C2 resi inst	D1	D2	Resi
1	-	-	-	-	-	-	-	-	- u	1	108	149.896	149.896	60	60		149.896		£60	£60	
2	-	-	-	-	-	-	-	-	-	5	478	149.896	149.896	60	60	60	149.896		£60	£60	
3	-	-	-	-	-	-	-	-	-	5	408	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
4	-	-	-	-	-	-	-	-	-	11	868	149.896	149.896	60	60	60	149.896	138.659	£60	£60	138.659
5	-	-	-	-	-	-	-	-	-	11	903	149.896	149.896	60	60	60	149.896	138.659	£60	£60	138.659
6	-	-	-	-	-	-	-	-	-	25	2,063	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
7	-	-	-	-	-	-	-	-	-	50	4,188	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
8	50	-	-	-	-	-	-	-	-	5	408	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
9	-	-	50	-	-	-	-	-	-	5	408	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
10	200	-	-	-	-	-	-	-	-	25	2,063	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
11	-	-	300	-	-	-	-	-	-	30	2,470	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
12	100	-	700	-	-	-	-	-	-	70	5,755	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
13 14	100	-	700	-	-	-	-	200	1,650	150 118	12,338 9,793	149.896 149.896	149.896 149.896	60 60	60 60	60 60	149.896 149.896	138.659 138.659	£60	£60	
15	-	-	-	-	-	-	-	-	800	60	4,940	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
16	300	-	-	_	_	_	_	_	2,500	150	12,413	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
17	600	-	-	-	-	-	-	_	2,300	88	7,323	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
18	300	-	4,500	-	_	-	-	200	_	300	24,675	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
19	100	-	-	-	-	-	-	-	-	10	975	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
20	-	-	-	-	-	-	-	-	-	10	815	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
21	100	-	-	-	-	-	-	250	-	200	16,450	149.896	149.896	60	60	60	149.896	138.659	£60	£60	138.659
22	150	-	400	-	-	-	3,000	-	-	-	-	149.896	149.896	60	60	60	149.896	138.659	£60	£60	138.659
23	250	-	-	-	-	2,000	-	-	-	67	2,010	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
24	-	-	500	-	-	-	-	-	-	-	-	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
25	-	-	1,000	-	1,500	-	-	-	-	-	-	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
26	-	-	-	-	-	-	250	-	-	7	-	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
27	2,880	-	960	-	-	-	-	960	960	242	19,885	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
28 29	2,171 17,755	-	700 15,500	32,200	-	27,070	-	2,000 6,500	6,500	536 3,514	44,086 289,027	149.896 149.896	149.896 149.896	60 60	60 60	60 60	149.896 149.896	138.659 138.659	£60	£60	
30	1,870	-	6,268	32,200	_	27,070	-	374	374	1.582	129,980	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
31	6,300	-	15,000	-	_		-	15,800	10,000	3,500	286,125	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
32	7,560	-	880	-	_	5,960	_	3,900	880	649	47,588	149.896	149.896	60	60	60	149.896		£60	£60	
33	-	-	-	-	_	-	-	-	768	443	22,380	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
34	752	-	752	-	-	-	-	-	7,983	393	31,468	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
35	3,024	-	1,512	-	-	-	-	-	-	365	27,878	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
36	4,820	-	2,410	-	-	-	-	-	-	585	48,116	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
37	5,305	-	805	-	-	-	-	1,122	321	393	32,253	149.896	149.896	60	60	60	149.896	138.659	£60	£60	138.659
38	13,382	-	4,061	-	-	-	-	-	400	1,020	83,895	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
39	200	-	-	-	-	-	-	-	-	260	21,385	149.896	149.896	60	60	60	149.896	138.659	£60	£60	
40	572	-	-	-	-	-	-	-	934	324	26,649	149.896	149.896	60	60		149.896		£60	£60	
41	9,308	-	3,103	-	-	-	-	-	-	636	52,311	149.896	149.896	60			149.896		£60	£60	
42	11,175	-	4,725	-	-	-	-	2,000	1,000	1,080	88,830		149.896				149.896		£60	£60	
43	4,160	-	4,780	2,000	-	-	-	-	500	918	75,506		149.896	60			149.896		£60	£60	
44	5,017	-	12,033	-	-	-	-	-	1,000	300	24,675		149.896				149.896		£60	£60	
45 46	2,615 59,402	-	2,615 16,601	-	-	-	-	5,000	2,000	299 1,186	24,593 97,549		149.896 149.896	60			149.896 149.896		£60 £60	£60 £60	
47	2,151	-	1,225	-	-	-	-	5,000	300	274	22,537	149.896	149.896	60 60			149.896		£60	£60	
48	7,974	-	4,237	-	-	-	-	500	-	1,029	84,635	149.896	149.896				149.896		£60	£60	
49		-	12,370	-	-	-	-	-	-	352	28,952		149.896	60			149.896		£60	£60	
50	2,426	-	2,426	-	-	-	_	-	-	277	22,783		149.896	60	60		149.896		£60	£60	
51	14,270	-	9,135	-	-	-	-	3,000	1,000	2,219	182,513	149.896	149.896	60	60		149.896		£60	£60	
52	19,861	-	7,954	-	-	-	-	3,000	1,000	1,818	149,531	149.896	149.896	60			149.896		£60	£60	
53	-	-	9,771	-	-	-	-	-	-	283	23,277		149.896	60			149.896		£60	£60	
54	-	-	8,455	-	-	-	-	-	-	245	20,151	149.896	149.896				149.896		£60	£60	
55	2,234	-	2,234	-	-	-	-	-	-	255	20,974	149.896	149.896				149.896		£60	£60	
L	-,		,								,		2.220		30		3.230				

1 LONDON		48		50 51	52 53 mmercial; per unit fo	3 5 <sup>2</sup>	4 55	56	57	58	59 Rents	60	61	62	. 63	64	65	66	67	68 Cap val	69 Yields	70	71
LONDON	E&T		3100 and 321	o (per squi ioi co	innercial, per unit lo	1 1631					Kents									Cap vai	Tielus		
Site ref	cost		Retail A1-A Ret	tail S'MaB1 office	B2 industri B8 storag	e C1 Hotel	C2 resi ins D1	D2	F	Resi	Retail A1-AR	etail S'Ma	B1 office	B2 industri	i B8 storage 0	C1 Hotel	C2 resi instD1	D2	2	Resi	Retail A1-A	Retail S'Ma E	31 office
1		-	35	35 35				35	35	2,500	325	250	325	160		425	390	250	250		5.00%	5.00%	6.00%
2		-	35	35 35	35 35	5 35		35	35	2,500	325	250		160		425		250	250	7,250	5.00%	5.00%	6.00%
3		-	35	35 35	35 35	5 35	5 35	35	35	2,500	325	250		160	160	425	390	250	250		5.00%	5.00%	6.00%
4		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
5		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
6		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
7		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
8		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
9		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
10		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
11		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
12		-	35	35 35				35	35	2,500	325	250 250		160		425 425		250	250		5.00%	5.00%	6.00%
13		-	35 35	35 35 35 35				35 35	35 35	2,500 2,500	325 325	250		160 160		425	390 390	250 250	250 250		5.00% 5.00%	5.00% 5.00%	6.00% 6.00%
15		<u> </u>	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
16			35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
17			35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
18		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
19		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
20		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
21		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
22		-	35	35 35	35 35	5 35	5 35	35	35	2,500	325	250	325	160	160	425	390	250	250	7,250	5.00%	5.00%	6.00%
23		-	35	35 35	35 35	5 35		35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
24		-	35	35 35				35	35	2,500	325	250		160	160	425	390	250	250		5.00%	5.00%	6.00%
25		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
26		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
27		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
28		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
29		-	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
30		-	35	35 35 35 35				35	35 35	2,500 2,500	325 325	250		160		425		250	250		5.00%	5.00%	6.00%
32		-	35 35	35 35 35 35				35 35	35	2,500	325	250 250		160		425 425	390 390	250 250	250 250		5.00% 5.00%	5.00% 5.00%	6.00% 6.00%
32 33		-	35	35 35				35	35	2,500	325	250		160 160		425		250	250		5.00%	5.00%	6.00%
34			35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
35		_	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
36		_	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
37		_	35	35 35				35	35	2,500	325	250		160		425	390	250	250		5.00%	5.00%	6.00%
38		-	35	35 35				35	35	2,500	325	250	325	160		425	390	250	250		5.00%	5.00%	6.00%
39		-	35	35 35	35 35	5 35	5 35	35	35	2,500	325	250	325	160		425	390	250	250		5.00%	5.00%	6.00%
40		-	35	35 35	35 35	5 35	5 35	35	35	2,500	325	250	325	160	160	425	390	250	250	7,250	5.00%	5.00%	6.00%
41		-	35	35 35				35	35	2,500	325	250	325	160		425	390	250	250	7,250	5.00%	5.00%	6.00%
42		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
43		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
44		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
45		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
46		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
47		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
48		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
49 50		-	35	35 35 35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
50 51		-	35 35	35 35 35 35				35 35	35 35	2,500 2,500	325 325	250 250		160 160		425 425		250 250	250 250		5.00% 5.00%	5.00% 5.00%	6.00%
51 52		-	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
52 53		<u> </u>	35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
54			35	35 35				35	35	2,500	325	250		160		425		250	250		5.00%	5.00%	6.00%
55		-	35	35 35		5 35		35	35	2,500	325	250		160		425		250	250		5.00%		6.00%
,,,	1		55	55	, 55 5.	J.	5	00	55	2,500	525	200	525	100	100	723	330	200	250	1,200	5.0070	5.0070	0.0070

1	72	73	74	75	76	77	78 79	80	81	82	83	84	85	86	87	88 89	90	91	92	93	94
LONDON	11					n/a	Build costs								l l	Net to gross					
Cite ref	DO in duatri D	00 -4	24 1 1 24 2 1	CO real ined	D4	Doo!	i Detail A4 A5	Datail CIMa	D4 affica	DO in diversi	DO 0404040	NA Llatal	CO real inc	D4		OT USED	tail CIMA DA	-4:	DO in directrical	DO starona C4 I la	tal
Site ref	B2 industri: B			C2 resi inst		D2 Resi		Retail S'Mal		B2 industrial			C2 resi ins		D2	Retail A1-A5 Re 85%		85%		B8 storage C1 Ho	85%
2	6.00%	6.00%	5.00% 5.00%	6.00% 6.00%	7.00% 7.00%	7.00% 7.00%	1,878	1,878 1,878	2,486	1,157	1,061	2,922 2,922	2,313 2,313	1,580 1,580	1,580 1,580	85%	85% 85%	85%	85% 85%	85% 85%	85%
2	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878 1,878	1,878	2,486 2,486	1,157 1,157	1,061 1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
<i>3</i>	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
5	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
6	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
7	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
8	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
9	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
10	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
11	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
12	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
13	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
14	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
15	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
16	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
17	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
18	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
19	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
20	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
21	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
22	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
23	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
24	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
25	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
26	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	1,784	1,580	1,580	85%	85%	85%	85%	85%	85%
27	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
28	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
29	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
30	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
31	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
32	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
33	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
34	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
35	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
36	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
37	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
38	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
39	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%	85%	85%	85%
40	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313		1,580	85%	85%	85%		85%	85%
41	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
42	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
43	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
44	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
45	6.00%	6.00%	5.00%	6.00%	7.00%	7.00% 7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85% 85%	85% 85%		85%	85%
46 47	6.00%	6.00%	5.00% 5.00%	6.00% 6.00%	7.00% 7.00%	7.00%	1,878 1,878	1,878 1,878	2,486 2,486	1,157 1,157	1,061	2,922 2,922	2,313	1,580 1,580	1,580 1,580	85% 85%	85%	85%		85% 85%	85% 85%
48	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061 1,061	2,922	2,313 2,313	1,580	1,580	85%	85%	85%		85%	85%
49	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
50	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
51	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
52	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
53	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
54	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
55	6.00%	6.00%	5.00%		7.00%	7.00%	1,878	1,878	2,486	1,157	1,061	2,922	2,313	1,580	1,580	85%	85%	85%		85%	85%
00	0.0070	0.0070	0.0070	0.0070	7.0070	1.0070	1,070	1,070	2,400	1,107	1,001	2,022	2,010	1,000	1,000	00 /0	00 /0	JJ 70	00 /0	00 /0	3370

1 LONDON	95	96	97	98	120		122 123 Build start (QUARTE	127	127 128 129 130 131 132 133 134 135 136 137 Build period (QUARTERS)								
				Total new		Build Start (QOARTE					Build period (work) into						
Site ref	C2 resi inst	D1	D2	Resi		Highways/S278	Retail A1-A Retail S'Ma	B1 office B2 industri B8 storage	C1 Hotel C2 r	resi insi D1	D2	Resi	Retail A1-	Retail S'Ma B1 office	B2 industria	88 storage C1 Hotel	
1	85%	85%	85%	100%	108	-	2 2	2 2 2	2 2	2	2	2	2 4	. 4 4	4	4 4	
2	85%	85%	85%	85%	478	·	2 2	2 2 2	2 2	2	2	2	2 4	. 4 4	4	4 4	
3	85%	85%	85%		408	-	2 2		2 2	2	2	2	2 6	6 6	6	6 6	
4	85%	85%	85%		868	11,000	2 2	2 2 2	2 2	2	2	2	2 4	4 4	4	4 4	
5	85%	85%	85%		903	11,000	2 2		2 2	2	2	2	2 6	6 6	6	6 6	
6	85%	85%	85%		2,063	25,000	2 2		2 2	2	2	2	2 6	6 6	6	6 6	
7	85%	85%	85%		4,188	50,000	2 2		-	2	2	2	2 6	6 6	6	6 6	
8	85%	85% 85%	85%		458	5,750	2 2			2	2	2	2 6	6 6	6 6	6 6	
40	85%	85% 85%	85%		458	5,750			·	2	2	2	2 6	0 0	·	6 6	
10	85%	85% 85%	85%		2,263	28,000	2 2			2	2	2	2 6	0 0	6	6 6	
11 12	85% 85%	85% 85%	85% 85%		2,770 6,555	34,500 82,000	2 2		_	2	2	2	2 6	6 6	6 6	6 6	
13	85%	85%	85%		13,338	165,000	2 2			2	2	2	2 8	8 8		8 8	
14	85%	85%	85%		11,443	142,750	2 2		2	2	2	2	2 8	8 8	8	8 8	
15	85%	85%	85%		5,740	72,000	2 2		2	2	2	2	2 6	6 6	6	6 6	
16	85%	85%	85%		15,213	192,000	2 2			2	2	2	2 8	8 8		8 8	
17	85%	85%	85%		7,923	97,000	2 2		2	2	2	2	2 6	6 6	-	6 6	
18	85%	85%	85%		29,675	375,000	2 2	2 2 2	2 2	2	2	2	2 10	10 10	10	10 10	
19	85%	85%	85%		1,075	10,000	2 2	2 2 2	2 2	2	2	2	2 6	6 6	6	6 6	
20	85%	85%	85%		815	10,000	2 2	2 2 2	2 2	2	2	2	2 6	6 6	6	6 6	
21	85%	85%	85%	85%	16,800	205,250	2 2	2 2 2	2 2	2	2	2	2 8	8 8	8	8 8	
22	85%	85%	85%	85%	3,550	53,250	2 2	2 2 2	2 2	2	2	2	2 6	6 6	6	6 6	
23	85%	85%	85%	80%	4,260	33,750	2 2	2 2 2	2 2	2	2	2	2 6	6 6	6	6 6	
24	85%	85%	85%	80%	500	7,500	2 2	2 2 2	2 2	2	2	2	2 6	6 6	6	6 6	
25	85%	85%	85%		2,500	37,500	2 2	2 2 2	2 2	2	2	2	2 4	. 4 4	4	4 4	
26	85%	85%	85%		250	7,000	2 2	2 2 2	2 2	2	2	2	2 6	6 6	6	6 6	
27	85%	85%	85%		25,645	328,400	2 2	2 2 2	2 2	2	2	2	2 8	8 8	8	8 8	
28	85%	85%	85%		48,957	609,065	2 2	2 2 2	2 2	2	2	2	2 4	4 4	10	10 10	
29	85%	85%	85%		394,552	5,096,875	2 2		2 2	2	2	2	2 30			30 30	
30	85%	85%	85%		138,866	1,715,290	2 2		2 2	2	2	2	2 20			20 20	
31	85%	85%	85%		333,225	4,206,500	2 2		2 2	2	2	2	2 30	30 30		30 30	
32	85%	85%	85%		66,768	936,700	2 2		2 2	2	2	2	2 4	4 4	11	11 11	
33	85%	85%	85%		23,148	454,520	2 2		2 2	2	2	2	2 4	4 4	10	10 10	
34	85%	85%	85%		40,955	535,305	2 2		2	2	2	2	2 4	4 2	10	10 10	
35	85% 85%	85% 85%	85% 85%		32,414	433,040	2 2	2 2 2	2 2	2	2	2	2 4	4 2	9	9 9	
36 37	85%	85%	85%		55,346	693,450	2 2	2 2 2	2	2	2	2	2 4	4 2	10	10 10 9 9	
38	85%	85% 85%	85%		39,806 101,738	506,295 1,287,645	2 2	2 2 2	2 2	2	2	2	2 4	4 2	15	15 15	
39	85%	85%	85%		21,585	263,000	2 2		2 2	2	2	2	2 4	4 4	8	8 8	
40	85%	85%	85%		28,155	346,590	2 2		2 2	2	2	2	2 4	4 4	9	9 9	
41	85%	85%	85%		64,722	822,165	2 2			2	2	2	2 4	4 4		11 11	
42	85%	85%	85%		107,730	1,363,500	2 2			2	2	2	2 4			15 15	
43	85%	85%	85%		86,946	1,089,600	2 2			2	2	2	2 4			14 14	
44	85%	85%	85%		42,725	570,750				2	2	2	2 4			9 9	
45	85%	85%	85%		29,823	377,450	2 2			2	2	2	2 4	4 4	1	8 8	
46	85%	85%	85%			2,431,045	2 2			2	2	2	2 4	4 4	1	15 15	
47	85%	85%	85%		26,213	329,140				2	2	2	2 4	4 4		8 8	
48	85%	85%	85%	85%	97,346	1,219,665	2 2		2 2	2	2	2	2 4	. 4	15	15 15	
49	85%	85%	85%		41,322	537,550				2	2	2	2 10	10 10	10	10 10	
50	85%	85%	85%		27,635	349,780	2 2			2	2	2	2 4	4 4	_	9 9	
51	85%	85%	85%		209,918	2,630,075	2 2			2	2	2	2 4	•		24 24	
52	85%	85%	85%		181,346	2,295,225	2 2			2	2	2	2 4			20 20	
53	85%	85%	85%		33,048	429,565	2 2			2	2	2	2 4			9 9	
54	85%	85%	85%		28,606	371,825	2 2			2	2	2	2 4	*		8 8	
55	85%	85%	85%	85%	25,442	322,020	2 2	2 2 2	2 2	2	2	2	2 4	4 4	8	8 8	

	138 N. I	139	140	141	142	143 1 t sale (QUARTERS	44	145	146 1	147 14	8 14	9 15	50 15		152 15 Sales period start		155 On-site AH	156 0/ AU m	157
LONDO	NI			inve	stment	t sale (QUARTERS	<b>)</b>							Resi sales period (qtrs)	Sales period start	Area % of		% AH re	entea
Cito rof	C2 resi instD1	D2	Resi	Doto	il A 1 / l	Retail S'MaB1 office	o D2 ind	luctri D0 ot	torage C1 Hote	el C2 resi ir	o D1	D2	Resi	Resi	Poci	% of units	PKS		
Site ref	02 Test IIIs D T	1	/ Kesi	4	6	6	6	6	6			6	6	Resi	1	6 100.0	100/_ F	60%	0%
2	4	4	4	4	6	6	6	6	6			6	6		1	6 100.0		60%	0%
2	6	6	6	6	0	8	8	8	0	0		8	8		1	8 100.0		i0%	0%
<u> </u>	4	4	4	4	6	6	6	6	6	6	6	6	6		1	6 100.0		50%	0%
+	4	6	6	6	0	8	8	8	0	0	0	8	8		1	8 100.0		50%	0%
2	6	6	6	6	0	0	0	8	0	0	0	0	8			8 100.0		50%	
7	6	6	6	6	0	8	8	8	0	0	0	8	0		2	8 100.0		60%	0% 0%
0	6	6	6	6	0	<u> </u>	8	8	0	0	<u> </u>	8	8		1				
0	6	6	6	6	0	8		8	0	0	_	8	8		1	8 100.0		0%	0% 0%
9	0	0	0	0	0	0	8		0	0	-	-			•	8 100.0		0%	
10	б	б	6	6	8	8	8	8	8	8	~	8	8		2	8 100.0		60%	0%
11	6	6	6	6	8	8	8	8	8	8	~	8	8			8 100.0		50%	0%
12	6	6	6	6	8	8	8	8	8	8		8	8			8 100.0		50%	0%
13	8	8	8	8	10		10	10	10				0			0 100.0		60%	0%
14	8	8	8	8	10		10	10	10		0 1		0			0 100.0		0%	0%
15	6	6	6	6	8	8	8	8	8	~		-	8			8 100.0		60%	0%
16	8	8	8	8	10		10	10	10			_	0			0 100.0		60%	0%
17	6	6	6	6	8	8	8	8	8	~			8		5	8 100.0		60%	0%
18	10	10	10	10	12	12	12	12	12	12 1	2 1	2 '	2		6 1	2 100.0	00%	60%	0%
19	6	6	6	6	8	8	8	8	8	8	8	8	8		1	8 100.0	00%	60%	0%
20	6	6	6	6	8	8	8	8	8	8	8	8	8		1	8 100.0	00% 5	60%	0%
21	8	8	8	8	10	10	10	10	10	10 1	0 1	0 ,	0		6 1	0 100.0	00%	60%	0%
22	6	6	6	6	8	8	8	8	8	8	8	8	8		1	8 100.0	00%	0%	0%
23	6	6	6	6	8	8	8	8	8	8	8	8	8		4	8 100.0	00%	60%	0%
24	6	6	6	6	8	8	8	8	8	8	8	8	8		1	8 100.0		0%	0%
25	4	4	4	4	6	6	6	6	6	6	6	6	6		1	6 100.0		0%	0%
26	6	6	6	6	8	8	8	8	8	8		_	8		1	8 100.0		50%	0%
27	8	8	8	8	10		10	10	10		-	-	0		6 1	0 100.0		50%	0%
28	10	10	10	10	6	6	6	12	12		2 1		2			6 100.0		60%	0%
29	30	30	30	30	32		32	32	32		2 3		32			0 100.0		60%	0%
30	20	20	20	20	22		22	22	22		2 2		22			0 100.0		60%	0%
31	30	30	30	30	32		32	32			2 3		32			0 100.0		60%	0%
32	11	11	11	11	6	6	6	13	13				3			0 100.0		60%	0%
33	10	10	10	10	6	6	6	12	12				2			0 100.0		60%	0%
34	10	10	10	10	6	6	6	12					2			0 100.0		0%	0%
35	9	9	9	9	6	6	6	11		11 1		_	1		11 1			60%	0%
36	10	10	10	10	6	6	6	12				_	2			0 100.0		60%	0%
		9	9	9	6	6													
37 38	9	ŭ	ū	ū	Ö	0	6	11			1 1 7 1		7			0 100.0		60% 60%	0%
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39	8	Ö		Ŭ	б	Ö	6	10	10		0 1		0			0 100.0		0%	0%
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<del>1</del> 1	11	11	11	11	6	6	6	13			3 1		3			0 100.0		60%	0%
12	15	15	15	15	6	6	6	17			7 1		7			0 100.0		50%	0%
13	14	14	14	14	6	6	6	16	16				6			0 100.0		0%	0%
14	9	9	9	9	6	6	6	11			1 1		1			0 100.0		0%	0%
15	8	8	8	8	6	6	6	10					0			0 100.0		60%	0%
16	15	15	15	15	6	6	6	17			7 1		7			0 100.0		60%	0%
7	8	8	8	8	6	6	6	10	10				0			0 100.0		60%	0%
l8	15	15	15	15	6	6	6	17			7 1		7			0 100.0		50%	0%
19	10	10	10	10	12	12	12	12	12	12 1			2		8 1	0 100.0		60%	0%
50	9	9	9	9	6	6	6	11	11	11 1	1 1		1		6 1	0 100.0		60%	0%
51	24	24	24	24	6	6	6	26	26	26 2	6 2		:6			0 100.0		60%	0%
52	20	20	20	20	6	6	6	22					22			0 100.0		60%	0%
53	9	9	9	9	6	6	6	11			1 1		1			0 100.0		0%	0%
54	8	8	8	8	6	6	6	10					0			0 100.0		60%	0%
55	8	8	8	8	6	6	6	10					0	+		0 100.0		0%	0%

1	158	159	160	161	162	163	164	1	165 166	167
LONDON	<b>I</b> Existing floors	space		5.80%	Purchasers cost	S				
									Site areas	
Site ref	Total sqm R	ent '	Yield EU		EUV uplift BLV		Existing use	Classification		Net
1			6.50%	120,000	20%		Industrial land @ £4m per ha		0.03	
2			6.50%	200,000	20%		Industrial land @ £4m per ha		0.05	
3			6.50%	200,000	20%		Industrial land @ £4m per ha		0.05	
4			6.50%	400,000	20%		Industrial land @ £4m per ha		0.10	
5			6.50%	400,000	20%		Industrial land @ £4m per ha		0.10	
6			6.50%	600,000	20%		Industrial land @ £4m per ha		0.15	
7			6.50%	1,000,000	20%		Industrial land @ £4m per ha		0.25	
8			6.50%	80,000	20%		Industrial land @ £4m per ha		0.02	
9			6.50%	80,000	20%		Industrial land @ £4m per ha		0.02	
10			6.50%	600,000	20%		Industrial land @ £4m per ha		0.15	
11			6.50%	800,000	20%		Industrial land @ £4m per ha		0.20	
12			6.50%	1,200,000	20%		Industrial land @ £4m per ha		0.30	
13			6.50%	2,800,000	20%		Industrial land @ £4m per ha		0.70	
14			6.50%	2,240,000	20%		Industrial land @ £4m per ha		0.56	
15			6.50%	1,600,000	20%		Industrial land @ £4m per ha		0.40	
16			6.50%	2,800,000	20%		Industrial land @ £4m per ha		0.70	
17			6.50%	1,680,000	20%		Industrial land @ £4m per ha		0.42	
18			6.50%	3,200,000	20%		Industrial land @ £4m per ha		0.80	
19			7.00%	800,000	20%		Industrial land @ £4m per ha		0.20	
20			6.50%	800,000	20%		Industrial land @ £4m per ha		0.20	
21			6.50%	16,000,000	20%		Industrial land @ £4m per ha		4.00	
22			6.50%	1,200,000	20%		Industrial land @ £4m per ha		0.30	
23			6.50%	800,000	20%		Industrial land @ £4m per ha		0.20	
24			6.50%	2,400,000	20%		Industrial land @ £4m per ha		0.60	
25			6.50%	800,000	20%		Industrial land @ £4m per ha		0.20	
26			6.50%	120,000	20%		Industrial land @ £4m per ha		0.03	
27			6.50%	1,120,000	20%		Industrial land @ £4m per ha		0.28	
28	4790.32	£1,277,500	6.50%	18,513,923	20%	22,216,708		Based on RV	1.14	
29			6.50%	94,400,000	20%		Industrial land @ £4m per ha		23.60	
30			6.50%	18,400,000	20%		Industrial land @ £4m per ha		4.60	
31			6.50%	42,240,000	20%		Industrial land @ £4m per ha		10.56	
32			6.50%	52,263,882	20%	62,716,658			5.52	
33			6.50%	-	20%	-	Council housing estates - nil value		6.06	
34			6.50%	3,080,000	20%		Industrial land @ £4m per ha		0.77	
35			6.50%	1,200,000	20%	1,440,000		Car parking	0.30	
36			6.50%	5,680,857	20%	6,817,028			0.60	
37	4949.71	£485,900	6.50%	7,041,812	20%	8,450,175		Based on RV	1.68	
38			6.50%	33,990,459	20%	40,788,551			3.59	
39			6.50%	5,775,538	20%	6,930,645			0.61	
40			6.50%	-	20%		Industrial land @ £4m per ha	Vacant derelict brownfield	1.01	
41			6.50%	21,113,851	20%	25,336,621			2.23	
42	10434.75	£1,139,150	6.50%	16,508,912	20%	19,810,695		Based on RV	3.41	
43	6111.05	£1,011,000	6.50%	14,651,723	20%	17,582,068		Based on RV	2.06	
44	9343.2	£1,130,000	6.50%	16,376,308	20%		Public land - policy presumption for 5	0% AH impacts on land value	1.91	
45			6.50%	3,240,000	20%		Industrial land @ £4m per ha		0.81	
46			6.50%	60,311,762	20%	72,374,114			6.37	
47			6.50%	8,805,328	20%	10,566,393			0.93	
48		£1,790,000	6.50%	25,941,231	20%	31,129,477		Based on RV	2.46	
49			6.50%	4,400,000	20%		Industrial land @ £4m per ha		1.10	
50			6.50%	3,080,000	20%		Industrial land @ £4m per ha		0.77	
51	11469.34	£2,293,868	6.50%	33,243,447	20%		Floorspace from Completelyretail.co.	uk	7.35	
52	12718.6	£3,630,000	6.50%	52,607,077	20%		Supermarket		5.40	
53			6.50%	3,840,000	20%		Industrial land @ £4m per ha		0.96	
54			6.50%	5,040,000	20%		Industrial land @ £4m per ha		1.26	
55	3025.2	£695,000	6.50%	10,072,154	20%	12,086,585	Retail	Based on RV	1.70	



# Appendix 4 - Appraisal results (present day)

#### LB LEWISHAM LOCAL PLAN VIABILITY

	ISHAM LOCAL PLAN VIABILITY		Sales values:	£6,500 per sqn	n	LAF	% Rented R	30% SC	6 Intermediate					
								Resid	dual land value	s (£m)				
ite No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,00	0 £220,32	7 £209,519	£198,71	1 £187,902	£177,098	£166,287	£155,478	£144,671	£133,862	£123,054	£11
	2 Small residential developments (houses, backland, infi	5	£240,00	0 £1,024,54	7 £976,538	£928,530	£880,523	£832,515	£784,506	£736,498	£688,490	£640,482	2 £592,473	3 £54
	3 Small residential developments (flats, backland, infill e	5	£240,00	0 £516,74	6 £483,950	£451,154	4 £418,358	£385,562	£352,766	£319,970	£287,173	£254,37	7 £221,581	1 £1
	4 Small residential developments (houses, backland, infi	11	£480,00	0 £1,834,99	7 £1,747,779	£1,660,559	£1,573,341	£1,486,122	£1,398,902	£1,311,684	£1,224,464	£1,137,240	6 £1,050,027	7 £9
	5 Small residential developments (flats - backland, infill e	11	£480,00		6 £1,072,931	£1,000,297	7 £927,662			£709,759		£564,490		£4
	6 Small residential developments	25	£720,00		5 £2,532,731	£2,369,026	£2,205,321	£2,041,617	£1,877,912	£1,714,207	£1,550,502	£1,386,79	7 £1,223,093	£1,0
	7 Residential development	50	£1,200,00		5 £4,935,775	£4,615,996	£4,296,216	£3,976,437				£2,697,320		£2,0
	8 Small scale mixed use, local centres	5	£96,00		6 £567,360	£534,560	£501,767	£468,97	£436,175	£403,379	£370,583	£337,78	7 £304,990	£2
	9 Small scale mixed use, local centres	5	£96,00									£278,87		
	10 Small mixed use	25	£720,00		6 £850,028							-£226,360		
•	I1 Small mixed use	30	£960,00						-£22,630	· · · · · · · · · · · · · · · · · · ·		-£581,25		
	12 Mixed use	70	£1,440,00		- ,				·	· · ·		-£1,172,35		
	13 Mixed use	150	£3,360,00						<u> </u>	· · ·		-£4,305,29		
	14 Mixed use incl community facility	118	£2,688,00		· · ·			, ,	, ,	, ,	,,	-£4.155.903	<u> </u>	, .
	15 Mixed use incl health facility	60	£1,920,00		,			£3,622,567	12 / 2/22	£2,916,029	,, .	£2,209,489	, , , , , , , , , , , , , , , , , , , ,	,
	16 Mixed use incl leisure facility	150	£3,360,00							£686,984		-£1,073,340		
	17 Mixed use	88	£2,016,00			12 1		, ,		· · ·		-£1,647,740	- , , - , - , - , - ,	
	18 Large mixed use (employment led)	300	£3,840,00			, , .		£3,738,020	<u> </u>			-£2,889,622	· · · · · ·	
	19 Estate regeneration (small infill - houses)	10	£960,00					, ,				£629,23		
	20 Estate regeneration (small infill - flats)	10	£960,00					£657,679			,	£395,310	,	
		200	£19,200,00		,			<u> </u>					,	
	21 Estate regeneration (large)					, ,	- 1- 1- 1-		, ,	12 1 1 2	,	, ,	12272 7 2	,
	22 Student housing 23 Hotels	- 07	£1,440,00		, ,	, ,			, ,		, ,	£5,580,20°		
		67	£960,00		, ,			, ,				£1,800,570	, , ,	
	24 Commercial	-	£2,880,00		<u>'</u>	· · · · · · · · · · · · · · · · · · ·		-£485,78	· · · · · · · · · · · · · · · · · · ·			-£485,78		
	25 Storage		£960,00		,							£860,932		
	Residential care home (7 units)	7	£144,00			· ·	,	,				£580,654		
	27 Carpet Right	242	£1,344,00		,,			-£11,543,564	1 -£12,705,359	-£13,867,156	6 -£15,028,953	-£16,190,749	<u> </u>	
	28 Lewisham Retail Park	536	£22,216,70		9 £8,774,817	£5,946,655	£3,093,502	£240,349	9 -£2,649,779	-£5,545,839	9 -£8,479,711	-£11,413,58	3 -£14,371,074	-£17,3
	29 Convoys Wharf	3,514	£113,280,00		8 -£144,131,788	B -£158,716,45°	1 -£173,301,115	-£187,885,778	3 -£202,470,441	-£217,055,104	1 -£231,639,767	-£246,224,430	0 -£260,809,093	-£275,
	Timber Yard, Oxestalls Road	1,582	£22,080,00		6 £11,211,654	£3,554,162	2 -£4,161,395	-£11,927,248	3 -£19,693,099	-£27,535,218	3 -£35,418,900	-£43,383,72	1 -£51,405,973	-£59,4
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,00	0 -£93,265,94	3 -£109,698,194	-£126,231,804	4 -£142,765,415	-£159,299,02	5 -£175,832,636	-£192,366,246	6 -£208,899,858	-£225,433,468	8 -£241,967,079	-£258,
3	32 Lewisham Gateway	649	£62,716,65	£19,223,44	2 £16,344,648	£13,465,85	£10,587,061	£7,708,266	£4,829,472	£1,950,679	£941,249	-£3,860,78°	1 -£6,793,021	-£9,7
	33 Heathside and Lethbridge	443	£			-£1,120,320	3 -£2,650,441	-£4,193,053	-£5,735,664	-£7,278,276	£8,820,887	-£10,363,499	9 -£11,906,110	) -£13,4
:	34 Creekside Village East, Thanet Wharf	393	£3,696,00	0 £8,920,12	4 £7,040,568	£5,161,01°	£3,281,456	£1,390,250	£516,335	-£2,442,594	1 -£4,368,853	-£6,309,34°	1 -£8,262,426	-£10,2
3	35 Conington Road Tescos Island Site	365	£1,440,00	0 £2,541,66	£1,023,296	£502,076	6 -£2,041,927	-£3,590,432	2 -£5,150,769	-£6,711,106	£8,271,442	-£9,852,86°	1 -£11,439,695	5 -£13,0
:	36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,02	8 £17,245,81	7 £14,371,829	£11,497,84°	1 £8,623,854	£5,749,866	£2,865,853	-£38,991	-£2,984,390	-£5,929,789	9 -£8,898,865	5 -£11,8
	37 Leegate Shopping Centre	393	£8,450,17		6 £19,234,035	£17,000,854	£14,767,674	£12,534,494	£10,301,314	£8,068,134	£5,834,954	£3,601,774	4 £1,359,191	1 -£9
	38 Hatcham Works	1,020	£40,788,55		8 £14,898,063	£10,425,578	£5,953,091	£1,480,606	£3,076,690	-£7,663,349	9 -£12,255,730	-£16,904,530	6 -£21,565,722	2 -£26,2
:	39 Goodwood Road and New Cross Road	260	£6,930,64		0 £9,107,197	£7,603,700	£6,100,209	£4,596,715	£3,093,222	£1,589,728	£86,234	-£1,437,31	5 -£2,974,797	7 -£4,5
	10 New Cross Gate NDC scheme, Besson Street	324	£		2 £11,552,392	£9,707,200	£7,860,359	£5,998,260	£4,136,161	£2,274,061	£411,962	-£1,470,659	9 -£3,359,109	9 -£5.2
	11 Plassy Island	636	£25,336,62		010 000 000	040 400 000	£8,301,547	00.400.40	00.000.070	£1,693,971	-£539.951	-£2,811,47	2 -£5,105,287	7 -£7,4
	12 Catford Shopping Centre and Milford Towers	1,080	£19,810,69				, ,	, ,		-£10,992,722	2 -£15,904,267	-£20,826,532	2 -£25,811,624	+
	Wickes and Halfords	918	£17,582,06							· · · · · ·	<del>                                     </del>			
	14 Laurence House and Civic Centre	300	£19,651,56							, ,	, , , , , , , , , , , , , , , , , , ,		, ,	
	45 Engate Street	299	£3,888,00		£13,415,874			, ,	, , ,	, ,	, ,	£1,344,99		,
	16 Lewisham Shopping Centre	1,186	£72,374,11									£31,998,82		
	17 PLACE Ladywell	274	£10,566,39			, ,		, ,				£709,370		
	·	1,029						, ,	, ,	, ,				
	Ravensbourne Retail Park		£31,129,47											
	Lower Creekside LSIS	352	£5,280,00						_					
	50 Bell Green Gas Holders	277	£3,696,00									-£2,126,739		
	51 Bell Green Retail Park	2,219	£39,892,13				<u> </u>	, ,						
	52 Sainsbury's Bell Green	1,818	£63,128,49									-£7,914,14(		
	53 Stanton Square LSIS	283	£4,608,00		, ,									
į.	54 Worsley Bridge LSIS	245	£6,048,00		, , , ,		£5,235,962	, ,		£985,701				
	55 Homebase/Argos, Bromley Road	255	£12,086,58	5 £11,906,81	3 £10,442,790	£8,978,767	7 £7,507,044	£6,032,464	£4,557,884	£3,083,303	£1,608,722	£134,142	2 -£1,359,407	-£2,8

70% Rented

30% Intermediate

Sales values: £6,500 per sqm

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £6,750 per sqm 70% Rented 30% Intermediate LAR SO

						LAR	!	SO						
								Resid	dual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£238,309	£226,602	£214,895		£191,480	£179,773	£168,066	£156,359	£144,651	£132,944	
	2 Small residential developments (houses, backland, infi	il 5	£240,000	£1,104,420	£1,052,418	£1,000,416	£948,415	£896,413	£844,412	£792,410	£740,408	£688,406	£636,404	£584,402
	3 Small residential developments (flats, backland, infill et	t 5	£240,000	£572,986	£537,378	£501,770	£466,162	£430,554	£394,945	£359,337	£323,729	£288,121	£252,513	£216,904
	4 Small residential developments (houses, backland, infi	i 11	£480,000	£1,980,108	£1,885,634	£1,791,159	£1,696,685	£1,602,210	£1,507,736	£1,413,261	£1,318,787	£1,224,313	£1,129,838	£1,035,363
	5 Small residential developments (flats - backland, infill e	11	£480,000	£1,270,122	£1,191,260	£1,112,397	£1,033,535	£954,673	£875,811	£796,949	£718,085	£639,223	£560,361	£481,499
	6 Small residential developments	25	£720,000	£2,979,033	£2,801,468	£2,623,619	£2,445,771	£2,267,922	£2,090,073	£1,912,224	£1,734,376	£1,556,527	£1,378,678	£1,200,829
	7 Residential development	50	£1,200,000	£5,815,479	£5,467,703	£5,119,927	£4,772,151	£4,424,376	£4,076,601	£3,728,825	£3,381,049	£3,033,274	£2,685,498	£2,337,723
	8 Small scale mixed use, local centres	5	£96,000	£656,395	£620,787	£585,179	£549,572	£513,964	£478,355	£442,747	£407,139	£371,531	£335,923	£300,314
	9 Small scale mixed use, local centres	5	£96,000	£597,485	£561,877	£526,269	£490,660	£455,052	£419,444	£383,836	£348,228	£312,619	£277,011	£241,403
1	0 Small mixed use	25	£720,000	£1,269,588	£1,102,958	£936,327	£769,696	£603,065	£436,435	£269,805	£103,174	-£64,355	-£233,343	-£402,331
1	1 Small mixed use	30	£960,000	£1,214,582	£1,015,030	£815,477	£615,924	£416,372	£216,819	£17,266	-£184,866	-£387,242	-£589,619	-£791,996
1	2 Mixed use	70	£1,440,000	£2,880,591	£2,432,827	£1,985,062	£1,537,298	£1,089,533	£641,768	£189,480	-£266,867	-£725,897	-£1,184,925	-£1,643,954
1	3 Mixed use	150	£3,360,000	£3,507,707	£2,651,505	£1,795,301	£939,098	£82,895	-£784,251	-£1,655,496	-£2,535,948	-£3,416,400	-£4,296,852	-£5,177,303
1	4 Mixed use incl community facility	118	£2,688,000	£2,050,330	£1,369,184	£685,550	£1,915	-£691,366	-£1,384,675	-£2,077,983	-£2,771,293	-£3,464,601	-£4,157,910	-£4,851,218
1	15 Mixed use incl health facility	60	£1,920,000	£5,657,333	£5,272,979	£4,888,625	£4,504,271	£4,119,917	£3,735,563	£3,351,209	£2,966,855	£2,582,501	£2,198,147	£1,813,793
	6 Mixed use incl leisure facility	150	£3,360,000			£5,607,698	, ,	£3,703,459	£2,751,341	£1,799,222		-£106,501	-£1,072,094	-£2,037,686
1	Mixed use	88	£2,016,000	£3,261,013	1 - 1 - 1 -	£2,176,841	£1,634,755	£1,092,669	£550,583	£8,497	-£544,087	-£1,100,838	-£1,657,590	-£2,214,341
	8 Large mixed use (employment led)	300	£3,840,000	£13,379,636	£11,591,168	£9,791,040	£7,990,912	£6,190,784	£4,390,656	£2,590,528	£790,399	-£1,024,017	-£2,849,619	-£4,678,483
1	9 Estate regeneration (small infill - houses)	10	£960,000		, ,	£1,221,159	£1,135,962	£1,050,764	£965,567	£880,369	£795,171	£709,974	£624,776	£539,579
2	20 Estate regeneration (small infill - flats)	10	£960,000	£1,032,528	£961,311	£890,095	£818,879	£747,663	£676,447	£605,230	£534,014	£462,797	£391,581	£320,365
2	21 Estate regeneration (large)	200	£19,200,000	£6,617,371	£5,355,551	£4,093,729	£2,831,908	£1,570,087	£308,266	-£967,049	-£2,255,488	-£3,553,047	-£4,850,606	-£6,148,165
	22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
	23 Hotels	67	£960,000	£3,209,309	£3,052,035	£2,894,655	£2,737,276	£2,579,896	£2,422,517	£2,265,137	£2,107,758	£1,950,378	£1,792,998	£1,635,619
	24 Commercial	-	£2,880,000		-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	25 Storage	-	£960,000		£860,932	£860,932		£860,932	£860,932	£860,932			£860,932	£860,932
	Residential care home (7 units)	7	£144,000	,	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
	27 Carpet Right	242	£1,344,000		,,	-£7,278,920	-£8,548,553	-£9,818,186	-£11,087,819	-£12,357,450	-£13,627,083	-£14,896,716	-£16,166,348	-£17,435,981
	Lewisham Retail Park	536	£22,216,708		,,	£10,405,920	£7,335,837	£4,251,117	£1,147,290	-£1,984,222	£5,131,971	-£8,318,783	-£11,510,555	-£14,735,065
	29 Convoys Wharf	3,514	£113,280,000			-£134,356,402	2 -£150,294,402	-£166,232,401	-£182,170,400	-£198,108,400	-£214,046,399	-£229,984,398	-£245,922,397	-£261,860,397
	Timber Yard, Oxestalls Road	1,582	£22,080,000			£15,850,127	£7,509,527	-£842,835	-£9,301,463	-£17,760,091	-£26,277,761	-£34,864,609	-£43,547,202	-£52,283,888
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		,. ,. ,	-£100,671,548		-£136,578,797	-£154,532,422	-£172,486,047	-£190,439,672	-£208,393,297	-£226,346,922	-£244,300,547
	32 Lewisham Gateway	649	£62,716,658		12 /2 2/ 2	,	,,	£11,897,628	,	£5,616,370	,,	-£674,297	-£3,859,369	-£7,053,389
	Heathside and Lethbridge	443	£0		, ,	£1,321,999	,	/ /	, ,	-£5,336,412	12 /2 /	-£8,699,044	-£10,380,361	-£12,061,677
	34 Creekside Village East, Thanet Wharf	393	£3,696,000		, ,	£8,355,876		£4,241,778	, , ,	£108,943	, ,	, ,	-£6,227,399	-£8,365,488
	Conington Road Tescos Island Site	365	£1,440,000		, . ,	£2,120,548		-£1,223,886	-£2,911,106	-£4,618,593	,,	, ,	-£9,769,766	-£11,508,411
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028				, ,	£10,092,262	£6,946,875	£3,801,487	· · ·	, , , , , , , , , , ,	-£5,807,873	-£9,056,453
	Leegate Shopping Centre	393	£8,450,175			,,	, ,	£15,775,293				' '	£3,596,642	£1,156,299
	88 Hatcham Works	1,020	£40,788,551	£27,740,949	, , , , , , , , , , , , ,		2:0,:0:,:0=		,,	12 /2 2 2 /	, ,	· · · · · ·	, ,	-£21,805,271
	39 Goodwood Road and New Cross Road	260	£6,930,645		, ,	,		£6,786,694	£5,146,327	£3,505,959	, ,	£225,224	,	,,
	New Cross Gate NDC scheme, Besson Street	324	£0		7 7	, -,		£8,694,566	£6,677,848	£4,646,302			, ,	-£3,529,122
	Plassy Island	636	£25,336,621	, ,	£17,325,131	,,	7 - 7 - 7 - 7	0= 0=0 000	0=00.040	£5,213,780	£2,764,660	£299,058	-£2,219,822	000000000
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695				£11,137,180	£5,953,098	£766,946	-£4,539,601	-£9,857,002	-£15,216,133	-£20,605,931	-£26,065,264
	13 Wickes and Halfords 14 Laurence House and Civic Centre	918 300	£17,582,068			£6,841,040		-£2,004,159			, ,	, ,	, ,	, ,
		299	£19,651,569			, . ,		£46,258			, ,			, ,
	Engate Street		£3,888,000				£12,627,685 £66,061,122							
	17 DLACE Lockwell	1,186 274	£72,374,114					£60,407,716 £9,348,232					£31,565,670 £711,606	
	17 PLACE Ladywell	1,029	£10,566,393				£11,063,923	£9,346,232 £30,326,612	,		<u> </u>			, ,
	18 Ravensbourne Retail Park	352	£31,129,477						7 7 7					
	19 Lower Creekside LSIS 50 Bell Green Gas Holders	277	£5,280,000 £3,696,000					£7,326,728 £6,152,311		£2,985,709 £2,851,095				
	51 Bell Green Gas Holders 51 Bell Green Retail Park	2,219	£39,892,137											
									, ,					, , , , , , , , , , , , , , , , , , , ,
	52 Sainsbury's Bell Green 53 Stanton Square LSIS	1,818 283	£63,128,492				, ,			£19,317,090				, , , , , , , , , , , , , , , , , , ,
	54 Worsley Bridge LSIS	283	£4,608,000			£11,229,980 £8,949,370								
			£6,048,000											
	Homebase/Argos, Bromley Road	255	£12,086,585	14,560,747	£12,964,028	£11,367,308	£9,770,588	£8,173,867	£6,571,505	£4,962,684	£3,353,862	£1,745,040	130,217	-£1,493,443

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,000 per sqm 70% Rented 30% Intermediate LAR SO

						LAR	•	SO						
								Resid	lual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£256,291	£243,684	£231,078		£205,866	£193,260	£180,653	£168,047	£155,441	£142,835	£130,227
	2 Small residential developments (houses, backland, infi	5	£240,000	£1,184,294	£1,128,299	£1,072,303		£960,312	£904,317	£848,321	£792,326	£736,330	£680,335	£624,339
	3 Small residential developments (flats, backland, infill et	5	£240,000	£629,227	£590,806	£552,386		£475,546		£398,705		£321,865	£283,444	£245,025
	4 Small residential developments (houses, backland, infi	11	£480,000		£2,023,489	£1,921,759	£1,820,028	£1,718,299	£1,616,568	£1,514,838	£1,413,109	£1,311,378	£1,209,648	£1,107,919
	5 Small residential developments (flats - backland, infill e	11	£480,000		£1,309,588	£1,224,497		£1,054,318		£884,137		£713,957	£628,867	£543,776
	6 Small residential developments	25	£720,000	£3,259,475	£3,067,891	£2,876,307	£2,684,723	£2,493,139		£2,109,971	£1,918,249	£1,726,256	£1,534,263	£1,342,270
	7 Residential development	50	£1,200,000	£6,370,765	£5,995,762	£5,620,760	£5,245,757	£4,870,755	£4,495,752	£4,120,749	£3,745,000	£3,369,228	£2,993,456	£2,617,684
	8 Small scale mixed use, local centres	5	£96,000		£674,215	£635,795		£558,955		£482,114		£405,275	£366,854	£328,434
	9 Small scale mixed use, local centres	5	£96,000	£653,724	£615,305	£576,884	£538,464	£500,044	£461,623	£423,203	£384,784	£346,363	£307,943	£269,523
1	0 Small mixed use	25	£720,000	£1,535,830	£1,355,888	£1,175,944	£996,002	£816,059	£636,117	£456,174	£276,232	£96,289	-£84,838	-£267,326
1	1 Small mixed use	30	£960,000	£1,533,427	£1,317,932	£1,102,438	£886,942	£671,447	£455,953	£240,458	£24,963	-£193,229	-£411,772	-£630,317
1	2 Mixed use	70	£1,440,000	£3,604,845	£3,120,867	£2,636,890	£2,152,913	£1,668,935	£1,184,958	£700,980	£213,769	-£279,439	-£775,673	-£1,271,907
1	3 Mixed use	150	£3,360,000	£4,947,667	£4,019,466	£3,091,265	£2,163,065	£1,234,864	£306,662	-£630,334	-£1,572,977	-£2,527,504	-£3,482,030	-£4,436,557
1	4 Mixed use incl community facility	118	£2,688,000	£3,171,775	£2,439,352	£1,706,929	£967,593	£227,155	-£520,549	-£1,271,466	-£2,022,383	-£2,773,300	-£3,524,217	-£4,275,134
1	5 Mixed use incl health facility	60	£1,920,000	£6,279,021	£5,863,582	£5,448,144	£5,032,706	£4,617,267	£4,201,829	£3,786,391	£3,370,952	£2,955,514	£2,540,076	£2,124,637
1	6 Mixed use incl leisure facility	150	£3,360,000	£9,071,751	£8,048,263	£7,024,775	£6,001,286	£4,974,589	£3,943,025	£2,911,461	£1,879,896	£848,332	-£185,826	-£1,231,987
1	7 Mixed use	88	£2,016,000	£4,147,456	£3,561,048	£2,974,639	£2,388,231	£1,801,824	£1,215,415	£629,007	£42,598	-£553,937	-£1,156,263	-£1,758,590
1	8 Large mixed use (employment led)	300	£3,840,000	£16,410,309	£14,471,951	£12,533,591	£10,595,232	£8,643,547	£6,690,122	£4,736,695	£2,783,270	£829,843	-£1,139,482	-£3,120,550
1	9 Estate regeneration (small infill - houses)	10	£960,000	£1,526,116	£1,434,190	£1,342,265		£1,158,414	£1,066,488	£974,562	£882,637	£790,711	£698,786	£606,860
2	20 Estate regeneration (small infill - flats)	10	£960,000	£1,145,008	£1,068,167	£991,327	£914,487	£837,646	£760,806	£683,966	£607,125	£530,285	£453,444	£376,604
	21 Estate regeneration (large)	200	£19,200,000	£8,723,120	£7,356,011	£5,988,902	£4,621,795	£3,254,686	£1,887,577	£520,469	-£858,621	-£2,253,157	-£3,659,040	-£5,064,924
	22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
2	23 Hotels	67	£960,000	£3,459,096	£3,289,231	£3,119,368	£2,949,504	£2,779,641	£2,609,777	£2,439,914	£2,270,050	£2,100,187	£1,930,323	£1,760,459
2	24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	25 Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
2	Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
	Carpet Right	242	£1,344,000		-£3,961,359	-£5,337,871	-£6,715,339	-£8,092,808	-£9,470,277	-£10,847,745	-£12,225,214	-£13,602,683	-£14,980,152	-£16,357,620
	Lewisham Retail Park	536	£22,216,708	£21,494,702	£18,177,188	£14,859,675	£11,542,161	£8,224,647	£4,907,134	£1,552,886	-£1,827,108	-£5,229,076	-£8,673,656	-£12,123,327
	29 Convoys Wharf	3,514	£113,280,000	-£77,288,630	-£93,723,111	-£110,414,151	-£127,346,590	-£144,579,025	-£161,870,360	-£179,161,696	-£196,453,031	-£213,744,366	-£231,035,701	-£248,327,036
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£45,830,706	£37,000,275	£28,091,363	£19,122,382	£10,098,672	£1,074,962	-£8,061,231	-£17,212,635	-£26,426,635	-£35,716,646	-£45,139,550
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£38,818,735	, ,	-£75,480,677	£94,484,930	-£113,858,568	-£133,232,208	-£152,605,847	-£171,979,486	-£191,353,125	-£210,726,765	-£230,100,404
	Lewisham Gateway	649	£62,716,658	£29,612,566	, . , .	,,	,,	£16,086,988	,,	£9,282,060	,,	£2,477,132	-£938,426	-£4,389,039
	Heathside and Lethbridge	443	£0			£3,748,689	, ,	£209,048		-£3,394,549	, ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-£8,854,610	-£10,674,631
	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£15,998,198		£11,550,740	, ,	£7,081,658		£2,612,575	· · · · · · · · · · · · · · · · · · ·	-£1,918,405	-£4,209,388	-£6,515,463
	S5 Conington Road Tescos Island Site	365	£1,440,000	£8,323,244	,,	£4,736,166	10 70 7	£1,118,186	-£700,581	-£2,535,170	, , .	-£6,244,614	-£8,103,882	-£9,990,293
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£28,031,089		£21,250,708		£14,434,658		£7,601,084		£751,896	-£2,740,557	-£6,243,650
	Leegate Shopping Centre	393	£8,450,175			£24,292,651		£19,016,091		£13,739,531		,,	£5,824,692	£3,186,411
	88 Hatcham Works	1,020	£40,788,551	£36,109,007	, ,	~=0,000,0::	==0,=00,00=	£15,028,735		£4,396,223		, ,		-£17,370,964
	39 Goodwood Road and New Cross Road	260	£6,930,645	£16,049,732		,		£8,976,673	, ,	£5,422,191	£3,644,949	, ,	£90,467	
	New Cross Gate NDC scheme, Besson Street	324	03	, ,	7- 7-	£15,732,131		£11,372,312	, . , .	£7,012,495			£415,570	· · · · ·
	Plassy Island	636	£25,336,621	£24,559,401	, , , , , , ,	£19,295,228		£14,003,927		£8,685,416	£6,013,454	£3,321,535	£611,971	, ,
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695					£13,129,251	£7,496,659	£1,864,067	-£3,864,819	-£9,643,156	-£15,463,065	-£21,320,397
	Wickes and Halfords	918	£17,582,068				, ,	£4,205,082	·	-£5,478,256	· · · · · ·			, ,
	Laurence House and Civic Centre	300	£19,651,569		, ,					-£1,240,872		, ,		, ,
	Engate Street	299	£3,888,000				, ,						£3,078,876	, ,
	Lewisham Shopping Centre	1,186	£72,374,114						, ,		, ,		£36,563,174	
	17 PLACE Ladywell	274	£10,566,393								1 - 1 - 1		£2,298,288	
	8 Ravensbourne Retail Park	1,029	£31,129,477					£37,936,171		£25,800,372		, ,	£7,495,238	
	19 Lower Creekside LSIS	352	£5,280,000		, ,			£10,215,353				£811,159		-£3,960,873
	50 Bell Green Gas Holders	277	£3,696,000		, ,		1 1	£8,345,419					-£599,394	
	51 Bell Green Retail Park	2,219	£39,892,137											
	52 Sainsbury's Bell Green	1,818	£63,128,492							£29,938,464			£942,240	
	33 Stanton Square LSIS	283	£4,608,000										£305,628	
	Worsley Bridge LSIS	245	£6,048,000							£4,597,060	, ,		-£433,107	
5	Homebase/Argos, Bromley Road	255	£12,086,585	£17,214,681	£15,485,265	£13,755,848	£12,026,432	£10,297,016	£8,567,598	£6,838,182	£5,099,001	£3,355,937	£1,612,874	-£132,032

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,250 per sqm 70% Rented 30% Intermediate LAR SO

						LAR		SO						
								Resid	ual land values	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£274,273	£260,768	£247,262	£233,757	£220,251	£206,746	£193,241	£179,735	£166,230	£152,724	£139,218
	2 Small residential developments (houses, backland, inf	il 5	£240,000	£1,264,168	£1,204,179	£1,144,189	£1,084,200	£1,024,210	£964,221	£904,232	£844,243	£784,254	£724,265	£664,276
	3 Small residential developments (flats, backland, infill e	t 5	£240,000	£685,466	£644,234	£603,002	£561,770	£520,538	£479,305	£438,074	£396,841	£355,609	£314,377	£273,145
	4 Small residential developments (houses, backland, inf		£480,000			,			£1,725,401	£1,616,416		,		,
	5 Small residential developments (flats - backland, infill		£480,000		, ,	, ,	, ,	, ,	£1,062,644	£971,326	, ,	£788,690	£697,373	, ,
	6 Small residential developments	25	£720,000		, ,	, ,	, ,	, ,	£2,511,886			£1,895,067	£1,689,462	,
	7 Residential development	50	£1,200,000		, ,	, ,			£4,912,064	£4,509,307		£3,703,794	£3,301,037	£2,897,646
	8 Small scale mixed use, local centres	5	£96,000		, ,	£686,411	£645,179	£603,947	£562,715		, ,	£439,019	£397,786	, ,
	9 Small scale mixed use, local centres	5	£96,000		£668,732	£627,500	,	£545,035	£503,804	£462,571		,	£338,875	
,	0 Small mixed use	25	£720,000		£1,608,817		,	£1,029,053	£835,798	£642,543	,	£256,033	· · · · · · · · · · · · · · · · · · ·	,
	1 Small mixed use	30	£960,000			£1,389,398		£926.524		£463,649	,	£774	-£233,926	
	2 Mixed use	70	£1,440,000					£2,248,337		£1,207,958		£164,687	-£366,420	
	3 Mixed use	150	£3,360,000					£2,246,337 £2.386.831		£386,433				
								£1.136.028	£1,386,632 £338.784		· · · · · · · · · · · · · · · · · · ·			, ,
	4 Mixed use incl community facility	118	£2,688,000			£2,716,229 £6.007.145		,		,		, ,	,	, ,
	5 Mixed use incl health facility	60	£1,920,000		, . ,			11-1	£4,668,094		, ,		£2,882,003	,,
	6 Mixed use incl leisure facility	150	£3,360,000			£8,438,340	, ,	£6,234,301	£5,132,281	£4,023,699			£690,669	
	7 Mixed use	88	£2,016,000		, ,	, ,	, , ,	£2,510,978	£1,880,247	, , , .		-£12,113		
	8 Large mixed use (employment led)	300	£3,840,000		, ,		, ,	, ,		£6,882,863		, ,	£562,692	7 7 7
	9 Estate regeneration (small infill - houses)	10	£960,000		, ,	, ,	, ,		£1,167,408			£871,448	£772,794	£674,141
	20 Estate regeneration (small infill - flats)	10	£960,000			, ,		£927,630	£845,166	£762,701	£680,237	£597,773	£515,308	
	21 Estate regeneration (large)	200	£19,200,000		,,	,		£4,939,285	£3,466,889		2022,001	-£963,747	-£2,467,475	,
	22 Student housing	-	£1,440,000	£5,580,201		£5,580,201		£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
	P3 Hotels	67	£960,000					£2,979,386	£2,797,038				£2,067,648	
	24 Commercial	-	£2,880,000		,	-£485,781		-£485,781	-£485,781	-£485,781	,	,	-£485,781	,
	25 Storage	-	£960,000		,	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
	Residential care home (7 units)	7	£144,000				,	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	,
	27 Carpet Right	242	£1,344,000		-£1,941,731		7- 7- 7		-£7,852,735	-£9,338,040	-£10,823,344	-£12,308,649	-£13,793,954	-£15,279,258
	Lewisham Retail Park	536	£22,216,708		7-5-75		,		£8,618,595	£5,053,651	£1,457,135	-£2,178,434	-£5,836,756	-£9,544,328
	29 Convoys Wharf	3,514	£113,280,000	-£51,773,406	-£69,235,791	-£86,917,752	-£104,827,160	-£123,024,226	-£141,570,320	-£160,214,991	-£178,859,662	-£197,504,334	-£216,149,005	-£234,793,676
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£59,104,535		£40,184,338	£30,635,716	£21,028,418	£11,321,600	£1,614,780	-£8,206,549	-£18,050,729	-£27,981,838	-£37,995,213
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		-£31,549,785	-£50,940,028	-£70,770,915	-£91,138,341	-£111,931,994	-£132,725,648	-£153,519,301	-£174,312,953	-£195,106,607	-£215,900,260
	2 Lewisham Gateway	649	£62,716,658	£34,792,582	£31,152,778	£27,512,975	£23,873,171	£20,233,367	£16,593,563	£12,947,751	£9,283,453	£5,619,153	£1,954,854	-£1,733,636
	Heathside and Lethbridge	443	£C		£8,080,016	£6,175,379	£4,270,742				-£3,411,410	-£5,370,136	-£7,328,860	-£9,287,586
	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£19,506,995	£17,114,407	£14,721,821	£12,329,233	£9,921,537	£7,509,503	£5,097,470	£2,685,436	£266,183	-£2,203,398	-£4,676,744
	S5 Conington Road Tescos Island Site	365	£1,440,000	£11,192,991	£9,258,516	£7,324,041	£5,389,566	£3,443,179	£1,488,877	-£472,011	-£2,453,969	-£4,451,032	-£6,459,765	-£8,472,175
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028		£29,737,862	£26,079,410	£22,420,958	£18,762,507	£15,088,867	£11,400,680	£7,712,493	£4,024,306	£322,199	-£3,455,181
3	R7 Leegate Shopping Centre	393	£8,450,175	£33,582,964	£30,755,743	£27,928,522	£25,097,719	£22,256,890	£19,416,060	£16,575,229	£13,734,400	£10,893,570	£8,052,740	£5,211,910
3	88 Hatcham Works	1,020	£40,788,551	£44,404,421	£38,758,543	£33,100,123	£27,411,652	£21,723,181	£16,034,711	£10,326,516	£4,583,253	-£1,176,425	-£7,057,452	-£12,955,371
3	39 Goodwood Road and New Cross Road	260	£6,930,645	£18,755,704	£16,857,078	£14,958,453	£13,059,828	£11,161,202	£9,252,536	£7,338,422	£5,424,307	£3,510,193	£1,596,077	-£322,538
4	New Cross Gate NDC scheme, Besson Street	324	£C	£23,439,134	£21,091,866	£18,744,596	£16,397,328	£14,050,060	£11,702,791	£9,355,523	£7,008,254	£4,649,911	£2,279,474	-£92,249
4	Plassy Island	636	£25,336,621	£29,338,420	£26,482,028	£23,625,636	£20,754,813	£17,882,040	£15,006,749	£12,114,389	£9,219,158	£6,303,966	£3,373,011	£419,699
4	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£44,319,033	£38,326,520	£32,303,432	£26,280,346	£20,257,259	£14,224,303	£8,143,202	£2,062,099	-£4,111,909	-£10,351,184	-£16,645,063
	13 Wickes and Halfords	918	£17,582,068	£30,718,273	£25,637,157	£20,556,040	£15,435,550	£10,305,666	£5,175,782	£6,801	-£5,256,322	-£10,552,798	-£15,888,200	-£21,294,755
4	14 Laurence House and Civic Centre	300	£19,651,569	£11,341,226	£9,550,301	£7,759,376	£5,968,452	£4,177,528	£2,386,603	£595,678	-£1,225,258	-£3,056,262	-£4,887,267	-£6,718,273
4	15 Engate Street	299	£3,888,000		£22,284,699	£20,101,280	£17,917,860	£15,734,442	£13,551,022	£11,367,603	£9,184,184	£7,000,765	£4,810,328	£2,609,096
4	16 Lewisham Shopping Centre	1,186	£72,374,114						£68,612,222	£61,931,231				
	17 PLACE Ladywell	274	£10,566,393											
	18 Ravensbourne Retail Park	1,029	£31,129,477						£38,984,874					
	19 Lower Creekside LSIS	352	£5,280,000										£446,040	
	50 Bell Green Gas Holders	277	£3,696,000											
	51 Bell Green Retail Park	2,219	£39,892,137											
	52 Sainsbury's Bell Green	1,818	£63,128,492						£50,758,715		, ,			
	33 Stanton Square LSIS	283	£4,608,000											
	54 Worsley Bridge LSIS	245	£6,048,000				£11,750,025							
	55 Homebase/Argos, Bromley Road	255	£12,086,585			£16,144,389								
	TomosasorAigos, Diomicy Road	200	212,000,000	210,000,010	210,000,000	210,144,003	217,202,270	212,420,103	~10,330,043	20,000,007	20,000,020	۵۳,300,000	20,000,000	~ 1,Z 1Z,ZZi

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,500 per sqm 70% Rented 30% Intermediate LAR SO

						LAR		SO		- (C)				
Cito No	Cita nama	No of unito	DL \/ (C m)	0% AH	FO/ ALL	100/ ALL	15% AH	20% AH	lual land values 25% AH	1 1	35% AH	40% AH	45% AH	E00/ ALL
Site No	Site name	No of units	BLV (£ m)							30% AH				50% AH
	Very small residential (house)   Small residential developments (houses, backland, infi	5	£144,000 £240,000	£292,255 £1,344,041	£277,851 £1.280.058	£263,446 £1,216,075	,	£234,637 £1,088,109	£220,233 £1,024,126			£177,018 £832,178		
	B Small residential developments (flats, backland, infill e	1	£240,000	£1,344,041 £741,706	£697,662	£1,216,075 £653,618	£609,574	£1,066,109 £565.529		· · · · · · · · · · · · · · · · · · ·		£389,352		
	4 Small residential developments (houses, backland, infiling		£480,000	£2,415,439	£2,299,198	£2,182,957	,	£1,950,476	,					
	5 Small residential developments (flats - backland, infill e	11	£480,000	£2,415,439 £1,643,789	£1,546,243	£2,162,957 £1,448,697		£1,950,476 £1,253,606		, ,		£1,465,511 £863,423		, ,
	Small residential developments	25	£720,000	£3,820,361	£3,600,733	£3,381,104		£2,941,847		, ,	£2,282,962			
	Residential development	50	£1,200,000	£7,480,930	£7,050,419	£6,619,908		£5,758,887	£5,328,375	, ,		£4,036,843		
	B Small scale mixed use, local centres	5	£1,200,000 £96,000	£825,115	£781,071	£737,026		£648,939			£516,806	£472,762		, ,
	Small scale mixed use, local centres	5	£96,000	£766,204	£722,160	£678,116	,	£590,028			,	£412,762		
	Small mixed use	25	£720,000	£2,068,313	£1,861,746	£1,655,180	,	£1,242,046	,	,	,	£415,779	· · · · · · · · · · · · · · · · · · ·	
	Small mixed use	30	£960,000	£2,000,313	£1,923,737	£1,676,358		£1,181,599	£934.220			£192,081		
	2 Mixed use	70	£1,440,000	£5,053,351	£4.496.948	£3,940,545		£2,827,740		,		£602,130		
	B Mixed use	150	£3,360,000	£7,819,591	£6,755,391	£5,683,194		£3,538,800	, ,			-£760.601		
	Mixed use incl community facility	118	£2,688,000	£5,414,664	£4,570,096	£3,725,529	, ,	£2.036.394	, ,	, ,	, , , , , , , , , , , , , , , , , , ,	-£1,390,698	, ,	
	Mixed use incl community facility  Mixed use incl health facility	60	£1,920,000	£7,514,307	£7.038.067	£6.561.826		£5.609.345	,	,	,		, ,	1227 722
	Mixed use incl fleatiff facility  Mixed use incl leisure facility	150	£3,360,000	£12,213,006	£11,032,456	£9,851,904	,,	£7,490,803	,,	, ,	£3,945,482		7 7	12 / - 12
	7 Mixed use	88		£5,920,342	£5,245,289	£4,570,237		£3,220,132		£1.870.026		£519,922		,
		300	£2,016,000 £3,840,000	£5,920,342 £22.471.657	£5,245,269 £20.230.231	£4,570,237 £17,988,804		£3,220,132 £13,505,951	, ,	1 7 - 7 - 7	12 / 2 / 2	£4,508,989	,	
	B Large mixed use (employment led)  Estate regeneration (small infill - houses)			, , , , , , , , , , , , , , , , , , , ,	,,	£17,988,804 £1.584.475				, ,		£4,508,988 £952,184		,
	·	10	£960,000	£1,795,238	£1,689,857	,,	, .,	£1,373,711	£1,268,330					
	Estate regeneration (small infill - flats)	10	£960,000	£1,369,967	£1,281,878	£1,193,790		£1,017,614	· · · · · ·	, , , ,	£753,349	£665,261 £313.150		
	Estate regeneration (large)	200	£19,200,000	£12,908,863	£11,344,306	£9,779,250	£8,201,566	£6,623,883	,,	20,100,010		-55 15,15	,===, :==	
	Student housing	- 07	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	· · ·	
	Hotels	67	£960,000	£3,958,457	£3,763,625	£3,568,794		£3,179,130			, ,			
	Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	,	-£485,781		, , , , , , , , , , , , , , , , , , ,	,	-£485,781	,	
	Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932				£860,932	,	
	Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	,	£580,654	,	,	,	£580,654	,	
	Carpet Right	242	£1,344,000	£1,625,918				-£4,642,053	,	10 10 - 10 -	, , , ,		,,	7 -£14,200,89
	B Lewisham Retail Park	536	£22,216,708	£31,285,712	£27,506,132	£23,726,552	, , ,	£16,142,434	, , , , , , , , , , , , , , , , , , , ,	£8,517,683	£4,705,307	£860,039	-£3,038,199	-£6,965,32
	Convoys Wharf	3,514	£113,280,000	-£26,641,792	, -,	, ,	, ,		-£121,365,248	-£141,268,287	-£161,266,295	-£181,264,302	2 -£201,262,309	-£221,260,31
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£72,253,874	7 7	£52,157,543		£31,832,626	£21,568,236	£11,178,308	£/88,380	-£9,737,420	0 -£20,274,375	-£30,943,36
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£13,395,253	-£6,568,803	-£26,950,247	-£47,637,562	-£68,813,350	, ,	-£112,845,447	-£135,059,114	-£157,272,783	3 -£179,486,450	0 -£201,700,11
	Lewisham Gateway	649	£62,716,658	£39,972,598	£36,073,793	, , , , , , , , , , , , , , , , , , , ,		7- 7	, - , - , -	, ,	, , , , , , , , , , , ,	£8,761,174	,,	£908,90
	Heathside and Lethbridge	443	£0	£12,680,975	£10,641,522	£8,602,069	£6,562,616	£4,523,163			, , ,		,,	,
	Creekside Village East, Thanet Wharf	393	£3,696,000	£23,015,793	£20,447,766	£17,879,739		£12,743,684				£2,403,311		,,
	Conington Road Tescos Island Site	365	£1,440,000	£14,062,739	£11,984,776	£9,906,814		£5,750,889	£3,668,558		· · · · · · · · · · · · · · · · · · ·	-£2,667,506	. , , , , , , , , ,	
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£38,761,538	£34,834,824	£30,908,112	220,000,000	£23,054,686		, ,		£7,281,103	, ,	
	Leegate Shopping Centre	393	£8,450,175	£37,593,841	£34,566,077	£31,538,311	//-	£25,482,782	, , , , , , , , , , , ,			£13,324,168		
	Hatcham Works	1,020	£40,788,551	£52,678,021	£46,618,465		£34,499,351	£28,417,628	~==,0.0,.0.	,,	≈ : ७,७७७,७७ :	£3,923,099		
	Goodwood Road and New Cross Road	260	£6,930,645	£21,461,676	£19,427,752	£17,393,828		£13,325,980			· · ·	<u> </u>		21,000,00
	New Cross Gate NDC scheme, Besson Street	324	£0	£26,786,317	£24,271,690	£21,757,062	£19,242,435	£16,727,807	£14,213,179		,	£6,669,296		
	Plassy Island	636	£25,336,621	£34,075,134	£30,996,387	£27,910,791	£24,816,335	£21,721,879	,,		£12,386,865	£9,251,057	£6,098,651	1 £2,925,68
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£53,079,316					£20,879,395		£7,892,724	£1,363,113	3 -£5,280,875	<u> </u>
	Wickes and Halfords	918	£17,582,068	£38,249,525				£16,405,397		<u> </u>		-£5,817,980	<u> </u>	· · · · ·
	Laurence House and Civic Centre	300	£19,651,569	£13,912,511	, ,	£10,073,534	,,	£6,234,556	12 /2 - 1 - 1			-£1,473,445		
	Engate Street	299	£3,888,000	£27,579,986							£11,206,898	£8,867,886		
	Lewisham Shopping Centre	1,186	£72,374,114		£103,828,288			£82,595,067					, , , , , , , , , , , , , , , , , , ,	
	PLACE Ladywell	274	£10,566,393	£24,766,032								£7,618,489	<u> </u>	, ,
	Ravensbourne Retail Park	1,029	£31,129,477	£80,881,545										
	Lower Creekside LSIS	352	£5,280,000	£26,735,106										
	Bell Green Gas Holders	277	£3,696,000	£20,867,336										
	Bell Green Retail Park	2,219	£39,892,137		£113,889,194									
	Sainsbury's Bell Green	1,818	£63,128,492		£105,690,301	£94,776,264		£72,881,451		, , .				
	Stanton Square LSIS	283	£4,608,000	£23,640,053										
	Worsley Bridge LSIS	245	£6,048,000		£17,750,569				£10,084,241				, ,	
55	Homebase/Argos, Bromley Road	255	£12,086,585	£22,522,550	£20,527,740	£18,532,930	£16,538,120	£14,543,310	£12,548,500	£10,553,690	£8,558,880	£6,564,070	£4,566,186	£2,554,64

## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,750 per sqm 70% Rented 30% Intermediate LAR SO

					LAR		SO						
								ial land values	` '				
Site No Site name	No of units		0% AH 5	5% AH	10% AH	15% AH 2	20% AH 2	25% AH	30% AH 3	35% AH	40% AH 4	15% AH	50% AH
1 Very small residential (house)	1	£144,000	£310,237	£294,933	£279,630	£264,326	£249,023	£233,719	£218,415	£203,112	£187,808	£172,505	£157,200
2 Small residential developments (houses, backland, infi	5	£240,000	£1,423,914	£1,355,938	£1,287,962	£1,219,985	£1,152,008	£1,084,032	£1,016,055	£948,079	£880,103	£812,126	£744,149
3 Small residential developments (flats, backland, infill et	5	£240,000	£797,946	£751,089	£704,233	£657,378	£610,522	£563,665	£516,809	£469,953	£423,096	£376,241	£329,385
4 Small residential developments (houses, backland, infi	11	£480,000	£2,560,550	£2,437,053	£2,313,557	£2,190,060	£2,066,564	£1,943,067	£1,819,571	£1,696,074	£1,572,578	£1,449,081	£1,325,584
5 Small residential developments (flats - backland, infill e	11	£480,000	£1,768,344	£1,664,571	£1,560,798	£1,457,025	£1,353,251	£1,249,477	£1,145,704	£1,041,930	£938,157	£834,383	£730,610
6 Small residential developments	25	£720,000	£4,100,804	£3,867,153	£3,633,503	£3,399,852	£3,166,202	£2,932,551	£2,698,900	£2,465,249	£2,231,598	£1,997,948	£1,764,297
7 Residential development	50	£1,200,000	£8,036,013	£7,577,747	£7,119,483	£6,661,217	£6,202,952	£5,744,688	£5,286,422	£4,828,158	£4,369,893	£3,911,628	£3,453,363
8 Small scale mixed use, local centres	5	£96,000	£881,355	£834,499	£787,642	£740,786	£693,931	£647,075	£600,218	£553,362	£506,506	£459,649	£412,794
9 Small scale mixed use, local centres	5	£96,000	£822,444	£775,588	£728,732	£681,875	£635,019	£588,163	£541,307	£494,451	£447,595	£400,739	£353,882
10 Small mixed use	25	£720,000	£2,334,556	£2,114,676	£1,894,797	£1,674,919	£1,455,039	£1,235,161	£1,015,282	£795,403	£575,524	£355,645	£135,766
11 Small mixed use	30	£960,000	£2,489,961	£2,226,640	£1,963,319	£1,699,997	£1,436,675	£1,173,354	£910.032	£646,710	£383,388	£120,067	-£145,282
12 Mixed use	70	£1,440,000	£5,777,603	£5,184,988	£4,592,373	£3,999,758	£3,407,142	£2,814,527	£2,221,912	£1,629,296	£1,036,681	£444,066	-£155,763
13 Mixed use	150	£3,360,000	£9,242,981	£8,108,498	£6,974,014	£5,834,963	£4,690,768	£3,546,573	£2,402,378	£1,258,183	£113,988	-£1.044.785	-£2.214.318
14 Mixed use incl community facility	118	£2,688,000	£6,536,109	£5.635.468	£4,734,829	£3.834.189	£2,933,549	£2.032.910	£1.132.069	£221.216	-£699.397	-£1,623,140	-£2,546,881
	60		£8,130,619	£7,623,563	£7,116,507	£6,609,451	£6,102,395		,,		,	,,	, ,
15 Mixed use incl health facility		£1,920,000	, ,					£5,595,339	£5,088,283	£4,581,227	£4,074,171	£3,565,859	£3,057,168
16 Mixed use incl leisure facility	150	£3,360,000	£13,783,635	£12,524,552	£11,265,470	£10,006,388	£8,747,306	£7,488,223	£6,229,141	£4,970,059		£2,438,473	£1,168,571
17 Mixed use	88	£2,016,000	£6,806,785	£6,087,410	£5,368,036	£4,648,660	£3,929,286	£3,209,911	£2,490,537	£1,771,162	£1,051,787	£332,413	-£392,438
18 Large mixed use (employment led)	300	£3,840,000	£25,502,330	£23,109,371	£20,716,410	£18,323,450	£15,930,490	£13,537,529	£11,144,569	£8,751,609	£6,348,561	£3,935,242	£1,521,923
19 Estate regeneration (small infill - houses)	10	£960,000	£1,929,800	£1,817,690	£1,705,581	£1,593,470	£1,481,361	£1,369,251	£1,257,141	£1,145,031	£1,032,922	£920,811	£808,702
20 Estate regeneration (small infill - flats)	10	£960,000	£1,482,447	£1,388,734	£1,295,021	£1,201,310	£1,107,597	£1,013,885	£920,173	£826,460	£732,748	£639,036	£545,323
21 Estate regeneration (large)	200	£19,200,000	£14,990,379	£13,321,747	£11,653,114	£9,984,482	£8,308,483	£6,625,512	£4,942,540	£3,259,569	£1,576,599	-£107,877	-£1,815,199
22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
23 Hotels	67	£960,000	£4,208,138	£4,000,822	£3,793,507	£3,586,191	£3,378,875	£3,171,559	£2,964,244	£2,756,928	£2,549,612	£2,342,296	£2,134,981
24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
25 Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
27 Carpet Right	242	£1,344,000	£3,722,179	£2,068,259	£414,339	-£1,257,122	-£2,934,446	-£4,617,651	-£6,318,628	-£8,019,606	-£9,720,582	-£11,421,559	-£13,122,537
28 Lewisham Retail Park	536	£22,216,708	£36,177,101	£32,152,952	£28,128,803	£24,104,654	£20,080,505	£16,041,521	£11,981,715	£7,921,908	£3,862,102	-£241,777	-£4,406,406
29 Convoys Wharf	3,514	£113,280,000	-£1,847,366	-£21,319,836	-£41,018,002	-£60,908,181	-£81,053,649	£101,518,895	-£122,369,656 -	£143,672,926	-£165,024,270 -	£186,375,612	-£207,726,956
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£85,314,423	£74,704,700	£64,006,187	£53,307,674	£42,520,108	£31,682,093	£20,741,836	£9,668,798	-£1,424,110	-£12,653,841	-£23,911,724
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£38,774,589	£17,842,277	-£3,316,543	-£24,990,997	-£47,011,995	-£69,607,980	-£92,965,247 -	£116,598,929	-£140,232,611 -	£163,866,293	-£187,499,975
32 Lewisham Gateway	649	£62,716,658	£45.152.614	£40.994.808	£36.837.004	£32,679,198	£28.521.392	£24.363.586	£20.205.780	£16.047.975	£11.890.170	£7.715.226	£3.527.257
33 Heathside and Lethbridge	443	£0	£15,368,434	£13.203.028	£11.028.759	£8.854.489	£6,680,220	£4,505,951	£2,331,681	£157,412	-£2.045.397	-£4.277.361	-£6.513.494
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£26.524.590	£23.781.124	£21,037,657	£18,294,190	£15,550,722	£12,807,255	£10,063,788	£7,300,239	£4,533,221	£1.766.202	-£1,029,489
35 Conington Road Tescos Island Site	365	£1,440,000	£16,928,802	£14.711.037	£12,489,588	£10,268,138	£8,046,688	£5,825,238	£3,603,313	£1,358,386	-£899.086	-£3,175,779	-£5,479,193
36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£44.102.545	£39.931.670	£35,736,814	£31.541.840	£27.346.865	£23,151,891	£18.956.917	£14,761,943	,	£6,306,914	£2.075.928
37 Leegate Shopping Centre	393	£8,450,175	£41,604,719	£38,376,410	£35,148,102	£31,919,793	£28,691,485	£25,463,177		£19,000,697	£15,754,768	£12,508,838	£9,262,908
38 Hatcham Works	1,020	£40,788,551	£60,941,555	£54.478.385	£48,005,148	£41,531,912	£35,058,675	£28.585.438	£22,061,520	£15,536,243	£9,006,208	£2,415,761	-£4,243,509
39 Goodwood Road and New Cross Road	260	£6,930,645	£24,167,648	£21.998.426	£19,829,203	£17.659.981	£15,490,758	£13.321.535	£11.152.313	£8.983.022	· · ·	£4.607.298	£2,419,436
40 New Cross Gate NDC scheme, Besson Street	324	£0,930,043	£30.130.423	£27.451.515	£24.769.527	£22.087.541	£19,405,554	£16.723.568	£14.041.580	£11.359.593	£8.677.607	£5.995.620	£3,297,954
41 Plassy Island	636	£25,336,621	£38,776,889	£35.472.392		£28,843,740	£25.529.414	£22.198.386	10 10 100	,,	,. ,	,,.	, . ,
								, ,	,,	£15,521,572	£12,167,425	£8,793,186	£5,400,631
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695		£54,985,583	£48,131,568	£41,277,553	£34,423,537	£27,524,617		£13,706,383	£6,745,228	-£236,188	-£7,371,716
43 Wickes and Halfords	918	£17,582,068	£45,714,181	£39,926,238		£28,278,052		£16,609,569	£10,720,426	£4,828,076		-£7,163,232	
44 Laurence House and Civic Centre	300	£19,651,569	, ,		£12,387,691	£10,339,638	£8,291,585	£6,243,531	£4,195,479	£2,147,426	£99,373	-£1,985,436	
45 Engate Street	299	£3,888,000			£25,702,642			£18,218,825		, ,	£10,735,006	£8,240,400	
46 Lewisham Shopping Centre	1,186	£72,374,114	£120,076,540			£97,480,930	£89,924,000	£82,345,419		£67,053,367	, ,	£51,555,681	£43,773,814
47 PLACE Ladywell	274	£10,566,393		£25,331,684		£20,759,630	£18,473,603	£16,187,576	£13,901,549			£7,043,469	£4,752,662
48 Ravensbourne Retail Park	1,029	£31,129,477		£82,824,308		£67,985,813	£60,566,565	£53,147,319		£38,244,435		£23,314,769	
49 Lower Creekside LSIS	352	£5,280,000		£27,435,004		£21,691,409		£15,947,815		£10,203,230		£4,417,899	, ,
50 Bell Green Gas Holders	277	£3,696,000			£19,219,020	£17,038,201	£14,857,384	£12,676,565	£10,495,748	£8,314,929		£3,938,064	£1,738,475
51 Bell Green Retail Park	2,219	£39,892,137	£143,453,218				£89,290,271	£75,576,244	£61,803,529			£20,145,808	£6,071,069
52 Sainsbury's Bell Green	1,818	£63,128,492	£131,280,976	£119,643,316	£107,994,909	£96,346,503	£84,698,096	£73,032,372	£61,309,828	£49,587,285	£37,828,869	£26,014,237	£14,149,885
53 Stanton Square LSIS	283	£4,608,000	£26,585,400	£24,209,314	£21,833,229	£19,457,143	£17,081,058	£14,704,972		£9,952,801		£5,200,630	£2,824,544
54 Worsley Bridge LSIS	245	£6,048,000	£22,217,009	£20,172,935	£18,128,859	£16,084,785	£14,040,710	£11,996,634	£9,952,560	£7,908,484	£5,864,409	£3,820,334	£1,767,541
55 Homebase/Argos, Bromley Road	255	£12,086,585		£23,048,978		£18,793,965	£16,666,457	£14,538,951		£10,283,938	£8,156,431	£6,028,923	

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,000 per sqm 70% Rented 30% Intermediate LAR SO

						LAR		SO						
								Resid	lual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£324,951	£308,912	£292,873	£276,833	£260,794	£244,754	£228,716	£212,676	£196,637	£180,597	£164,558
	2 Small residential developments (houses, backland, inf	fil 5	£240,000	£1,489,274	£1,418,029	£1,346,785	£1,275,540	£1,204,295	£1,133,051	£1,061,806	£990,562	£919,317	£848,073	£776,829
	3 Small residential developments (flats, backland, infill e	et 5	£240,000	£841,820	£792,769	£743,720	£694,670	£645,621	£596,570	£547,520	£498,471	£449,421	£400,371	£351,321
	4 Small residential developments (houses, backland, inf		£480,000		,	,	,	,	£2,032,123	,		£1,643,821	£1,514,388	
	5 Small residential developments (flats - backland, infill		£480,000		, ,	£1,648,249	, ,	£1,430,985	£1,322,353	£1,213,721	£1,105,090	£996,458	, ,	
	6 Small residential developments	25	£720,000		, ,		, ,	£3,341,224	£3,096,634	£2,852,045	, ,		,	
	7 Residential development	50	£1,200,000					£6,548,424	, ,	£5,588,710	, ,	£4,628,996	, ,	
	8 Small scale mixed use, local centres	5	£96,000		£876,179	£827,130		£729,030	£679,980	£630,929	, ,	£532,830	, ,	£434,730
	9 Small scale mixed use, local centres	5	£96,000		£817,268	£768,218	£719,169	£670,118	£621,069	£572,019		£473,919		,
	0 Small mixed use	25	£720,000			,	,	£1,618,004	,			£697,747	,	£237,619
	1 Small mixed use	30	£960,000		£2.458.395			£1,631,837	£1,356,317	£1,080,798		£529,760		
	2 Mixed use	70	£1,440,000					£3,849,126	, ,	£2,608,647	,			
	3 Mixed use	150	£3,360,000					£5,549,124	, ,	£3.153.440	, ,	£757,755		
	4 Mixed use incl community facility	118	£2,688,000			, ,		£3,597,269	£2.655.148			-£188.162		, ,
	5 Mixed use incl health facility	60	£1,920,000		£8.070.939			£6,479,133	, ,	£5,417,929	,		, . , ,	, .,
	6 Mixed use incl leisure facility	150	£3,360,000						£8,393,124	£7,073,715	, ,	£4,434,897	£3.109.288	1111 1 1
	7 Mixed use	88	£2,016,000			, ,	, ,	£4,463,738	£3,710,961	£2,958,183	, ,		£699.849	
	8 Large mixed use (employment led)	300	£3,840,000		, , , , , , , , , , , , , , , , , , , ,	, ,	, ,	£17,776,966	, ,	, ,	, ,	£7,743,506		· · · · · · · · · · · · · · · · · · ·
	9 Estate regeneration (small infill - houses)	10	£960,000		, ,	, ,	£1,682,698	£1,565,340	£1,447,981	£1,330,623	, ,	£1,095,906	£978,548	
	0 Estate regeneration (small infill - flats)	10	£960,000		, ,	, ,	, ,	£1,303,340 £1,177,795	£1,079,696	£1,330,623 £981,596		£785.396	£687,297	£589,197
	11 Estate regeneration (large)	200	£19,200,000		, , , , , , , , , , , , , , , , , ,	/ /	1 1	£9,595,043	£7,837,808			£2.546.437		
	2 Student housing	200	£1,440,000	£5,478,659	, ,	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	
	3 Hotels	- 67		, ,	, ,	, ,	, ,	, ,	£3,478,659 £3,315,071	£3,478,659 £3,098,188	, ,	, ,	, ,	
	4 Commercial	67	£960,000								, ,			
	5 Storage	-	£2,880,000		,	-£485,781		-£485,781	-£485,781	-£485,781		-£485,781		
	<u> </u>	7	£960,000	£1,174,702	, ,	10 / 10 /	, ,	£1,174,702	, ,		, ,	, ,	12 / / /	· · · · · ·
	Residential care home (7 units)		£144,000			,		£572,192	£572,192	£572,192	,	£572,192		· ·
	7 Carpet Right	242	£1,344,000		, ,				, ,		, , , , , , , , , , , , ,	-£8,791,588	,,	
	8 Lewisham Retail Park	536	£22,216,708		,,	, . ,		£22,989,434			,,	£6,067,478	£1,808,948	-£2,518,840
	9 Convoys Wharf	3,514	£113,280,000	£18,096,477	, , , , , , , , , , , , , , , , , , , ,	/ /	, , , , , , , ,			-£105,839,942	-£127,728,863	-£150,000,185	-£172,271,505	-£194,542,826
	O Timber Yard, Oxestalls Road	1,582	£22,080,000					£50,219,589	£38,933,051		£16,089,569	£4,522,627	-£7,144,000	-£18,874,625
	1 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		, ,	,,	-£9,415,249		-£55,322,133	-£79,168,064		-£128,370,778	-£152,992,946	-£177,615,114
	2 Lewisham Gateway	649	£62,716,658	£48,958,533	£44,610,432	,	,	, , , , , , , , , , , , , , , , , , , ,	£27,218,025	£22,869,924	, . , .	£14,173,721	£9,825,619	£5,448,835
	Heathside and Lethbridge	443	£0			, ,		£8,304,671	£6,028,873	,, .	, ,	-£809,819	,	,,
	4 Creekside Village East, Thanet Wharf	393	£3,696,000		£26,266,173		,. ,	£17,643,396	£14,769,137	£11,894,876	,,	£6,119,775		, , , , , , , , , , , , , , , , , , , ,
	5 Conington Road Tescos Island Site	365	£1,440,000		£16,667,851		, ,	£9,700,126	£7,375,336	£5,050,546		·	≈=,000,000	, ,
	6 Land at Conington Road and Lewisham Road (Tesco)		£6,817,028			,			£26,151,760	£21,756,794	77	£12,963,864	,	. , , ,
	7 Leegate Shopping Centre	393	£8,450,175			£37,919,023		£31,154,526	£27,772,277	£24,390,029	7 7	£17,618,206	1 1 - 1 - 1	£10,815,774
	8 Hatcham Works	1,020	£40,788,551	£66,857,006	, ,	,.	£46,605,173	£39,833,508	£33,061,845	£26,282,787	2.0,.00,00.	£12,629,196	£5,771,361	-£1,140,049
	9 Goodwood Road and New Cross Road	260	£6,930,645		, ,	£21,700,023				7 7		£8,055,948	,,	20, 0,002
	0 New Cross Gate NDC scheme, Besson Street	324	£0		,,	£27,079,060	£24,268,766	£21,458,471	£18,648,177	£15,837,883		£10,217,295	£7,407,001	£4,596,367
	1 Plassy Island	636	£25,336,621	£42,212,332			, , , , , , ,		£24,813,863	£21,313,831	£17,806,456	£14,286,416	£10,755,686	£7,198,307
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695					£39,479,244		£25,085,076		£10,621,216		-£4,053,223
	3 Wickes and Halfords	918	£17,582,068		, ,					£14,906,450		£2,572,651		
	4 Laurence House and Civic Centre	300	£19,651,569			£14,050,440	1- 1- 1-	£9,769,584	£7,629,155		,	£1,207,872	-£945,753	, ,
	5 Engate Street	299	£3,888,000		£30,468,216				£20,011,694			£12,169,302		
	6 Lewisham Shopping Centre	1,186	£72,374,114				£103,248,563		£87,445,923				, , , , , , , , , , , , , , , , , , ,	
	7 PLACE Ladywell	274	£10,566,393		, ,						£13,039,425			
	8 Ravensbourne Retail Park	1,029	£31,129,477									£35,060,054	£27,238,517	
	9 Lower Creekside LSIS	352	£5,280,000							£14,991,008				
	Bell Green Gas Holders	277	£3,696,000						£14,210,332					
	1 Bell Green Retail Park	2,219	£39,892,137				£113,429,668					£41,779,166		
	2 Sainsbury's Bell Green	1,818	£63,128,492		£129,833,283		£105,496,749		£81,123,436			£44,383,102		
	3 Stanton Square LSIS	283	£4,608,000					£18,891,116						
	4 Worsley Bridge LSIS	245	£6,048,000						£13,465,708					
	5 Homebase/Argos, Bromley Road	255	£12,086,585	£27,215,200	£24,985,757	£22,756,314	£20,526,872	£18,297,429	£16,067,987	£13,838,545	£11,609,102	£9,379,659	£7,150,217	£4,920,775

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,250 per sqm 70% Rented 30% Intermediate LAR SO

						LAR		SO		. (0)				
Cita Na	Cita nama	No of unito	DLV/(C m)	0% AH	FO/ ALL	100/ 111	15% AH 2	20% AH	lual land values 25% AH		35% AH	40% AH	45% AH	500/ ALI
Site No	Site name  Very small residential (house)	No of units	BLV (£ m) £144,000	£342,933	5% AH £325,995		£292,118			30% AH				50% AH
	2 Small residential (nouse)	5	£144,000 £240,000	£1,569,147	£325,995 £1.493.908	£309,057 £1,418,671	£292,116 £1.343.432	£275,180 £1,268,194		£241,302 £1,117,718		£207,426 £967,242		· · · · · · · · · · · · · · · · · · ·
	B Small residential developments (flats, backland, infill e		£240,000	£1,569,147 £898.059	£1,493,906 £846,197	£7,416,671	£1,343,432 £742,474	£1,266,194 £690,612		£1,117,718	· · ·	£483,165		,
		11	£480,000	£2,824,402	£2,687,713	£2,551,023	£2,414,334	£2,277,645	,	,	£1,867,577	£1,730,888		,
	1 Small residential developments (houses, backland, infi 5 Small residential developments (flats - backland, infill e	11	£480,000	£1,990,068	£1,875,208	£1,760,350	£1,645,490	£1,530,630		£1,300,911		£1,730,880		
	Small residential developments	25	£720,000	£4,600,025	£4,341,414	£4,082,801	£3,824,190	£3,565,579		£3,048,355		£2,531,132		,
	Residential development	50	£1,200,000	£9,022,934	£8,515,323	£8,007,712	£7,500,101	£6,992,490		£5,977,268		£4,962,046	· · ·	
	B Small scale mixed use, local centres	5	£96,000	£9,022,934 £981,469	£929,607	£877,745		£0,992,490 £774,021	£722,159	£670,298		£566,574		, ,
	Small scale mixed use, local centres	5	£96,000	£922,558	£870,696	£818,834	£766,972	£715,111	£663,248	£611,386		£507,663	,	· · · · · · · · · · · · · · · · · · ·
	Small mixed use	25	£720,000	£2,804,503	£2,561,126	£2,317,750	£2,074,374	£1,830,997	,	£1,344,245		£857,492		,
	Small mixed use	30	£960,000	£3,052,759	£2,761,120	£2,469,835	£2,074,374	£1,886,912	, ,	£1,303,990				,
	2 Mixed use	70	£1,440,000	£7,054,336	£6.397.885	£5,741,432		£1,000,912 £4,428,528	, ,	£3,115,625			_	
	B Mixed use	150	£3,360,000	£11,727,869	£10,469,140	£9,210,413	£7,951,685	£6,692,958	,	, ,		£1,621,731	, , , , , , , , , , , , , , , , , , , ,	
	Mixed use incl community facility	118	£2,688,000	£8,487,203	£7,489,009	£6,490,814	£5,492,620	£4,494,426	, ,	£2,498,037	£1,499,842	£1,021,731 £496.119	,	,
	Mixed use incl community facility  Mixed use incl health facility	60	£1,920,000	£9,217.853	£8.656.436	£8.095.017	£7.533.600	£6.972.182		,	, , .			, ,
	Mixed use incl leisure facility	150	£3,360,000	£16,560,797	£15,162,856	£13,764,916	//	£10,969,035	, .,	£8,173,154		£5,377,274	, ,	
	Mixed use increasure racility	88		£16,560,797 £8,346,108	£7,554,391	£13,764,916 £6,762,676	£12,366,975 £5,969,993	£10,969,035 £5,172,894		, ,			7 7	, ,
		300	£2,016,000		£28,181,202	£0,762,676 £25.521.303		£5,172,694 £20,201,505		, ,		, ,		, .
	Large mixed use (employment led)	10	£3,840,000	£30,841,100	, ,			<u> </u>				£9,561,911		1 1 1
	Estate regeneration (small infill - houses)		£960,000	£2,169,335	£2,045,249	£1,921,162		£1,672,989		£1,424,816		£1,176,643		£928,47
	Estate regeneration (small infill - flats)	10	£960,000	£1,682,674	£1,578,950	£1,475,226	£1,371,502	£1,267,779	, . ,			£852,884	,	£645,43
	Estate regeneration (large)	200	£19,200,000	£18,670,888	£16,818,231	£14,965,572	£13,112,914	£11,260,256		£7,548,042	,,	£3,809,886	21,010,001	
	2 Student housing	-	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659		£5,478,659	£5,478,659	£5,478,659		, ,
	B Hotels	67	£960,000	£4,649,168	£4,419,800	£4,190,433		£3,731,699				£2,814,230		, ,
	Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781		-£485,781	11 11 11	-£485,781		
	5 Storage		£960,000	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702		1 7 7 7	· · ·	, ,	· · ·	
	Residential care home (7 units)	7	£144,000	£572,192	£572,192	£572,192	,	£572,192		,	· · · · · · · · · · · · · · · · · · ·	£572,192		,
	Carpet Right	242	£1,344,000	£7,323,162	£5,489,194	£3,655,225	£1,821,257	-£12,892	12 /2 /2 -			, . ,	, ,	, , , , , , , , , , , , , , , , , , , ,
	B Lewisham Retail Park	536	£22,216,708	£44,672,523	£40,250,850	,,	201,000,012	£26,902,545	10 10 10	, ,		£9,036,647	£4,545,629	
	Convoys Wharf	3,514	£113,280,000	£42,162,933	£21,173,206	£170,590		-£43,137,770	, .,	, , , , , , , , , , , , , , , , , , , ,	-£110,360,477	-£133,760,152	2 -£157,384,809	-£181,009,46
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£107,724,032	£96,028,543	<u> </u>	£72,565,151	£60,745,806				£12,719,936	£469,885	-£11,946,86
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£80,669,905	£58,406,662		£12,552,824	-£10,985,718	-£35,115,119	,,			-£137,372,789	0 -£163,414,97
	Lewisham Gateway	649	£62,716,658	£54,138,549	£49,531,447	£44,924,344	, ,	£35,710,140	, , , , , , , , , , , , , , , , , , , ,	, ,	, ,	, , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	,,
	Heathside and Lethbridge	443	£0	£20,042,554	£17,653,207	£15,263,861	£12,872,342	£10,461,728		, ,		£819,275	' '	
	Creekside Village East, Thanet Wharf	393	£3,696,000	£32,598,856	£29,567,860	£26,536,865	£23,500,132	£20,450,433	, , , , , , , , , , , , , , , , , , , ,	, ,	, ,		, , , , , , , , , , , , , , , , , ,	, ,
	Conington Road Tescos Island Site	365	£1,440,000	£21,813,144	£19,363,992	£16,914,839	£14,464,202	£11,995,925	£9,527,648	£7,059,370	£4,591,093	£2,112,363		
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£53,377,579	£48,742,952	1 - 1 - 1		£34,838,904	,	£25,512,451		,,		, ,
	Leegate Shopping Centre	393	£8,450,175	£48,694,398	£45,111,605	£41,528,813	,,.	£34,363,228	,,	£27,197,644	,	£20,032,059		12 /2 /
	Hatcham Works	1,020	£40,788,551	£75,045,353	£67,906,019	,,		£46,452,390	, . ,	≈0=,00:,10=	£24,895,229	2::,000,00	2:0,:0:,00:	£3,111,78
	Goodwood Road and New Cross Road	260	£6,930,645	£28,952,310	£26,543,854	£24,135,398	£21,726,943	£19,318,488				£9,684,665	, ,	, ,
	New Cross Gate NDC scheme, Besson Street	324	£0	£35,988,351	£33,028,028	£30,067,705	£27,107,381	£24,136,218	£21,158,565	£18,180,912		10 1 2 1 2 2		£6,270,29
	Plassy Island	636	£25,336,621	£46,859,175	£43,169,699	£39,467,893	,	£32,058,853		£24,624,395	£20,901,238	£17,155,851	£13,403,240	, , ,
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695										£8,253,702	£504,07
	Wickes and Halfords	918	£17,582,068		£52,434,829	,,	,.	£33,147,596				£7,147,448	,	, ,
	Laurence House and Civic Centre	300	£19,651,569		£18,633,589		£14,095,604	£11,826,612	,	£7,288,628		£2,750,643	,	
	Engate Street	299	£3,888,000										£11,266,699	
	Lewisham Shopping Centre	1,186	£72,374,114				£111,022,772						, ,	, ,
	PLACE Ladywell	274	£10,566,393		£30,121,866		, ,	£22,507,441				£12,354,873		
	Ravensbourne Retail Park	1,029	£31,129,477							£57,229,820			£32,441,233	
	Lower Creekside LSIS	352	£5,280,000				, ,	£23,865,530						
	Bell Green Gas Holders	277	£3,696,000			<u> </u>								
	Bell Green Retail Park	2,219	£39,892,137				£127,738,523							, ,
	2 Sainsbury's Bell Green	1,818	£63,128,492				£117,945,492						' '	
	Stanton Square LSIS	283	£4,608,000					£21,247,394						
	Worsley Bridge LSIS	245	£6,048,000										, , ,	
55	Homebase/Argos, Bromley Road	255	£12,086,585	£29,869,134	£27,506,994	£25,144,855	£22,782,716	£20,420,577	£18,058,438	£15,696,299	£13,334,159	£10,972,020	£8,609,881	£6,247,74

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £6,500 per sqm 70% Rented AR

Bear   See Frame   Bear   See Frame   Bear   See Frame   See Fra	TR FFM	ISHAM LOCAL PLAN VIABILITY		Sales values:	£6,500 per sqm	l	70% AF	Rented	30% SO	Intermediate					
Bill No.   Bill Imminer   Bill No.   Bill Imminer							7.11	`			(£m)				
Very cond menderate 200cc	Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH				35% AH	40% AH	45% AH	50% AH
2 Ford recoformal developments (bits because of the first of the fir															
Stand Freedom of American Service Control of Services		\ /	5	· ·		£985,817	£947,085	£908,354	£869,624	£830,893	£792,162	£753,432	£714,700	£675,969	£637,23
Amail residential developments have brokens, in all   \$1,000.00		3 Small residential developments (flats, backland, infill e	5	£240,000									£307,430	£281,266	
Semant reconstant developments   25		4 Small residential developments (houses, backland, infi	11				£1,694,269	£1,623,905		£1,483,175			£1,272,083		
Franchement   September   Se		5 Small residential developments (flats - backland, infill e	11	£480,000	£1,145,566	£1,087,619	£1,029,672	£971,724	£913,777	£855,829	£797,881	£739,934	£681,986	£624,039	£566,09
8 Small scient mised use, board contracts 5		6 Small residential developments	25	£720,000	£2,696,435	£2,566,296	£2,436,156	£2,306,016	£2,175,876	£2,045,736	£1,915,596	£1,785,291	£1,654,820	£1,524,348	£1,393,87
9 First Local mond Line Contractines		7 Residential development	50	£1,200,000	£5,255,555	£5,002,914	£4,750,275	£4,497,635	£4,244,995	£3,992,355	£3,739,715	£3,487,075	£3,233,827	£2,980,479	£2,727,13
10 Small minor time		8 Small scale mixed use, local centres	5	£96,000	£600,156	£573,992	£547,827	£521,662	£495,498	£469,333	£443,168	£417,004	£390,839	£364,674	£338,51
11   Small minors tane		9 Small scale mixed use, local centres	5	£96,000	£541,245	£515,080	£488,916	£462,751	£436,586	£410,422	£384,257	£358,092	£331,928	£305,763	£279,59
12 Mined use	1	0 Small mixed use	25	£720,000	£1,003,346	£881,618	£759,890	£638,162	£516,434	£394,707	£272,978	£151,251	£29,522	£93,510	-£216,96
13   Minde use ind community facility	1	1 Small mixed use		£960,000	£895,738	£749,959	£604,181	£458,402	£312,624	£166,846	£21,067	-£126,476	-£274,317	-£422,159	-£570,00
14   Mixed use ind community facility   116				£1,440,000	£2,156,339	£1,831,631	£1,506,922	£1,182,214	£857,506	£532,545	£204,752	£124,782	-£457,214	-£789,645	-£1,122,07
15   Minde use incheating facing   60   F.1   300,000   5.03,5648   £1,478,192   £1,447,414   £3,400.76   £3,480.70   £3,481.70   £3,483.70   £3,481.70   £3,483.70   £3,481.70   £3,483.70   £3,481	1	3 Mixed use	150	£3,360,000	£2,067,746	£1,461,261			-£363,264	-£978,332	-£1,594,972	-£2,218,421	-£2,841,869	£3,465,319	-£4,088,76
15   Minder use incleasure flexibility	1	4 Mixed use incl community facility	118				-£60,655	-£555,832	-£1,051,009	-£1,546,186	-£2,041,363	-£2,536,540	-£3,031,718	-£3,526,895	-£4,022,07
17   Macruse   68	1	5 Mixed use incl health facility							<u> </u>	, ,	£3,363,301				£2,248,40
16   Large mixed use (employment led)	1	6 Mixed use incl leisure facility	150		,	£5,246,453	£4,569,882	£3,893,313		, ,		, ,	· · · · · · · · · · · · · · · · · · ·	<u> </u>	,
Estate regeneration (small limit) -						~:,000,000	, ,	. , . , ,	£811,686	£420,965		,	,	£1,167,270	-£1,568,26
20 Estate regeneration (small infili - flast)									, ,			, ,	· · · · · · · · · · · · · · · · · · ·	<u> </u>	
Estate regeneration (large)						£1,194,390	£1,131,787	£1,069,185				,			,
28 Student housing 67 E560,000 E2,986,540 E5,980,201 E5						,				·				·	,
23 Hotels 67			200			, ,	, ,	,. ,. ,	<u>'</u>	,		12 / 2 /	1- 1 1-	,,	12 72 - 72
25 Commercial			-				, ,	, ,	, ,					, ,	
25 Storage -			67			, ,	, , ,	, ,			<u> </u>				
26 Residential care home (f units) 7			-			, , , , , , , , , , , , , , , , , , ,		· ·		·					,
27 Carpet Right 242 F.1.344,000 F.8.866,378 F.1.791,871 F.8.666,736 F.10.372,851 F.10.373,851 F.11.373,877 F.12.289,181 F.11.369,855 F.12.2216,778 F.11.389,774 F.71.280,000 F.8.858,667 F.20.272,555 F.		-	-							,					
28 (Lewisham Relail Park   536   £22.216.70   £11.57.469   £93.02.744   £1.48.200   £1.92.01   £1.57.469   £1.130.22   £2.08.000   £18.860.18   £1.02.62.74   £1.03.02   £1.85.000   £1.00.21   £2.00.		' '				,	,	,	•	,		-			,
29 Cornvys Wharf 30 Timber Yard, Oxestalls Road 1 1,582 2							, ,	,,			-£12,269,341	-£13,164,835	-£14,060,328	3 -£14,955,822	£15,851,31
30 Timber Yard, Osestalla Road  1,582  22,080,000  1,582,086,080  1,582,086,000						£9,362,744	£7,128,020	£4,883,667	£2,627,235	£370,804	-£1,912,311	-£4,200,673	-£6,499,898	£8,819,559	-£11,139,22
31 New Bermondsey, Surrey Canal Triangle 3,500						3 -£140,827,700	-£152,108,274	1 -£163,388,850	-£174,669,425	-£185,950,000	-£197,230,575	-£208,511,150	-£219,791,726	6 -£231,072,301	-£242,352,87
32   Lewisham Gateway						£12,848,832	£6,828,517	£808,202	-£5,285,869	-£11,391,377	-£17,496,883	-£23,623,071	-£29,821,636	-£36,020,200	-£42,325,79
33 Heathside and Lethbridge 443 5 £366.000 £8,90.24 £7.480.88 £6,056.051 £4.62.4014 £3.101.977 £1.759.99 £4.762.747 £4.667.750 £7.667.747 £4.667.750 £7.667.747 £4.667.750 £7.667.747 £4.667.750 £7.667.747 £7.66		, · , · , · · · · · · · · · · · · · · ·				1	-£119,696,588	3 -£132,962,592	2: :0,223,33 :	-£159,494,596	-£172,760,599	-£186,026,602	-£199,292,605	-£212,558,607	7 7 7 7 7
34 Creekside Village East, Thanet Wharf 35 Connigtor Road Tescos Island Site 36 6 £1,400 00 £2,41 662 £139,630 £22,988 £6,262 £10,676,729 £8,482,687 £36,044 £2,87 £5,624,89 £6,644,000 £9,446,687 £1,396,630 £12,998 £34,000 £1,0							, , , , , , , , , , , , , , , , , , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,					
35 Conington Road Tescos Island Site 365 £1.440,000 £2.541.662 £1.390.630 £239.698 £924.332 £1.20.91.653 £3.20.345 £1.41.07.642 £1.31.047.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.042 £1.31.047.							,	,,		, . ,				,,	, , , , , ,
36 Land at Conington Road and Lewisham Road (Tesco) 555										, , , , , , , , , , , ,		1 1 1 1	. , , ,	, , , , , ,	, , , , ,
37 Legate Shopping Centre 393 £8,450,175 £21,467,216 £19,732,418 £17,997,621 £16,262,823 £14,528,026 £12,793,228 £11,058,432 £9,323,634 £7,588,837 £5,584,039 £4,119,22					, ,	, ,				, ,				<del>' ' '                                </del>	,
38 Hatcham Works 1,020 £40,788,551 £19,370,548 £15,980,827 £12,551,106 £91,41368 £5,731,665 £2,321,944 £1,103,770 £45,953,012 £80,865,15 £11,578,617 £15,100,770 £13,397,580 £119,661,690 £9,445,055 £8,279,419 £7,113,784 £5,948,148 £4,782,512 £3,616,877 £2,451,241 £1,285,605 £119,969,26 £13,397,582 £11,964,187 £10,530,790 £9,097,394 £7,683,997 £6,225,919 £4,781,772 £3,337,624 £1,893,476 £44,983,265 £119,969,4187 £10,580,790 £9,097,394 £7,683,997 £6,225,919 £4,781,772 £3,337,624 £1,893,476 £44,983,265 £119,969,4187 £10,580,748 £19,100,545 £19,							, ,			, ,				<del>' ' '                                </del>	, , , , , , , , , , , , , , , , , , ,
39 Godwood Road and New Cross Road 200						, ,	7 7-			,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	,,	,	, , , ,
40 New Cross Gate NDC scheme, Besson Street  41 Plassy Island  42 Catford Shopping Centre and Milford Towers  1,080  £19,810,695  £10,498,650  £10,4						,,.	,,			, ,		, , .	,	,,-	
41 Plassy Island 42 Catford Shopping Centre and Milford Towers 1,080 £19,810,695 £17,719,236 £14,104,943 £19,810,695 £17,719,236 £14,104,943 £19,810,695 £17,719,236 £14,104,943 £10,488,650 £88,358 £3,278,065 £-434,254 £4,043,516 £7,741,777 £11,440,059 £17,741,777 £11,440,059 £15,198,848 £1,198,848 £1,198,848 £1,198,848 £1,198,856 £1,198,858 £1,198,85						<u> </u>	, ,		,	, , .	,,-	1 1 1			, ,
42 Catford Shopping Centre and Milford Towers  1,080  £19,810,695 £17,719,236 £14,108,943 £10,498,650 £6,888,358 £3,278,065 £345,254 £4,043,516 £7,741,777 £11,440,039 £15,169,848 £18,916,61 £17,582,068 £7,951,214 £4,912,585 £1,859,484 £1,210,508 £1,430,813 £10,430,813 £10,438,659 £1,430,813 £10,						040,000,007	£10,550,750	040,400,545	£8 010 275	07,400,000	£5,761,772	£4,464,888	£1,000,470	£1 488 882	-£2.95
43 Wickes and Halfords 918 £17,582,068 £7,951,214 £4,912,685 £1,859,484 £1,210,508 £4,306,813 £7,403,118 £10,535,287 £13,672,204 £16,810,850 £19,998,442 £23,192,55						· · · · · · · · · · · · · · · · · · ·	£10,498,650	<u> </u>	£3,313,273	, ,	-£4.043.516	-£7 741 777	-£11 440 030	-£15,460,662	-£18 916 67
44 Laurence House and Civic Centre 300 £19,651,569 £3,626,376 £2,529,817 £1,433,258 £336,700 £770,611 £1,882,688 £2,994,764 £4,106,839 £5,218,916 £6,330,991 £7,443,000 £10,1009,838 £8,832,794 £7,655,752 £6,478,709 £5,301,666 £4,124,624 £2,947,580 £13,053,807 £13,053,667 £1,800,847 £11,000,847 £10,000,847						, ,				<del> </del>		· · · · · ·	, ,,,,,,,		
Engate Street 299 £3,888,000 £15,132,514 £13,798,685 £12,464,857 £11,131,029 £9,797,200 £8,463,372 £7,129,544 £5,793,766 £4,453,285 £3,112,804 £1,772,354 £6 Lewisham Shopping Centre 1,186 £72,374,114 £73,637,548 £69,615,764 £65,564,398 £61,513,031 £57,461,664 £53,334,588 £49,133,922 £44,777,220 £40,293,874 £35,810,528 £31,327,118 £7,242,981 £47,77,242,981 £44,777,242 £40,293,874 £35,810,528 £31,327,118 £7,242,981 £47,77,242,981 £47,77,242,981 £47,77,242,981 £47,77,242,981 £47,77,242,981 £47,77,242,981 £47,78,24										, ,			,,	, ,	, . ,
46 Lewisham Shopping Centre 1,186 £72,374,114 £73,637,548 £69,615,764 £65,564,398 £61,513,031 £57,461,664 £53,334,588 £49,133,922 £44,777,220 £40,293,874 £35,810,528 £31,327,18						, ,	, ,	,		, ,					, , , , , , , , , , , , ,
47 PLACE Ladywell 274 £10,566,393 £13,359,318 £12,137,014 £10,914,710 £9,692,406 £8,470,101 £7,242,981 £6,014,581 £4,786,180 £3,557,780 £2,329,378 £1,100,97		<u> </u>												, ,	
48 Ravensbourne Retail Park  1,029 £31,129,477 £43,200,843 £39,269,969 £35,333,854 £11,397,740 £27,461,625 £23,525,510 £19,589,396 £15,653,281 £11,717,166 £7,776,326 £3,812,295 £1,577,082 £31,239 £11,717,166 £7,776,326 £3,812,295 £1,577,082 £31,239 £11,717,166 £7,776,326 £3,812,295 £1,577,082 £31,239 £1,536,037 £31,037,740 £4,668,768 £3,122,925 £1,577,082 £31,239 £1,536,037 £31,037,740 £27,461,625 £23,525,510 £19,589,396 £15,653,281 £11,717,166 £7,776,326 £3,812,295 £3,103,75 £4,668,768 £3,122,925 £1,577,082 £31,239 £1,536,037 £31,037,740 £21,037,740 £22,045 £31,2925 £1,577,082 £31,239 £1,536,037 £31,037,740 £22,045 £31,239 £11,717,166 £7,776,326 £3,103,75 £44,668,768 £3,122,925 £1,577,082 £31,239 £1,536,037 £1,785,50 £1,785,50 £1,785,50 £1,893,892,137 £57,173,800 £49,866,230 £42,522,721 £35,165,930 £27,809,140 £20,452,350 £13,056,867 £5,636,365 £1,809,384 £1,809,384 £20,037,959 £13,802,910 £7,567,861 £1,303,878 £5,053,705 £10,003,48 £313,751 £44,608,000 £11,858,666 £10,578,615 £9,298,564 £8,018,512 £6,738,461 £5,458,409 £5,458,409 £5,458,809 £5,895,898 £1,797,511 £699,124 £404,914 £1,518,84												, ,	, ,	<u> </u>	
49 Lower Creekside LSIS  50 Bell Green Gas Holders  51 Bell Green Retail Park  52 £3,896,000  53,892,137  54,866,230  55 Sainsbury's Bell Green  58 Stanton Square LSIS  59 Stanton Square LSIS  50 Worsley Bridge LSIS  50 Bell Green Gas Holders  50 Bell Green Gas Holders  51 Bell Green Gas Holders  52 £3,280,000  £10,009,838  £8,832,794  £10,852,141  £10,852,14  £10,852,141  £10,852,141  £10,852,141  £10,852,141  £10,852,14  £10,852,141  £10,852,141  £10,852,141  £10,852,141  £10,852,14  £10		·										, ,	, ,	, ,	<del>' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' </del>
50 Bell Green Gas Holders 277 £3,696,000 £10,009,838 £8,832,794 £7,655,752 £6,478,709 £5,301,666 £4,124,624 £2,947,580 £1,770,538 £593,495 -£591,805 -£1,785,505 Bell Green Retail Park 2,219 £39,892,137 £57,173,800 £49,866,230 £42,522,721 £35,165,930 £27,809,140 £20,452,350 £13,056,867 £5,636,365 -£1,809,384 -£9,413,023 -£17,033,665 £0,000,000 £10,009,838 £8,832,794 £57,173,800 £49,866,230 £42,522,721 £35,165,930 £27,809,140 £20,452,350 £13,056,867 £5,636,365 -£1,809,384 -£9,413,023 -£17,033,665 £0,000,000 £1,818 £63,128,492 £57,299,094 £51,101,357 £44,903,620 £38,705,883 £32,508,058 £26,273,008 £20,037,959 £13,802,910 £7,567,861 £1,303,878 -£5,053,705 £10,000,000 £11,858,666 £10,578,615 £9,298,564 £8,018,512 £6,738,461 £5,458,409 £4,173,543 £2,886,945 £1,600,348 £313,751 -£986,676 £10,000,000 £10,00															
51 Bell Green Retail Park 2,219 £39,892,137 £57,173,800 £49,866,230 £42,522,721 £35,165,930 £27,809,140 £20,452,350 £13,056,867 £5,636,365 -£1,809,384 -£9,413,023 -£17,033,665 52 Sainsbury's Bell Green 1,818 £63,128,492 £57,299,094 £51,101,357 £44,903,620 £38,705,883 £32,508,058 £26,273,008 £20,037,959 £13,802,910 £7,567,861 £1,303,878 -£5,053,705  £4,008,000 £11,858,666 £10,578,615 £9,298,564 £8,018,512 £6,738,461 £5,458,409 £4,173,543 £2,886,945 £1,600,348 £313,751 -£986,65  £9,048,000 £9,467,717 £8,374,781 £7,281,846 £6,188,909 £5,092,674 £3,994,286 £2,895,898 £1,797,511 £699,124 -£404,914 -£1,518,846															
52 Sainsbury's Bell Green 1,818 £63,128,492 £57,299,094 £51,101,357 £44,903,620 £38,705,883 £32,508,058 £26,273,008 £20,037,959 £13,802,910 £7,567,861 £1,303,878 -£5,053,705															
53 Stanton Square LSIS  283 £4,608,000 £11,858,666 £10,578,615 £9,298,564 £8,018,512 £6,738,461 £5,458,409 £4,173,543 £2,886,945 £1,600,348 £313,751 -£986,61												, ,	, , ,	, ,	, ,
54 Worsley Bridge LSIS 245 £6,048,000 £9,467,717 £8,374,781 £7,281,846 £6,188,909 £5,092,674 £3,994,286 £2,895,898 £1,797,511 £699,124 -£404,914 -£1,518,846						, ,									
		5 Homebase/Argos, Bromley Road	255												

30% Intermediate

## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £6,750 per sqm 70% Rented 30% Intermediate AR SO

					AR		SO		(2.)				
au v lau		511/(6)			100/ 111	.=0		ial land values	· /		1400/ 111		
	No of units	` ,											50% AH
1 Very small residential (house)	1	£144,000	£238,309	£228,690	£219,072	£209,453	£199,835	£190,216	£180,597	£170,979	£161,360	£151,742	X
2 Small residential developments (houses, backland, infi		£240,000	£1,104,420	£1,061,696	£1,018,971	£976,247	£933,523	£890,798	£848,073	£805,349	£762,625	£719,900	£677,175
3 Small residential developments (flats, backland, infill et		£240,000	£572,986	£544,010	£515,033	£486,057	£457,080	£428,103	£399,127	£370,150	£341,174	£312,197	£283,220
4 Small residential developments (houses, backland, infi		£480,000	£1,980,108	£1,902,488	£1,824,868	£1,747,248	£1,669,629	£1,592,009	£1,514,389	£1,436,769		£1,281,529	£1,203,909
5 Small residential developments (flats - backland, infill e	11	£480,000	£1,270,122	£1,205,946	£1,141,772	£1,077,596	£1,013,421	£949,246	£885,070	£820,895	£756,720	£692,545	£628,369
6 Small residential developments	25	£720,000	£2,979,033	£2,834,539	£2,690,046	£2,545,553	£2,401,059	£2,256,566	£2,112,072	£1,967,579	£1,823,085	£1,678,592	£1,534,098
7 Residential development	50	£1,200,000	£5,815,479	£5,534,581	£5,253,481	£4,972,380	£4,691,279	£4,410,178	£4,129,077	£3,847,976	£3,566,876	£3,285,774	£3,004,674
8 Small scale mixed use, local centres	5	£96,000	£656,395	£627,420	£598,443	£569,466	£540,489	£511,512	£482,537	£453,560	£424,583	£395,606	£366,629
9 Small scale mixed use, local centres	5	£96,000	£597,485	£568,508	£539,531	£510,555	£481,578	£452,602	£423,625	£394,648	£365,672	£336,695	£307,718
10 Small mixed use	25	£720,000	£1,269,588	£1,134,548	£999,508	£864,468	£729,428	£594,388	£459,347	£324,307	£189,268	£54,227	-£81,956
11 Small mixed use	30	£960,000	£1,214,582	£1,052,862	£891,141	£729,420	£567,700	£405,979	£244,259	£82,538	-£80,304	-£244,313	-£408,322
12 Mixed use	70	£1,440,000	£2,880,591	£2,519,670	£2,158,750	£1,797,829	£1,436,908	£1,075,987	£715,067	£353,872	-£10,757	-£380,393	-£750,030
13 Mixed use	150	£3,360,000	£3,507,707	£2,829,224	£2,150,740	£1,472,256	£793,773	£115,289	-£571,164	-£1,259,248	-£1,952,974	-£2,650,498	-£3,348,021
14 Mixed use incl community facility	118	£2,688,000	£2,050,330	£1,507,747	£962,675	£417,602	-£129,274	-£682,060	-£1,234,846	-£1,787,631	-£2,340,417	-£2,893,203	-£3,445,988
15 Mixed use incl health facility	60	£1,920,000	£5,657,333	£5,347,525	£5,037,716	£4,727,907	£4,418,099	£4,108,290	£3,798,483	£3,488,674	£3,178,865	£2,869,057	£2,559,248
16 Mixed use incl leisure facility	150	£3,360,000	£7,501,123	£6,749,379	£5,997,635	£5,243,888	£4,487,872	£3,731,856	£2,975,841	£2,219,825	£1,463,809	£707,792	-£48,905
17 Mixed use	88	£2,016,000	£3,261,013	£2,825,970	£2,390,927	£1,955,884	£1,520,840	£1,085,798	£650,754	£215,711	-£222,436	-£665,944	-£1,112,513
18 Large mixed use (employment led)	300	£3,840,000	£13,379,636	£11,971,328	£10,559,389	£9,143,436	£7,727,483	£6,311,529	£4,895,576	£3,479,623	£2,063,670	£647,717	-£779,108
19 Estate regeneration (small infill - houses)	10	£960,000	£1,391,554	£1,322,224	£1,252,893	£1,183,563	£1,114,231	£1,044,901	£975,570	£906,239	£836,909	£767,578	£698,248
20 Estate regeneration (small infill - flats)	10	£960,000	£1,032,528	£974,575	£916,622	£858,668	£800,715	£742,762	£684,808	£626,855	£568,902	£510,948	£452,996
21 Estate regeneration (large)	200	£19,200,000	£6,617,371	£5,615,441	£4,613,511	£3,611,580	£2,609,650	£1,607,720	£605,790	-£401,746	-£1,417,855	-£2,443,035	-£3,473,087
22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
23 Hotels	67	£960,000	£3,209,309	£3,081,476	£2,953,538	£2.825.599	£2,697,661	£2,569,723	£2,441,785	£2,313,847	£2,185,908	£2,057,970	£1,930,032
24 Commercial	-	£2,880,000	-£485,781	-£485.781	-£485.781	-£485,781	-£485,781	-£485,781	-£485,781	-£485.781	-£485,781	-£485,781	-£485,781
25 Storage	-	£960,000	£860,932	£860.932	£860.932	£860.932	£860.932	£860.932	£860.932	£860.932	£860.932	£860,932	£860.932
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
27 Carpet Right	242	£1,344,000	-£4.739.655	-£5.742.985	-£6.746.316	-£7,749,645	-£8.752.975	-£9.756.305	-£10.759.635	-£11.762.965	-£12,766,295	-£13.769.625	-£14.772.955
28 Lewisham Retail Park	536	£22,216,708	£16.546.086	£14.063.930	, -,	£9.099.619	£6.617.464	£4.130.899	£1,623,794	-£895.810	-£3,438,392	-£5,982,659	-£8,560,221
29 Convoys Wharf	3,514	£113,280,000	-£103.234.793 -	, , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	, ,	£153.016.049	-£165,649,959	-£178.283.871	-£190.917.782	-£203.551.693 ·	£216.185.604	-£228.819.515
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£32,434,757	£25,812,656	, , , , , , , , , , , , , , , , , , , ,	£12,421,058	£5.717.635	-£999.740	-£7,798,023	-£14.596.306	-£21,394,589	-£28.285.390	-£35.187.118
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£65.717.204	-£79.761.183	-£94 136 332	-£108 822 349	-£123.508.365	-£138 194 382	-£152 880 399	-£167 566 416	-£182 252 433 ·	£196 938 450	-f211 624 467
32 Lewisham Gateway	649	£62,716,658	£24.432.551	£21.940.790	£19.449.029	£16.956.665	£14.455.505	£11.954.346	£9.453.187	£6.952.028	£4 450 868	£1.949.709	-£559.255
33 Heathside and Lethbridge	443	£0	£4,592,009	£3,284,981	£1,977,955	£670,927	-£645.102	-£1,970,625	-£3.310.849	-£4.654.571	-£5.998.293	-£7.342.015	-£8.685.738
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£12,469,974	£10,860,444	£9,250,915	£7,641,386	£6,031,856	£4,422,327	£2,812,797	£1,203,268	-£421.799	-£2.069.801	-£3.717.802
35 Conington Road Tescos Island Site	365	£1,440,000	£5,447,904	£4,151,560	£2,855,216	£1,558,871	£262.527	-£1,048,447	-£2,363,136	-£3.681.802	-£5,013,519	-£6,345,236	-£7,676,953
36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£22,665,865	£20,212,715	, ,	£15,290,525	£12,829,429	£10,368,334	£7,907,239	£5.446.143	, ,	£523.629	-£1.988.883
37 Leegate Shopping Centre	393	£8,450,175	£25,518,213	£23,580,866				£15,831,477			, ,	£8.082.088	£6.144.741
38 Hatcham Works	1,020	£40,788,551	£27,740,949	£23,936,440	11	£16,327,424		£8,675,830	£4,842,516	£1,009,203	-£2,864,074	-£6,789,993	-£10,718,125
39 Goodwood Road and New Cross Road	260	£6,930,645	£13,343,759	£12,045,654	, ,	£9,440,636	£8,138,126	£6.835.617	£5,533,108	£4,230,599	£2,928,089	£1.625.579	£323,070
40 New Cross Gate NDC scheme, Besson Street	324	£0,550,045	£16,744,766	£15.144.010	, ,	£11.942.500	£10.341.744	£8.740.988	£7.140.233	£5.539.478	£3.926.826	£2.313.232	£699.639
41 Plassy Island	636	£25,336,621	£19,730,592	1, 1		£14,568,469		, .,	£9,405,666	£7,678,042	£5,950,419	£4.222.796	£2,494,875
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695		£22,600,710		£14,500,409	£12,047,700	£6 305 117	£2,405,000 £2,336,613	-£1 7/0 50/	-£5,930,419	-£10,067,002	-£1/1 2/1 3/1
43 Wickes and Halfords	918	£17,582,068	£15,575,877	£12,171,803		£5,363,656	£1,934,556	-£1,526,170	-£5,014,272	-£8 505 961	-£12,040,282	-£15,574,603	-£19,151,491
44 Laurence House and Civic Centre	300	£19,651,569	£6,198,654	£4,978,874		£2,539,313	£1,319,533	£94,496				-£4,880,076	
45 Engate Street	299	£3,888,000		£16,754,960				£10,797,273				£4,839,586	£3,346,369
46 Lewisham Shopping Centre	1,186	£72,374,114	£82,991,757	£78,502,263				£60,241,271		£50,683,360		£40,808,030	£35,870,366
								, ,					, ,
47 PLACE Ladywell	274	£10,566,393	£16,210,996	£14,846,109		£12,116,332	£10,751,444	£9,386,556 £30,693,914	£8,021,668	£6,656,779		£3,916,060	£2,543,415
48 Ravensbourne Retail Park	1,029	£31,129,477	£52,660,326	£48,267,044		£39,480,479	£35,087,196			£21,872,143		£13,043,166	£8,628,677
49 Lower Creekside LSIS	352	£5,280,000	£16,008,765	£14,282,383		£10,829,618	£9,103,236	£7,376,855		£3,924,090		£471,325	-£1,272,817
50 Bell Green Gas Holders	277	£3,696,000	£12,727,381	£11,420,587		£8,807,002	£7,497,591	£6,183,302		£3,554,726		£926,150	-£393,630
51 Bell Green Retail Park	2,219	£39,892,137	£74,786,406	£66,598,206		£50,221,807	£42,033,607	£33,823,659		£17,327,238	£9,050,594	£727,198	-£7,737,952
52 Sainsbury's Bell Green	1,818	£63,128,492	£72,277,771	£65,360,255		£51,463,844	£44,515,639	£37,567,433				£9,687,409	£2,692,851
53 Stanton Square LSIS	283	£4,608,000	£14,804,013	£13,376,694			£9,094,738	£7,667,420	The second second			£1,952,550	£516,971
54 Worsley Bridge LSIS	245	£6,048,000					£7,135,859			£3,474,214		£1,019,484	-£210,822
55 Homebase/Argos, Bromley Road	255	£12,086,585	£14,560,747	£13,290,505	£12,020,262	£10,750,020	£9,479,776	£8,209,534	£6,939,292	£5,669,049	£4,395,926	£3,118,465	£1,841,004

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,000 per sqm 70% Rented 30% Intermediate AR SO

						AR		SC	)					
								Resid	dual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£256,291	£245,773	£235,255	£224,738	£214,220	£203,703	£193,185	£182,667	£172,150	£161,632	£151,114
	2 Small residential developments (houses, backland, infi	5	£240,000	£1,184,294	£1,137,576	£1,090,858	£1,044,139	£997,421	£950,703	£903,985	£857,267	£810,548	£763,831	£717,112
	3 Small residential developments (flats, backland, infill et	5	£240,000	£629,227	£597,438	£565,649	£533,861	£502,072	£470,283	£438,495	£406,706	£374,918	£343,129	£311,340
	4 Small residential developments (houses, backland, infi	11	£480,000	£2,125,218	£2,040,343	£1,955,467	£1,870,592	£1,785,717	£1,700,841	£1,615,966	£1,531,091	£1,446,215	£1,361,340	£1,276,464
	5 Small residential developments (flats - backland, infill e	11	£480,000	£1,394,677	£1,324,274	£1,253,872	£1,183,469	£1,113,065	£1,042,663	£972,260	£901,856	£831,453	£761,051	£690,647
	6 Small residential developments	25	£720,000	£3,259,475	£3,100,960	£2,942,444	£2,783,929	£2,625,413	£2,466,898	£2,308,382	£2,149,867	£1,991,351	£1,832,835	£1,674,319
	7 Residential development	50	£1,200,000	£6,370,765	£6,061,910	£5,753,055	£5,444,200	£5,135,345	£4,826,490	£4,517,635	£4,208,780	£3,899,925	£3,591,071	£3,282,215
	8 Small scale mixed use, local centres	5	£96,000	£712,636	£680,847	£649,059	£617,270	£585,481	£553,693	£521,904	£490,116	£458,327	£426,538	£394,750
	9 Small scale mixed use, local centres	5	£96,000	£653,724	£621,936	£590,147	£558,358	£526,570	£494,781	£462,992	£431,204	£399,415	£367,626	£335,839
1	0 Small mixed use	25	£720,000	£1,535,830	£1,387,478	£1,239,126	£1,090,774	£942,421	£794,069	£645,717	£497,365	£349,013	£200,661	£52,309
1	1 Small mixed use	30	£960,000	£1,533,427	£1,355,765	£1,178,101	£1,000,439	£822,775	£645,113	£467,449	£289,787	£112,123	-£66,467	-£246,644
1	2 Mixed use	70	£1,440,000	£3,604,845	£3,207,711	£2,810,577	£2,413,445	£2,016,311	£1,619,178	£1,222,044	£824,911	£427,778	£28,457	£377,982
1	3 Mixed use	150	£3,360,000	£4,947,667	£4,197,186	£3,446,705	£2,696,223	£1,945,741	£1,195,260	£444,778	£310,030	£1,071,131	-£1,835,677	-£2,607,275
1	4 Mixed use incl community facility	118	£2,688,000	£3,171,775	£2,575,870	£1,979,966	£1,383,280	£781,403	£179,527	-£428,328	£1,038,721	-£1,649,116	-£2,259,510	-£2,869,904
1	5 Mixed use incl health facility	60	£1,920,000	£6,279,021	£5,938,128	£5,597,235	£5,256,342	£4,915,449	£4,574,556	£4,233,663	£3,892,770	£3,551,877	£3,210,984	£2,870,033
1	6 Mixed use incl leisure facility	150	£3,360,000	£9,071,751	£8,241,476	£7,411,201	£6,580,925	£5,750,650	£4,920,375	£4,088,079	£3,252,618	£2,417,156	£1,581,694	£746,233
1	7 Mixed use	88	£2,016,000	£4,147,456	£3,668,091	£3,188,725	£2,709,360	£2,229,995	£1,750,630	£1,271,264	£791,899	£312,533	-£169,192	-£656,762
1	8 Large mixed use (employment led)	300	£3,840,000	£16,410,309	£14,850,468	£13,290,627	£11,730,785	£10,170,943	£8,610,995	£7,041,745	£5,472,493	£3,903,242	£2,333,991	£764,741
1	9 Estate regeneration (small infill - houses)	10	£960,000		£1,450,057	£1,373,998		£1,221,881	£1,145,822	£1,069,764	£993,705	£917,646	£841,588	£765,529
2	0 Estate regeneration (small infill - flats)	10	£960,000	£1,145,008	£1,081,430	£1,017,853	£954,276	£890,698	£827,121	£763,544	£699,967	£636,390	£572,813	£509,235
	1 Estate regeneration (large)	200	£19,200,000	£8,723,120	£7,615,902	£6,508,684	£5,401,467	£4,294,249	£3,187,031	£2,079,814	£972,596	£136,527	-£1,259,413	-£2,389,845
2	2 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
2	3 Hotels	67	£960,000	£3,459,096	£3,318,673	£3,178,250	£3,037,828	£2,897,406	£2,756,984	£2,616,561	£2,476,139	£2,335,717	£2,195,294	£2,054,873
2	4 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	5 Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
2	6 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
2	7 Carpet Right	242	£1,344,000	-£2,602,924	-£3,698,978	-£4,805,265	-£5,916,431	-£7,027,597	-£8,138,764	-£9,249,929	£10,361,095	£11,472,261	-£12,583,428	-£13,694,594
2	8 Lewisham Retail Park	536	£22,216,708		£18,765,115	£16,035,530	£13,305,943	£10,576,356	£7,846,771	£5,117,184	£2,375,439	-£387,749	-£3,184,552	£5,981,355
2	9 Convoys Wharf	3,514	£113,280,000		-£90,561,603	-£103,997,414	-£117,578,914	-£131,362,672	2 -£145,349,919	-£159,337,166	6 -£173,324,414	-£187,311,661	-£201,298,908	-£215,286,155
	0 Timber Yard, Oxestalls Road	1,582	£22,080,000		£38,611,295	£31,317,542	£24,021,720	£16,647,380	£9,260,848	£1,874,314	£5,590,221	-£13,081,280	-£20,572,340	-£28,155,474
	1 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£38,818,735	-£53,831,206	-£69,117,773	-£84,746,845	-£100,788,137	-£116,894,168	-£133,000,200	-£149,106,231	-£165,212,261	-£181,318,293	-£197,424,324
	2 Lewisham Gateway	649	£62,716,658	£29,612,566	£26,861,805	£24,111,043	£21,360,281	£18,609,521	£15,858,759	£13,107,998	£10,355,884	£7,592,888	£4,829,894	£2,066,899
	3 Heathside and Lethbridge	443	£0			£4,404,644	, ,	£1,520,957		-£1,382,014	£2,851,412	£4,333,838		,
	4 Creekside Village East, Thanet Wharf	393	£3,696,000		, ,		, ,	£8,871,735	£7,084,714	£5,297,691	, ,		-£64,271	-£1,894,174
	5 Conington Road Tescos Island Site	365	£1,440,000		,,	,,	, ,	£2,587,520	£1,145,863	-£299,978	-£1,762,035			-£6,182,302
	6 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028		, ,	11		£17,167,249		£11,706,835			£3,509,349	
	7 Leegate Shopping Centre	393	£8,450,175			,, .			£18,869,726					, ,
_	8 Hatcham Works	1,020	£40,788,551	£36,109,007	, , , , , , , , , , , , ,	22: (000):0:	,,	~ : 0,= : : ,00=	£14,994,450		, ,	1 7 7 - 7 - 7	,,	, ,
	9 Goodwood Road and New Cross Road	260	£6,930,645	£16,049,732	, ,	,,		£10,327,939		, ,	, ,		,,	, ,
	0 New Cross Gate NDC scheme, Besson Street	324	£0	,,	, , ,	,		£13,019,491			12 / 2/		10 7 7 7	
	1 Plassy Island	636	£25,336,621	£24,559,401	, , , , , , , , , , , , , , , , , , , ,	, ,	2:0,00:,:0=	£16,730,188	£14,772,885	£12,814,627	£10,850,470	£8,886,313	£6,922,157	, , , , , , , , , , , , ,
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695					£17,604,038	£13,123,060	£8,615,748	, ,	-£404,520	<del></del>	£9,617,819
	3 Wickes and Halfords	918	£17,582,068					£8,059,313		£464,309		<u> </u>		
	4 Laurence House and Civic Centre	300	£19,651,569		, ,		, ,					, ,		, ,
	5 Engate Street	299	£3,888,000											
	6 Lewisham Shopping Centre	1,186	£72,374,114						£67,109,652					, , , , , , , , , , , , , , , , , , ,
	7 PLACE Ladywell	274	£10,566,393						, ,		, , ,			
	8 Ravensbourne Retail Park	1,029	£31,129,477											
	9 Lower Creekside LSIS	352	£5,280,000					£11,991,861						
	0 Bell Green Gas Holders	277	£3,696,000											
	1 Bell Green Retail Park	2,219	£39,892,137								, , ,	<u> </u>	· · · · · · · · · · · · · · · · · · ·	, ,
	2 Sainsbury's Bell Green	1,818	£63,128,492					£56,483,173				, ,		
	3 Stanton Square LSIS	283	£4,608,000											
	4 Worsley Bridge LSIS	245	£6,048,000										, ,	
5	5 Homebase/Argos, Bromley Road	255	£12,086,585	£17,214,681	£15,811,743	£14,408,803	£13,005,863	£11,602,925	£10,199,985	£8,797,045	£7,394,107	£5,991,167	£4,588,228	£3,183,418

## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,250 per sqm 70% Rented AR SO

					AR		SO		/a \				
		511/(6)				.==:		al land values	· /		400/ 411		
Site No Site name	No of units	, , ,											50% AH
1 Very small residential (house)	1	£144,000	£274,273	£262,857	£251,440	£240,023	£228,606	£217,189	£205,773	£194,356	£182,939	£171,522	£160,105
2 Small residential developments (houses, backland, infi		£240,000	£1,264,168	£1,213,456	£1,162,744	£1,112,032	£1,061,320	£1,010,609	£959,897	£909,185	£858,473	£807,761	£757,049
3 Small residential developments (flats, backland, infill e		£240,000	£685,466	£650,866	£616,265	£581,664	£547,063	£512,463	£477,862	£443,262	£408,662	£374,061	£339,461
4 Small residential developments (houses, backland, infi		£480,000	£2,270,329	£2,178,198	£2,086,067	£1,993,937	£1,901,806	£1,809,675	£1,717,544	£1,625,413		£1,441,151	£1,349,020
5 Small residential developments (flats - backland, infill e		£480,000	£1,519,234	£1,442,603	£1,365,972	£1,289,341	£1,212,710	£1,136,079	£1,059,448	£982,817	£906,186	£829,556	£752,926
6 Small residential developments	25	£720,000	£3,539,918	£3,367,380	£3,194,843	£3,022,305	£2,849,767	£2,677,230	£2,504,692	£2,332,154	£2,159,616	£1,987,079	£1,814,541
7 Residential development	50	£1,200,000	£6,925,848	£6,589,238	£6,252,630	£5,916,020	£5,579,411	£5,242,802	£4,906,192	£4,569,584	£4,232,974	£3,896,366	£3,559,756
8 Small scale mixed use, local centres	5	£96,000	£768,876	£734,275	£699,674	£665,073	£630,473	£595,872	£561,272	£526,671	£492,071	£457,470	£422,870
9 Small scale mixed use, local centres	5	£96,000	£709,964	£675,364	£640,763	£606,163	£571,562	£536,962	£502,361	£467,760	£433,159	£398,559	£363,958
10 Small mixed use	25	£720,000	£1,802,071	£1,640,408	£1,478,743	£1,317,079	£1,155,414	£993,751	£832,086	£670,422	£508,757	£347,094	£185,429
11 Small mixed use	30	£960,000	£1,852,272	£1,658,666	£1,465,062	£1,271,457	£1,077,851	£884,246	£690,641	£497,036	£303,430	£109,825	-£84,966
12 Mixed use	70	£1,440,000	£4,329,097	£3,895,752	£3,462,405	£3,029,060	£2,595,713	£2,162,368	£1,729,021	£1,295,676	£862,329	£428,984	-£5,934
13 Mixed use	150	£3,360,000	£6,387,628	£5,565,148	£4,742,668	£3,920,190	£3,097,710	£2,275,230	£1,452,750	£630,271	-£194,929	-£1,029,047	-£1,866,529
14 Mixed use incl community facility	118	£2,688,000	£4,293,219	£3,641,243	£2,989,266	£2,337,289	£1,685,312	£1,031,594	£372,914	-£289,812	-£957,815	-£1,625,817	-£2,293,820
15 Mixed use incl health facility	60	£1,920,000	£6,897,995	£6,526,014	£6,154,033	£5,782,052	£5,410,073	£5,038,092	£4,666,111	£4,294,130	£3,922,150	£3,550,169	£3,178,188
16 Mixed use incl leisure facility	150	£3,360,000	£10,642,378	£9,733,572	£8,824,765	£7,915,959	£7,007,153	£6,098,345	£5,189,539	£4,280,733	£3,370,503	£2,455,596	£1,540,689
17 Mixed use	88	£2,016,000	£5,033,899	£4,510,212	£3,986,524	£3,462,837	£2,939,150	£2,415,462	£1,891,775	£1,368,087	£844,399	£320,711	-£205,848
18 Large mixed use (employment led)	300	£3,840,000	£19,440,983	£17,729,607	£16,018,233	£14,306,857	£12,595,481	£10,884,107	£9,172,731	£7,461,356	£5,742,814	£4,020,266	£2,297,717
19 Estate regeneration (small infill - houses)	10	£960,000	£1,660,677	£1,577,890	£1,495,103	£1,412,316	£1,329,530	£1,246,743	£1,163,956	£1,081,169	£998,383	£915,596	£832,810
20 Estate regeneration (small infill - flats)	10	£960,000	£1,257,487	£1,188,286	£1,119,085	£1,049,884	£980,682	£911,481	£842,280	£773,079	£703,877	£634,676	£565,475
21 Estate regeneration (large)	200	£19,200,000	£10.827.345	£9.616.363	£8,403,858	£7.191.353	£5,978,848	£4.766.343	£3.553.837	£2,341,332	£1.128.827	-£84.862	-£1.314.525
22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
23 Hotels	67	£960,000	£3,708,776	£3,555,870	£3,402,963	£3,250,057	£3,097,151	£2,944,244	£2,791,338	£2,638,431	£2,485,526	£2,332,619	£2,179,713
24 Commercial	-	£2,880,000	-£485.781	-£485.781	-£485.781	-£485.781	-£485,781	-£485,781	-£485,781	-£485.781	-£485,781	-£485.781	-£485.781
25 Storage	-	£960,000	£860,932	£860.932	£860.932	£860.932	£860.932	£860,932	£860.932	£860.932	£860.932	£860.932	£860.932
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
27 Carpet Right	242	£1,344,000	-£476,999	-£1.679.349	-£2.881.700	-£4.084.051	-£5.302.220	-£6.521,222	-£7,740,224	-£8,959,226	-£10.178.228	-£11,397,230	-£12.616.232
28 Lewisham Retail Park	536	£22,216,708	£26,394,322	£23,438,568	£20,482,814	£17,512,267	£14.535.250	£11.558.233	£8,581,216	£5.604.199	£2.625.737	-£388.130	-£3.439.152
29 Convoys Wharf	3,514	£113,280,000	-£51,773,406	-£66.120.489	-£80.594.735		-£110.003.846	, , , , , , , , , , ,	-£140,390,462	-£155 731 046	-£171 071 629 -	£186.412.212	-£201 752 795
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£59,104,535	£51,249,677	£43,365,088	£35,474,985	£27,505,441	£19 507 485	£11 437 842	£3.368.200	-£4 767 971	-£12 951 805	-£21 135 641
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£12,429,197	-£28,483,236	-£44.733.660	-£61,250,496		-£95 593 954	-£113 119 999 -	-£130,646,045	-£148 172 091 -	£165 698 135	-£183 224 181
32 Lewisham Gateway	649	£62,716,658	£34.792.582	£31.782.820	£28.773.058	£25.763.296	£22,753,533	£19.743.770	£16.734.009	£13 724 246	£10,714,484	£7 704 721	£4.685.250
33 Heathside and Lethbridge	443	£0	£9.984.653	£8.407.993	£6,831,334	£5,254,674	£3,678,015	£2,101,355	£524,696	-£1.066.851	-£2,669,384	-£4.290.515	-£5.911.646
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£19,506,995	£17,555,347	£15,603,699	£13,652,052	£11,700,404	£9,747,100	£7,782,586	£5,818,072		£1,889,043	-£76.540
35 Conington Road Tescos Island Site	365	£1,440,000	£11,192,991	£9,620,451	£8,047,910	£6,475,369	£4,902,829	£3,325,545		£151.608	-£1,455,672	-£3,065,098	-£4,687,650
36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£33.396.313	£30.412.092	£27,427,871	£24,443,650	£21,459,429	£18,475,207	£15,490,986	£12.502.537	£9.498.642	£6.494.746	, ,
37 Leegate Shopping Centre	393	£8,450,175	£33,582,964	£31,246,777		£26,574,406		£21,902,034		1- 1- 1-	£14,880,633	£12,538,186	, ,
38 Hatcham Works	1,020	£40,788,551	£44,404,421	£39,790,310		£30.553.122		£21,270,494	7 7	£11.987.865	£7,342,108	£2,661,609	
39 Goodwood Road and New Cross Road	260	£6,930,645	£18,755,704	£17,189,957	, .,,	£14,058,464	£12,492,717	£10,926,971	£9,361,224	£7,789,313	· · ·	£4.636.800	1 1 1 - 1
40 New Cross Gate NDC scheme, Besson Street	324	£0,930,043 £0	£23.439.134	£21.503.659	£19,568,186	£17.632.712		£13.761.765	£11.826.291	£9.890.816	£7.955.343	£6.019.869	£4.084.395
41 Plassy Island	636	£25,336,621	£29,338,420	£27,146,982	,,	£22.764.106	, ,		2.1,523,231	£13,987,205	/ /	£9,591,225	, ,
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695		£39,433,504	£34,520,941	000,000,000	004.000.070	£18,381,228	£10,165,195	50,030,064	£11,709,213	29,591,225	CF 009 447
43 Wickes and Halfords	918		£30,718,273	£26,586,358		£29,606,608 £18,322,528	£24,692,276 £14,159,044	£9,992,504	£5,825,965	£9,939,061 £1,659,424	-£2,587,358	-£6,859,053	-£11,160,858
	300	£17,582,068											, ,
44 Laurence House and Civic Centre	299	£19,651,569	£11,341,226 £24,468,118	£9,864,317 £22,667,509	, ,	£6,910,500	£5,433,590	£3,956,681	£2,479,772	£1,002,864	-£480,753	-£1,978,561	, ,
45 Engate Street		£3,888,000			, ,			£15,465,075 £73,962,020				£8,262,641 £50.803.036	
46 Lewisham Shopping Centre	1,186	£72,374,114	£101,631,444	£96,163,318		£85,137,277	£79,594,761		£68,269,782	£62,495,638	· · ·		, , , , , , , ,
47 PLACE Ladywell	274	£10,566,393	£21,914,354	£20,264,297		£16,964,186	£15,314,129	£13,664,073		£10,363,961	£8,713,905	£7,063,850	
48 Ravensbourne Retail Park	1,029	£31,129,477	£71,519,535	£66,198,791	£60,878,048	£55,557,304	£50,222,370	£44,883,139		£34,204,677		£23,526,215	
49 Lower Creekside LSIS	352	£5,280,000	£23,163,411	£21,086,365		£16,932,272		£12,778,180		£8,618,105		£4,443,184	
50 Bell Green Gas Holders	277	£3,696,000	£18,154,018	£16,575,893		£13,419,643		£10,263,394	£8,685,269	£7,107,144			
51 Bell Green Retail Park	2,219	£39,892,137	£109,540,080	£99,705,101	£89,850,918	£79,966,739		£60,198,381	£50,314,204	£40,365,395		£20,442,070	
52 Sainsbury's Bell Green	1,818	£63,128,492	£101,916,955	£93,547,440	£85,159,034	£76,757,835	£68,356,637	£59,955,438	, ,	£43,153,042	£34,734,057	£26,284,915	, ,
53 Stanton Square LSIS	283	£4,608,000	£20,694,707	£18,972,854		£15,529,146		£12,085,440		£8,641,732		£5,198,026	
54 Worsley Bridge LSIS	245	£6,048,000	£17,117,293	£15,641,878		£12,691,048		£9,740,218		£6,789,388		£3,838,558	
55 Homebase/Argos, Bromley Road	255	£12,086,585	£19,868,615	£18,332,980	£16,797,344	£15,261,708	£13,726,072	£12,190,436	£10,654,800	£9,119,163	£7,583,527	£6,047,892	£4,512,256

## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,500 per sqm 70% Rented AR SO

					AR		SO		<i>'</i> 2 \				
		D11//0				.=		ial land values	· /		1.00/ 111		
Site No Site name	No of units	, ,											50% AH
1 Very small residential (house)	1	£144,000	£292,255	£279,939	£267,623	£255,307	£242,991	£230,676	£218,359	£206,044		£181,412	£169,096
2 Small residential developments (houses, backland, infi		£240,000	£1,344,041	£1,289,335	£1,234,630	£1,179,924	£1,125,218	£1,070,513	£1,015,808	£961,103		£851,691	£796,986
3 Small residential developments (flats, backland, infill et		£240,000	£741,706	£704,294	£666,880	£629,468	£592,056	£554,643	£517,230	£479,818	,	£404,992	£367,580
4 Small residential developments (houses, backland, infi		£480,000	£2,415,439	£2,316,053	£2,216,667	£2,117,280	£2,017,894	£1,918,507	£1,819,120	£1,719,735		£1,520,962	£1,421,575
5 Small residential developments (flats - backland, infill e	11	£480,000	£1,643,789	£1,560,930	£1,478,072	£1,395,213	£1,312,355	£1,229,496	£1,146,638	£1,063,779	£980,920	£898,061	£815,203
6 Small residential developments	25	£720,000	£3,820,361	£3,633,801	£3,447,242	£3,260,681	£3,074,122	£2,887,562	£2,701,002	£2,514,442	£2,327,883	£2,141,322	£1,954,762
7 Residential development	50	£1,200,000	£7,480,930	£7,116,567	£6,752,203	£6,387,840	£6,023,477	£5,659,113	£5,294,751	£4,930,387	£4,566,024	£4,201,661	£3,837,298
8 Small scale mixed use, local centres	5	£96,000	£825,115	£787,703	£750,290	£712,877	£675,465	£638,052	£600,640	£563,227	£525,815	£488,402	£450,989
9 Small scale mixed use, local centres	5	£96,000	£766,204	£728,791	£691,379	£653,967	£616,553	£579,141	£541,729	£504,315	£466,903	£429,491	£392,078
10 Small mixed use	25	£720,000	£2,068,313	£1,893,337	£1,718,361	£1,543,385	£1,368,408	£1,193,432	£1,018,455	£843,479	£668,503	£493,527	£318,550
11 Small mixed use	30	£960,000	£2,171,116	£1,961,569	£1,752,022	£1,542,475	£1,332,927	£1,123,380	£913,833	£704,284	£494,737	£285,190	£75,643
12 Mixed use	70	£1,440,000	£5,053,351	£4,583,792	£4,114,233	£3,644,675	£3,175,116	£2,705,557	£2,235,998	£1,766,440	£1,296,882	£827,322	£357,764
13 Mixed use	150	£3,360,000	£7,819,591	£6,931,377	£6,038,633	£5,144,155	£4,249,678	£3,355,200	£2,460,722	£1,566,246	£671,768	-£225,862	-£1,132,997
14 Mixed use incl community facility	118	£2,688,000	£5,414,664	£4,706,615	£3,998,566	£3,290,517	£2,582,468	£1,874,419	£1,166,370	£452,691	-£266,514	-£992,124	-£1,717,736
15 Mixed use incl health facility	60	£1,920,000	£7,514,307	£7,111,510	£6,708,714	£6,305,919	£5,903,122	£5,500,326	£5,097,529	£4,694,733	£4,291,936	£3,889,141	£3,486,345
16 Mixed use incl leisure facility	150	£3,360,000	£12,213,006	£11,225,669	£10,238,330	£9,250,993	£8,263,654	£7,276,317	£6,288,978	£5,301,641	£4,314,303	£3,326,965	£2,335,146
17 Mixed use	88	£2,016,000	£5,920,342	£5,352,332	£4,784,322	£4,216,313	£3,648,304	£3,080,294	£2,512,284	£1,944,275	£1,376,265	£808,256	£240,245
18 Large mixed use (employment led)	300	£3,840,000	£22,471,657	£20,608,747	£18,745,839	£16,882,929	£15,020,021	£13,157,112	£11,294,202	£9,431,294	£7,568,384	£5,705,476	£3,830,694
19 Estate regeneration (small infill - houses)	10	£960,000	£1,795,238	£1,705,724	£1,616,209	£1.526.694	£1,437,179	£1,347,665	£1,258,150	£1,168,635	£1,079,120	£989,605	£900,090
20 Estate regeneration (small infill - flats)	10	£960,000	£1,369,967	£1,295,142	£1,220,316	£1,145,491	£1,070,666	£995,841	£921.015	£846,191		£696,540	£621,715
21 Estate regeneration (large)	200	£19,200,000	£12,908,863	£11,600,366	£10,291,870	£8.981.239	£7,663,446	£6.345.654	£5.027.861	£3.710.069	, , , , , , , , , , , , , , , , , , , ,	£1.074.484	-£246,752
22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	1- 1- 1	£5,580,201	£5,580,201
23 Hotels	67	£960,000	£3,958,457	£3,793,067	£3,627,676	£3,462,286	£3,296,895	£3,131,505	£2,966,114	£2,800,724	£2,635,333	£2,469,944	£2,304,553
24 Commercial	-	£2,880,000	-£485.781	-£485.781	-£485.781	-£485.781	-£485,781	-£485.781	-£485,781	-£485.781	-£485,781	-£485.781	-£485.781
25 Storage	_	£960,000	£860,932	£860.932	£860.932	£860.932	£860.932	£860,932	£860.932	£860.932	£860.932	£860.932	£860.932
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
27 Carpet Right	242	£1,344,000	£1.625.918	£335.531	-£968.368	-£2,277,015	-£3,585,661	-£4.903.680	-£6.230.518	-£7.557.357	-£8.884.195	-£10.211.033	-£11.537.871
28 Lewisham Retail Park	536	£22,216,708	£31,285,712	£28,085,389	£24,885,065	£21.684.741	£18.484.418	£15,269,695	£12.045.247	£8.820.799	£5,506,352	£2 371 904	-£896.949
29 Convoys Wharf	3,514	£113,280,000	-£26.641.792	-£42.046.341	-£57.569.253	-£73,210,074	, ,		-£121.478.010	-£138 137 677	-£154 831 506 .	£171 525 516	-£188.219.435
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£72,253,874	£63.781.839	£55,309,806	£46.788.525	£38,238,757	£29,641,720	£20,009,455	£12 249 620	£2.405.860	£171,323,310 £5 221 272	£14 207 993
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£13.395.253	£03,781,839	£35,309,800 -£20.817.147	£40,768,323 -£38.328.637	-£56.145.212	£29,041,720 -£74.409.505	£20,990,433	£12,240,020	£3,493,009	£150,077,070	\$160,024,030
32 Lewisham Gateway	649	£62,716,658	£39.972.598	£36.703.836	£33.435.072	£30,166,309	£26.897.546	£23.628.783	£20.360.020	£17.091.256	£13 922 403	£10,077,979	£7 294 067
33 Heathside and Lethbridge	443	£02,710,030	£12.680.975	£10.969.499	£9.258.024	£7,546,548	£5,835,072	£4,123,597	£2,412,120	£700,645	-£1.025.135	-£2,764,766	£1,284,907 -£4.524.601
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£12,000,975	,,	£18,761,618	£16,634,529	£14,507,441	£12,380,353	£10,253,266	£8,125,473		£3,841,460	£1.699.454
35 Conington Road Tescos Island Site	365		£14,062,739	£20,888,705 £12,346,711	£10,630,683	£8,914,656	£7,198,627	£5,482,599	£10,255,266 £3,766,572	£0,125,473 £2,040,665	£5,983,467 £308.385	£3,641,460 -£1,444.045	-£3,200,839
36 Land at Conington Road and Lewisham Road (Tesco)	585	£1,440,000		£12,346,711	£32.256.573	£29.004.091	£25,751,608	£3,462,599 £22,499,126	£19.246.643	£2,040,665 £15,994,161		£9.480.144	, ,
		£6,817,028	£38,761,538			,		,,				,,	, . ,
37 Leegate Shopping Centre	393	£8,450,175	£37,593,841	£35,057,111	£32,520,382	£29,983,653	£27,446,923	£24,910,193	£22,373,463	<u> </u>		£14,763,274	
38 Hatcham Works	1,020	£40,788,551	£52,678,021	£47,650,231	£42,622,440	£37,594,651	£32,566,860	£27,539,070	£22,486,820	£17,427,103	7-1-1	£7,307,668	£2,217,035
39 Goodwood Road and New Cross Road	260	£6,930,645	£21,461,676	£19,760,631	£18,059,586	£16,358,540		£12,956,451	£11,255,405	£9,554,360	, ,	£6,142,410	, , , , , , , , , , , , , , , , , , , ,
40 New Cross Gate NDC scheme, Besson Street	324	£0	£26,786,317	£24,683,484	£22,580,652	£20,477,818	£18,374,985	£16,272,152	£14,169,319	£12,066,487	£9,963,653	£7,860,820	£5,757,987
41 Plassy Island	636	£25,336,621	£34,075,134	£31,651,647	, ,	£26,804,674	£24,381,188	£21,952,191		£17,093,187	£14,663,683	£12,234,181	£9,800,102
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£53,079,316	£47,755,773		£37,108,688	£31,780,512	£26,423,165		£15,708,470	£10,351,123	£4,961,024	-£449,581
43 Wickes and Halfords	918	£17,582,068	£38,249,525	£33,741,048		£24,724,093			£11,163,229	£6,615,455		-£2,549,290	
44 Laurence House and Civic Centre	300	£19,651,569	£13,912,511		, ,	£9,096,092	£7,490,619	£5,885,146	£4,279,673	£2,674,200		-£544,342	
45 Engate Street	299	£3,888,000			£23,667,582	£21,711,380				£13,886,573		£9,974,169	
46 Lewisham Shopping Centre	1,186	£72,374,114	£110,865,292		, ,	£92,940,749		£80,797,816				£55,800,538	, ,
47 PLACE Ladywell	274	£10,566,393	£24,766,032	£22,973,392		£19,388,112		£15,802,833		£12,217,553		£8,632,273	
48 Ravensbourne Retail Park	1,029	£31,129,477	£80,881,545	£75,092,700		£63,515,012	£57,726,168	£51,937,324	£46,148,480			£28,728,931	
49 Lower Creekside LSIS	352	£5,280,000	£26,735,106	£24,479,476		£19,968,214		£15,456,952		£10,945,690		£6,429,114	
50 Bell Green Gas Holders	277	£3,696,000			£17,439,755	£15,725,965	£14,012,174	£12,298,383	£10,584,593	£8,870,801		£5,443,220	£3,729,220
51 Bell Green Retail Park	2,219	£39,892,137	£126,608,942	£115,975,150		£94,673,185	£83,977,144	£73,256,087	£62,501,394	£51,746,703		£30,153,408	£19,323,317
52 Sainsbury's Bell Green	1,818	£63,128,492	£116,604,339	£107,500,455	£98,396,571	£89,292,686	£80,188,802	£71,084,918	£61,943,521	£52,800,231	£43,656,941	£34,513,651	£25,340,456
53 Stanton Square LSIS	283	£4,608,000	£23,640,053			£18,032,691	£16,163,571	£14,294,449	£12,425,329			£6,817,967	£4,948,845
54 Worsley Bridge LSIS	245	£6,048,000	£19,667,152	£18,064,244	£16,461,335	£14,858,428	£13,255,520	£11,652,611		£8,446,796	£6,843,888	£5,240,980	
55 Homebase/Argos, Bromley Road	255	£12,086,585	£22,522,550		£19,185,884		£15,849,219	£14,180,886	£12,512,554	£10,844,221		£7,507,555	
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## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,750 per sqm 70% Rented AR SO

						AR		SO		<i>(</i> 2 )				
O	01		511/(0)	20/ 111			.=		ual land values	<u> </u>		400/ 411	/=a/ All	
	Site name	No of units	( /											50% AH
	Very small residential (house)	1	£144,000	£310,237	£297,022	£283,807	£270,592	£257,377	£244,162	£230,947	12 7 2	,	£191,302	£178,087
	Small residential developments (houses, backland, infil		£240,000	£1,423,914	£1,365,215	£1,306,516			£1,130,418	£1,071,719		£954,321	£895,622	£836,923
	Small residential developments (flats, backland, infill et		£240,000	£797,946	£757,722	£717,496	,	,	£596,823	£556,598	£516,374	£476,150	£435,924	£395,700
4	Small residential developments (houses, backland, infil	11	£480,000	£2,560,550	£2,453,908	£2,347,266	£2,240,624	£2,133,982	£2,027,340	£1,920,698	£1,814,056	£1,707,415	£1,600,772	£1,494,130
5	Small residential developments (flats - backland, infill e	11	£480,000	£1,768,344	£1,679,258	£1,590,172	£1,501,086	£1,411,999	£1,322,912	£1,233,826	£1,144,740	£1,055,653	£966,567	£877,481
6	Small residential developments	25	£720,000	£4,100,804	£3,900,221	£3,699,639	£3,499,058	£3,298,476	£3,097,893	£2,897,311	£2,696,730	£2,496,148	£2,295,565	£2,094,984
7	Residential development	50	£1,200,000	£8,036,013	£7,643,895	£7,251,777	£6,859,660	£6,467,543	£6,075,426	£5,683,308	£5,291,190	£4,899,074	£4,506,956	£4,114,839
8	Small scale mixed use, local centres	5	£96,000	£881,355	£841,131	£800,906	£760,682	£720,456	£680,232	£640,007	£599,783	£559,559	£519,334	£479,110
9	Small scale mixed use, local centres	5	£96,000	£822,444	£782,219	£741,995	£701,770		£621,321	£581,096	£540,872	£500,647	£460,423	£420,198
10	Small mixed use	25	£720,000	£2,334,556	£2,146,266	£1,957,978			£1,393,113	£1,204,824		£828,248	£639,960	£451,670
	Small mixed use	30	£960,000	£2,489,961	£2,264,472	£2,038,982			£1,362,513	£1,137,023		£686.044	£460,554	£235,065
	Mixed use	70	£1,440,000	£5,777,603	£5,271,832	£4,766,061	£4,260,289		£3,248,747	£2,742,976		£1,731,433	£1,225,662	£719,891
	Mixed use	150	£3,360,000	£9,242,981	£8,283,598	£7,324,215			£4,435,171	£3,468,695		£1,535,744	£569,268	-£402,828
	Mixed use incl community facility	118	£2,688,000	£6,536,109	£5,771,987	£5,007,866			£2,715,502	£1,951,382		£418.860	-£358.432	-£1.141.652
	Mixed use incl health facility	60	£1,920,000	£8,130,619	£7,697,007	£7,263,396	£6,829,784	£6,396,172	£5,962,559	£5,528,947	£5,095,336	£4,661,724	£4,228,112	£3,794,500
	Mixed use incl leisure facility	150	£3,360,000	£13,783,635	£12,717,765	£11,651,896		£9,520,157	£8,454,288	£7,388,418	£6,322,549		£4,228,112 £4,190,810	£3,794,300 £3,124,941
	Mixed use	88	£2,016,000	£6,806,785	£6,194,453	£5,582,121			£3,745,125	£3,132,794	£2,520,463	£1,908,131	£1,295,799	£5,124,941 £683.467
									, ,			,,		,
	Large mixed use (employment led)	300	£3,840,000	£25,502,330	£23,487,887	£21,473,445	, ,	, ,	£15,430,116	£13,415,674		£9,386,789	£7,372,346	£5,357,903
	Estate regeneration (small infill - houses)	10	£960,000	£1,929,800	£1,833,557	£1,737,314	, ,	£1,544,828	£1,448,585	£1,352,342			£1,063,614	£967,371
	Estate regeneration (small infill - flats)	10	£960,000	£1,482,447	£1,401,997	£1,321,548	, ,	, ,	£1,080,201	£999,752		,	£758,404	£677,954
	Estate regeneration (large)	200	£19,200,000	£14,990,379	12 2 7 2 7 2 2	£12,165,236		£9,340,091	£7,924,966	£6,501,886	£5,078,805	£3,655,725	£2,232,645	£809,566
	Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201			£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
	Hotels	67	£960,000	£4,208,138	£4,030,263	£3,852,388	, ,		£3,318,765	£3,140,891	£2,963,017	£2,785,142	£2,607,268	£2,429,393
	Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	Storage	-	£960,000	£860,932	£860,932	£860,932			£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
	Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
	Carpet Right	242	£1,344,000	£3,722,179	£2,326,978	£931,779	-£469,979	-£1,884,922	-£3,299,864	-£4,720,813	-£6,155,487	-£7,590,161	-£9,024,836	-£10,459,510
	Lewisham Retail Park	536	£22,216,708	£36,177,101	£32,732,208	£29,287,315	£25,842,421	£22,397,529	£18,952,636	£15,507,743	£12,037,400	£8,565,522	£5,093,643	£1,621,764
	Convoys Wharf	3,514	£113,280,000	-£1,847,366	-£18,295,021	-£34,878,522	-£51,562,276	-£68,453,617	-£85,553,894	-£102,900,750		-£138,591,564	-£156,638,820	-£174,686,075
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£85,314,423	£76,254,001	£67,144,210	£58,014,709	£48,881,606	£39,666,660	£30,430,556	£21,113,569	£11,693,179	£2,257,318	-£7,280,125
31	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£38,774,589	£20,799,622	£2,709,051	-£15,791,349	-£34,598,610	-£53,752,215	-£73,432,982	-£93,725,674	-£114,091,747	-£134,457,822	-£154,823,896
32	Lewisham Gateway	649	£62,716,658	£45,152,614	£41,624,851	£38,097,086	£34,569,323	£31,041,558	£27,513,795	£23,986,031	£20,458,267	£16,930,503	£13,402,739	£9,874,975
33	Heathside and Lethbridge	443	£0	£15,368,434	£13,531,005	£11,684,713	£9,838,421	£7,992,129	£6,145,838	£4,299,546	£2,453,254	£606,962	-£1,256,867	-£3,137,556
34	Creekside Village East, Thanet Wharf	393	£3,696,000	£26,524,590	£24,222,063	£21,919,536	£19,617,007	£17,314,480	£15,011,952	£12,709,424	£10,406,897	£8,104,369	£5,793,877	£3,474,378
35	Conington Road Tescos Island Site	365	£1,440,000	£16,928,802	£15,072,971	£13,213,456	£11,353,941	£9,494,426	£7,634,910	£5,775,395	£3,915,880	£2,052,130	£174,537	-£1,727,155
36	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£44,102,545	£40,595,979	£37,085,274	£33,564,531	£30,043,787	£26,523,044	£23,002,301	£19,481,557	£15,960,813	£12,440,069	£8,918,847
	Leegate Shopping Centre	393	£8,450,175	£41,604,719	£38,867,445	£36,130,172	£33,392,898	£30,655,625	£27,918,351	£25,181,077	£22,443,804	£19,706,530	£16,969,257	£14,231,983
	Hatcham Works	1,020	£40,788,551	£60,941,555	£55,510,152	£50,068,681	£44,627,211	£39,185,741	£33,744,271	£28,302,801	£22,861,330	£17,388,221	£11,910,101	£6,431,981
39	Goodwood Road and New Cross Road	260	£6,930,645	£24,167,648	£22,331,304	£20,494,961	£18,658,617	£16,822,273	£14,985,929	£13,149,585	£11,313,241	£9,476,898	£7,640,555	£5,798,017
40	New Cross Gate NDC scheme, Besson Street	324	£0	£30,130,423	£27,863,309	£25,593,117	£23,322,924	£21,052,733	£18,782,540	£16,512,347	£14,242,156	£11,971,963	£9,701,771	£7,431,579
	Plassy Island	636	£25,336,621	£38,776,889	£36.123.074	£33,468,588	£30.809.522	£28,150,456	£25,491,390	£22,832,324	£20,173,258	£17.514.192	£14,852,887	£12,185,321
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£61,839,599	£56,078,042	£50,316,485	£44,554,929	£38,793,372	, ,	£27,268,025	£21,467,663	£15.667.300	£9.866.938	£4.041.789
	Wickes and Halfords	918	£17,582,068	£45,714,181						£16,470,537			£1,713,475	-£3,294,817
	Laurence House and Civic Centre	300	£19,651,569	£16,483,797			£11,281,685	£9,547,648		£6,079,573		, ,	£877,461	-£868,698
	Engate Street	299	£3,888,000	£30,691,854	, ,	<u> </u>	£24,356,468	, ,						£9,573,901
	Lewisham Shopping Centre	1,186	£72,374,114		£113,651,407					£81,003,714				£54,043,103
	PLACE Ladywell	274	£10,566,393	£27,617,710		£23,747,262		£19,876,815		£16,006,367		£12,135,920	, ,	£8,265,472
	Ravensbourne Retail Park	1,029	£31,129,477	£90,243,555		£77,729,665		£65,215,775		£52,701,886			£33,931,052	£27,646,468
	Lower Creekside LSIS	352	£5,280,000	£30,306,802			£23,004,155			£15,701,508			£8,398,861	£5,964,645
	Bell Green Gas Holders	277		£23,580,656			£23,004,155 £18,032,286			£15,701,508 £12,483,915			£6,935,545	
			£3,696,000											
	Bell Green Retail Park	2,219	£39,892,137	£143,453,218			£109,140,546			£74,639,922				£28,129,620
	Sainsbury's Bell Green	1,818	£63,128,492		£121,453,469	7- 77 -	, -,	//	£82,100,456	£72,262,202				£32,791,276
	Stanton Square LSIS	283	£4,608,000	£26,585,400		£22,552,624	, ,	£18,519,847	£16,503,460	£14,487,071			£8,437,907	£6,421,519
	Worsley Bridge LSIS	245	£6,048,000	£22,217,009	£20,486,609	£18,756,208			£13,565,006	£11,834,605			£6,643,402	£4,913,002
55	Homebase/Argos, Bromley Road	255	£12,086,585	£25,176,484	£23,375,455	£21,574,425	£19,773,396	£17,972,366	£16,171,337	£14,370,308	£12,569,278	£10,768,249	£8,967,219	£7,166,190

## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,000 per sqm 70% Rented 30% Intermediate AR SO

					AR		SO		<b>15</b> \				
Ott. M. John		D11//(0 )				.==:		ial land values	` '		100/ 111		
Site No Site name	No of units												50% AH
1 Very small residential (house)	1	£144,000	£324,951	£311,001	£297,050	£283,099	£269,149	£255,197	£241,247	£227,296	£213,346	£199,395	£185,444
2 Small residential developments (houses, backland, inf		£240,000	£1,489,274	£1,427,306	£1,365,339	£1,303,372	£1,241,404	£1,179,438	£1,117,471	£1,055,503	£993,536	£931,569	£869,602
3 Small residential developments (flats, backland, infill e		£240,000	£841,820	£799,402	£756,983	£714,564	£672,146	£629,728	£587,310	£544,892	£502,473	£460,055	£417,637
4 Small residential developments (houses, backland, inf		£480,000	£2,679,291	£2,566,712	£2,454,133	£2,341,554	£2,228,975	£2,116,396	£2,003,817	£1,891,238	£1,778,659	£1,666,081	£1,553,501
5 Small residential developments (flats - backland, infill of		£480,000	£1,865,513	£1,771,568	£1,677,623	£1,583,679	£1,489,734	£1,395,788	£1,301,844	£1,207,899	£1,113,954	£1,020,010	£926,065
6 Small residential developments	25	£720,000	£4,319,582	£4,108,061	£3,896,540	£3,685,020	£3,473,499	£3,261,978	£3,050,456	£2,838,935	£2,627,415	£2,415,894	£2,204,373
7 Residential development	50	£1,200,000	£8,467,852	£8,054,142	£7,640,433	£7,226,723	£6,813,014	£6,399,305	£5,985,596	£5,571,887	£5,158,177	£4,744,468	£4,330,759
8 Small scale mixed use, local centres	5	£96,000	£925,229	£882,811	£840,392	£797,974	£755,556	£713,138	£670,719	£628,301	£585,882	£543,464	£501,046
9 Small scale mixed use, local centres	5	£96,000	£866,317	£823,899	£781,481	£739,063	£696,645	£654,227	£611,808	£569,390	£526,971	£484,553	£442,135
10 Small mixed use	25	£720,000	£2,538,260	£2,339,787	£2,141,313	£1,942,840	£1,744,366	£1,545,892	£1,347,419	£1,148,944	£950,471	£751,997	£553,523
11 Small mixed use	30	£960,000	£2,733,914	£2,496,227	£2,258,540	£2,020,852	£1,783,165	£1,545,478	£1,307,790	£1,070,103	£832,416	£594,729	£357,041
12 Mixed use	70	£1,440,000	£6,330,083	£5,796,688	£5,263,293	£4,729,897	£4,196,502	£3,663,107	£3,129,712	£2,596,316	£2,062,920	£1,529,526	£996,130
13 Mixed use	150	£3,360,000	£10,304,478	£9,292,020	£8,279,562	£7,267,104	£6,254,646	£5,239,879	£4,219,757	£3,199,634	£2,179,511	£1,159,388	£139,265
14 Mixed use incl community facility	118	£2,688,000	£7,365,758	£6,560,154	£5,754,551	£4,948,947	£4,143,344	£3,337,740	£2,532,136	£1,726,533	£920,929	£108,662	-£715,623
15 Mixed use incl health facility	60	£1,920,000	£8,601,541	£8,144,383	£7,687,226	£7,230,067	£6,772,909	£6,315,751	£5,858,593	£5,401,435	£4,944,277	£4,487,120	£4,029,961
16 Mixed use incl leisure facility	150	£3,360,000	£14,990,169	£13,863,973	£12,737,776	£11,611,580	£10,485,385	£9,359,189	£8,232,993	£7,106,796	£5,980,600	£4,854,404	£3,728,208
17 Mixed use	88	£2,016,000	£7,468,854	£6,826,464	£6,183,381	£5,537,646	£4,891,910	£4,246,175	£3,600,441	£2,954,706	£2,308,970	£1,663,235	£1,017,500
18 Large mixed use (employment led)	300	£3,840,000	£27,810,426	£25,680,579	£23,550,731	£21,420,884	£19,291,036	£17,161,189	£15,031,342	£12,901,494	£10,771,646	£8,641,798	£6,511,951
19 Estate regeneration (small infill - houses)	10	£960,000	£2,034,774	£1,933,282	£1,831,791	£1,730,299	£1,628,808	£1,527,316	£1,425,825	£1,324,333	£1,222,841	£1,121,350	£1,019,858
20 Estate regeneration (small infill - flats)	10	£960,000	£1,570,194	£1,485,357	£1,400,521	£1,315,684	£1,230,848	£1,146,011	£1,061,174	£976,338	£891,502	£806,665	£721,828
21 Estate regeneration (large)	200	£19,200,000	£16,589,372	£15,096,850	£13,604,328	£12,111,806	£10,619,284	£9,126,763	£7,633,362	£6,129,462	£4,625,563	£3,121,663	£1,617,763
22 Student housing	-	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659
23 Hotels	67	£960,000	£4,399,487	£4,212,045	£4,024,603	£3,837,161	£3,649,719	£3,462,277	£3,274,835	£3,087,393	£2,899,953	£2,712,511	£2.525.069
24 Commercial	-	£2,880,000	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781	-£485.781
25 Storage	-	£960,000	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702
26 Residential care home (7 units)	7	£144,000	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192
27 Carpet Right	242	£1,344,000	£5.226.902	£3.756.466	£2.286.030	£815.594	-£664,109	-£2,155,353	-£3.646.596	-£5.149.076	-£6.661.166	-£8.173.257	-£9.685.348
28 Lewisham Retail Park	536	£22,216,708	£39,813,263	£36,186,562	,,	£28,933,159	£25,306,458	£21,679,756	£18,053,055	£14,426,354	£10,770,897	£7.115.237	£3.459.577
29 Convoys Wharf	3,514	£113,280,000	£18.096.477	£1,229,562		-£33.414.504		-£68.675.793	· · ·		-£123.567.479	£142 534 713	-£161.501.945
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£94,748,706	£85,216,570	2:0,000,:00	£66,107,957	£56,502,383	£46.884.924	£37,188,761	£27,446,621	£17 620 043	£7 690 278	-£2 271 179
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£56,160,814	£37,616,725		-£319.355	-£19.841.843	-£39,662,713	-£59,940,069	-£80 875 354	-£102 229 914 -	£1,586,276	-£144 939 035
32 Lewisham Gateway	649	£62,716,658	£48,958,533	£45,240,473	£41.522.414	£37.804.353	£34.086.293	£30,368,234	£26,650,174	£22.932.114	£19.214.054	£15.495.994	£11 777 935
33 Heathside and Lethbridge	443	£0	£17,377,259	£15,444,317	£13,511,376	£11.564.400	£9,616,580	£7,668,761	£5,720,940	£3,773,120		-£124.253	-£2.099.637
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£29,125,721	£26.702.835	£24.273.792	£21,840,472	£19,407,152	£16,973,833	£14,540,513	£12,107,194	£9,673,874	£7,240,553	£4,796,505
35 Conington Road Tescos Island Site	365	£1,440,000	£18,975,101	£17,024,462		£13,110,720		£9,185,009	£7,222,154	£5,259,299	£3,296,444	£1,325,099	-£666.389
36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£48.066.887	£44.362.105	, ,	£36.952.539	£33.243.647	£29.522.912	£25,802,177	£22.081.442	£18,360,708	£14.639.972	£10.919.237
37 Leegate Shopping Centre	393	£8,450,175	£44,683,520	£41,792,307		£36,009,880	£33,118,666	£30,227,453		£24,445,024	£21,553,811	£18,662,597	
38 Hatcham Works	1,020	£40,788,551	£66,857,006	£61,143,680	£55,430,354	£49.700.472	£43,960,575	£38.220.678	£32.480.781	£26.740.882	£21.000.985	£15,226,810	
39 Goodwood Road and New Cross Road	260	£6,930,645	£26,246,338	£24,306,060	£22,365,781	£20,425,503	£18,485,225	£16,544,946	£14.604.668	£12,664,390	£10,724,112	£8,783,833	£6,843,555
40 New Cross Gate NDC scheme, Besson Street	324	£0,930,043	£32.674.318	£30.285.419		£25,504,149	£23.105.650	£20.707.150	£14,004,000 £18.308.651	£15.910.151	£13,511,651	£11.113.152	£8.714.652
41 Plassy Island	636	£25,336,621	£42,212,332	£39,386,745	11-	£33,735,570	£30,909,983	£28.084.395	£25.257.848	£22.425.530	£19.593.213	£16,760,895	
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£68,138,057	£59,560,745 £62,091,604	£56,004,156	£49,926,617	£43,849,079	£37,771,541	£31,694,002	£25,616,464		£10,700,093	£13,920,370
43 Wickes and Halfords	918	£17,582,068		£02,001,094	£41,174,885	£36,053,614		£37,771,541 £25,762,994		£15,450,180		£5,075,851	-£129,511
44 Laurence House and Civic Centre	300		£18,331,296	£16.504.883				£9,199,233	£7,372,822	£15,450,160 £5,546,409	£10,279,406 £3.719.997	£1.893.584	£67,172
45 Engate Street	299	£19,651,569 £3,888,000	, ,	, ,	£28,619,707		£24,157,067	£9,199,233 £21,925,747			, ,	, ,	
<u> </u>								£92,747,145	, ,	<u> </u>		£13,000,467	
46 Lewisham Shopping Centre	1,186	£72,374,114	£126,828,096							£78,772,001		£64,584,687	£57,485,508
47 PLACE Ladywell	274	£10,566,393		£27,763,574		£23,674,065	, ,	£19,584,555	£17,539,801	£15,495,046		£11,405,536	
48 Ravensbourne Retail Park	1,029	£31,129,477	£97,289,266	£90,695,489		£77,481,422		£64,260,625	£57,650,228	£51,039,830		£37,819,034	
49 Lower Creekside LSIS	352	£5,280,000	£33,042,504	£30,471,502		£25,329,501	£22,758,501	£20,187,500		£15,045,499		£9,903,497	£7,332,496
50 Bell Green Gas Holders	277	£3,696,000	£25,625,677		£21,722,262			£15,867,138	£13,915,430			£8,060,307	£6,108,599
51 Bell Green Retail Park	2,219	£39,892,137			£131,629,976			£95,470,859	£83,358,245	£71,218,381		£46,764,261	
52 Sainsbury's Bell Green	1,818	£63,128,492	, ,		£121,274,446		£100,550,705	£90,174,202	£79,797,699	£69,421,196		£48,651,822	£38,223,245
53 Stanton Square LSIS	283	£4,608,000	£28,847,973	£26,718,457		£22,459,424		£18,200,390	£16,070,873		£11,811,839	£9,682,322	
54 Worsley Bridge LSIS	245	£6,048,000	£24,175,775	£22,347,436		£18,690,758		£15,034,080	£13,205,740	£11,377,401		£7,720,723	
55 Homebase/Argos, Bromley Road	255	£12,086,585	£27,215,200	£25,312,234	£23,409,269	£21,506,304	£19,603,339	£17,700,373	£15,797,408	£13,894,442	£11,991,477	£10,088,512	£8,185,547

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,250 per sqm 70% Rented 30% Intermediate AR SO

						AR		SO						
									dual land values					
Site No	Site name	No of units	. ,		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Very small residential (house)	1	£144,000	£342,933	£328,084	£313,234	£298,384	£283,534	£268,684	£253,835	£238,984	£224,135	£209,285	£194,43
2	2 Small residential developments (houses, backland, infi	5	£240,000	£1,569,147	£1,503,185	£1,437,225	£1,371,265	£1,305,303	£1,239,343	£1,173,382	£1,107,421	£1,041,461	£975,499	£909,53
3	Small residential developments (flats, backland, infill et	5	£240,000	£898,059	£852,829	£807,598	£762,369	£717,139	£671,908	£626,678	£581,448	£536,217	£490,987	£445,75
4	Small residential developments (houses, backland, infil	11	£480,000	£2,824,402	£2,704,567	£2,584,732	£2,464,898	£2,345,063	£2,225,229	£2,105,395	£1,985,560	£1,865,725	£1,745,890	£1,626,05
5	5 Small residential developments (flats - backland, infill e	11	£480,000	£1,990,068	£1,889,896	£1,789,723	£1,689,551	£1,589,378		£1,389,033	£1,288,860	£1,188,688	£1,088,515	£988,34
6	Small residential developments	25	£720,000	£4,600,025	£4,374,482	£4,148,939	£3,923,396	£3,697,853	£3,472,310	£3,246,766	£3,021,223	£2,795,680	£2,570,137	£2,344,59
7	Residential development	50	£1,200,000	£9,022,934	£8,581,470	£8,140,007	£7,698,544	£7,257,080	£6,815,617	£6,374,153	£5,932,690	£5,491,227	£5,049,763	£4,608,30
3	Small scale mixed use, local centres	5	£96,000	£981,469	£936,239	£891,008	£845,778	£800,548	£755,317	£710,087	£664,857	£619,626	£574,396	£529,16
9	Small scale mixed use, local centres	5	£96,000	£922,558	£877,327	£832,097	£786,867	£741,636	£696,406	£651,176	£605,945	£560,715	£515,486	£470,25
10	Small mixed use	25	£720,000	£2,804,503	£2,592,717	£2,380,931	£2,169,145	£1,957,359	£1,745,574	£1,533,788	£1,322,002	£1,110,216	£898,430	£686,64
11	Small mixed use	30	£960,000	£3,052,759	£2,799,129	£2,545,500	£2,291,870	£2,038,240	£1,784,611	£1,530,981	£1,277,352	£1,023,723	£770,093	£516,46
12	Mixed use	70	£1,440,000	£7,054,336	£6,484,728	£5,915,121	£5,345,512	£4,775,904	£4,206,297	£3,636,688	£3,067,081	£2,497,473	£1,927,864	£1,358,25
13	B Mixed use	150	£3,360,000	£11,727,869	£10,644,241	£9,560,614	£8,476,986	£7,393,358	£6,309,731	£5,226,104	£4,135,608	£3,043,487	£1,951,367	£859,24
14	Mixed use incl community facility	118	£2,688,000	£8,487,203	£7,625,527	£6,763,851	£5,902,175	£5,040,499	£4,178,823	£3,317,147	£2,455,471	£1,593,795	£732,120	-£139,53
15	Mixed use incl health facility	60	£1,920,000	£9,217,853	£8,729,880	£8,241,906	£7,753,932	£7,265,959	£6,777,985	£6,290,012	£5,802,038	£5,314,065	£4,826,091	£4,338,11
16	Mixed use incl leisure facility	150	£3,360,000	£16,560,797	£15,356,069	£14,151,342	£12,946,614	£11,741,887	£10,537,159	£9,332,432	£8,127,705	£6,922,977	£5,718,250	£4,513,52
17	7 Mixed use	88	£2,016,000	£8,346,108	£7,659,855	£6,973,601	£6,287,348	£5,601,065	£4,911,008	£4,220,951	£3,530,893	£2,840,836	£2,150,779	£1,460,72
18	Large mixed use (employment led)	300	£3,840,000	£30,841,100	£28,559,719	£26,278,337	£23,996,956	£21,715,576	£19,434,195	£17,152,813	£14,871,432	£12,590,051	£10,308,669	£8,027,28
	Estate regeneration (small infill - houses)	10	£960,000	£2,169,335	£2,061,116	£1,952,896	£1,844,677	£1,736,457	£1,628,238	£1,520,017	£1,411,797	£1,303,578	£1,195,358	£1,087,13
	Estate regeneration (small infill - flats)	10	£960,000	£1,682,674	£1,592,213	£1,501,752	£1,411,292	£1,320,831	£1,230,370	£1,139,911	£1,049,450	£958,990	£868,529	£778,06
	Estate regeneration (large)	200	£19,200,000	£18,670,888	£17,074,291	£15,477,693	£13,881,096	£12,284,498	£10,687,901	£9,091,303	£7,494,705	£5,889,012	£4,279,824	£2,670,63
	2 Student housing	-	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,65
	Hotels	67	£960,000	£4,649,168	£4,449,242	£4,249,316	£4,049,390	£3,849,464	£3,649,539	£3,449,613	£3,249,686	£3,049,760	£2,849,834	£2,649,90
24	1 Commercial	-	£2,880,000	-£485.781			-£485.781	-£485.781	-£485.781	-£485,781	-£485.781	-£485.781		-£485.78
	Storage	-	£960,000	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,70
	Residential care home (7 units)	7	£144,000		, ,	· · ·	, ,	£572,192	· · ·			£572,192		£572,19
	Carpet Right	242	£1,344,000	£7,323,162				£1.022.167				-£5,367,134		-£8.606.98
	B Lewisham Retail Park	536	£22,216,708	£44.672.523			, ,	£29,219,569	£25.348.298	£21,477,028	£17,605,758	£13,734,487	£9.836.976	£5.933.88
	Convoys Wharf	3,514	£113,280,000	£42.162.933	£24,112,133	£6.061.333	-£12.300.234	-£30.858.810	-£49.621.465	-£68.619.787	-£87.884.895	-£107.529.223	-£127.648.016	-£147.968.58
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£107,724,032	£97,577,526	£87,394,812	£77,212,100	£67,021,854	£56,758,812	£46,495,771	£36,139,912	£25,727,134	£15.204.478	£4.591.60
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£80,669,905	£61,295,192	£41,548,430	£21,424,859	£1,129,261	-£19,694,375	-£40,877,513	-£62,638,071	-£85,189,743	-£107,964,317	-£130,738,89
	Lewisham Gateway	649	£62,716,658	£54,138,549	£50,161,489	£46,184,428	£42,207,368	£38,230,306	£34,253,246	£30,276,185	£26,299,125	£22,322,064	£18,345,003	£14,367,94
	Heathside and Lethbridge	443	£0	£20,042,554	£17,976,347	£15,910,140	£13,843,934	£11,773,638	£9,691,002	£7,608,366	£5,525,729	£3,443,093	£1,360,457	-£732,39
	Creekside Village East, Thanet Wharf	393	£3,696,000	£32,598,856	£30,002,311	£27,405,768	£24,809,223	£22,212,679	£19,605,431	£16,996,672	£14,387,912	£11,779,152	£9,170,393	£6,561,63
	Conington Road Tescos Island Site	365	£1,440,000	£21,813,144	£19,720,603	£17,628,061	£15,535,520	£13,442,979	£11,337,321	£9,230,977	£7,124,635	£5,018,293		£796,03
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£53,377,579	£49,407,261	£45,436,944	£41,466,627	£37,496,310	£33,525,992	£29,555,674	£25,568,837	£21,579,842	£17,590,846	£13,601,84
	Leegate Shopping Centre	393	£8,450,175		£45,602,641	£42,510,883	£39,419,125	£36,327,368	£33,235,610	£30,143,853	£27,052,095	£23,960,338		£17,776,82
	Hatcham Works	1,020	£40,788,551	£75,045,353		£62,799,867	£56.677.122	£50.554.379		7 7	£32,118,724	£25,965,146	£19.811.569	£13.631.20
	Goodwood Road and New Cross Road	260	£6,930,645		, ,	, , , , , , , , , , , , , , , , , , , ,	£22,725,580	£20.650.002	, , , , , , , , , , , , , , , , , , , ,	, ,	£14.423.272	£12,347,695	£10,272,118	£8,196,54
	New Cross Gate NDC scheme, Besson Street	324	£0		£33,433,752	· · ·	£28.324.551	£25,769,950		£20,651,679		£15,519,961		£10,388,24
	Plassy Island	636	£25,336,621	£46.859.175	£43.805.977	,-	/ - / - /	£34.641.664	· · ·	£28,524,029		£22,406,394		£16,284,37
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	,,	, , .		, , , , , , , , , , , , , , , , , , , ,	£50,857,305			,	£24,795,095	, . ,	£11,689,27
	Wickes and Halfords	918	£17,582,068									£14,812,524		
	Laurence House and Civic Centre	300	£19,651,569			£16,992,628	£15.037.651	£13.082.675	£11.127.698	£9,172,722		£5,262,768		£1.352.81
	Engate Street	299	£3,888,000		, ,	£31,420,388			, , , , , , , , , , , , , , , , , , , ,			£17,098,908		
	Lewisham Shopping Centre	1,186	£72,374,114									£77,135,686		<u> </u>
	7 PLACE Ladywell	274	£10,566,393										£12,973,959	
	Ravensbourne Retail Park	1,029	£31,129,477		, ,					£64,203,635		£50,046,639		
	Lower Creekside LSIS	352	£5,280,000									£14,617,515		£9,118,34
	Bell Green Gas Holders	277	£3,696,000									£11,640,006		£7,465,25
	Bell Green Retail Park	2,219	£39,892,137		, ,	£146,654,669								
	2 Sainsbury's Bell Green	1,818	£63,128,492			£134,348,326		£112,226,403				£67,857,123		
	Stanton Square LSIS	283	£4,608,000					£22.686.184					£11,302,263	£9,025,48
	Worsley Bridge LSIS	245	£6,048,000		, ,			11						<u> </u>
5/						1"7"7 X 1"4 UKU	1.7(1) 828 1.70	1.18 aug 301	1 116 4/6 // /2	£14,990,641	1 1.4 (1.34) 8(10)	£11,078,978	FU 177 1/16	

#### LB LEWISHAM LOCAL PLAN VIABILITY

LB LEWIS	SHAM LOCAL PLAN VIABILITY		Sales values:	£6,500 per sqm		70% LAR	Rented	30% LLR	Intermediate					
						LAR			dual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
	Very small residential (house)	1	£144,000		£207,238	£194,149	£181,060	£167,970		£141,792	£128,703			
	Small residential developments (houses, backland, inf		£240,000		,	£908,266	,	£791,985		£675,704	,	,		,
	Small residential developments (flats, backland, infill e		£240,000			£436,669		£356,591		£276,513				
	Small residential developments (houses, backland, inf		£480,000		£1,729,371	£1,623,743		£1,412,489		£1,201,235				
	Small residential developments (flats - backland, infill		£480,000		£1,056,891	£968,216		£790,865		£613,515	, ,		,	,
6	Small residential developments	25	£720,000					£1,894,982			£1,293,894		£893,167	£692,804
7	Residential development	50	£1,200,000	£5,255,555	£4,862,448	£4,469,341	£4,076,234	£3,683,127	£3,290,021	£2,896,913	£2,503,807	£2,110,700	£1,717,593	£1,324,487
8	Small scale mixed use, local centres	5	£96,000	£600,156	£560,117	£520,078	£480,040	£440,000	£399,961	£359,923	£319,884	£279,844	£239,805	
9	Small scale mixed use, local centres	5	£96,000				£421,128	£381,089	£341,051	£301,011	£260,972	£220,933	£180,895	£140,855
	Small mixed use	25	£720,000				·			-£125,326	-£315,804	-£506,282	-£696,760	· · · · · · · · · · · · · · · · · · ·
	Small mixed use	30	£960,000		,	£445,879	·	-£4,036	<u>'</u>	-£460,260	-£688,372	-£916,485	-£1,144,597	-£1,372,709
	Mixed use	70	£1,440,000					£122,681		-£914,493	-£1,433,949	<u> </u>	<del></del>	-£2,992,316
_	Mixed use	150	£3,360,000					-£1,878,938	, ,	-£3,891,269	-£4,897,434	,	, ,	//
	Mixed use incl community facility	118	£2,688,000		£138,564	-£648,650	, - ,-	-£2,226,999		-£3,805,349	-£4,594,523	,,	,	, , .
	Mixed use incl health facility	60	£1,920,000			£4,166,275	£3,731,589	£3,296,903		£2,427,532	£1,992,846	£1,558,160		· · · · · · · · · · · · · · · · · · ·
	Mixed use incl leisure facility	150	£3,360,000		£4,836,172				<u>'</u>	-£606,542	-£1,708,773	12 /2 -/	, ,	, ,
	Mixed use	88	£2,016,000		£1,759,897	£1,145,225	,	-£85,311	<u>'</u>	-£1,347,415	-£1,978,929	, , , , , , ,	7	,,
	Large mixed use (employment led)	300	£3,840,000		, ,	, ,		£2,059,689		-£2,102,474	-£4,198,640	, , , , , , , , , , , , , , , , , , ,	-£8,449,162	
	Estate regeneration (small infill - houses)	10	£960,000					£873,798		£682,200	£586,401	£490,603		
	Estate regeneration (small infill - flats)	10	£960,000		-	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	£599,736	<u> </u>	£439,581	£359,503			
	Estate regeneration (large)	200	£19,200,000		, ,	, ,	,	-£1,267,575	, ,	-£4,227,445	, ,	, ,	, ,	
	Student housing	-	£1,440,000	, ,	£5,580,201	£5,580,201	, ,	£5,580,201		£5,580,201	, ,	, ,		, ,
	Hotels	67	£960,000		, ,	£2,605,633		£2,251,532						
	Commercial	-	£2,880,000		-£485,781	-£485,781	-£485,781	-£485,781		-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	Storage	- 7	£960,000				,	£860,932	<u>'</u>	£860,932	£860,932			,
	Residential care home (7 units)	7	£144,000		· · · · · · · · · · · · · · · · · · ·	· · · · · ·		£580,654		£580,654	£580,654		£580,654	,
	Carpet Right Lewisham Retail Park	242 536	£1,344,000 £22,216,708		· · · · · ·	-£9,801,664 £4.643,217	-£11,254,306	-£12,706,949	9 -£14,159,593	-£15,612,236	-£17,064,879	-£18,517,522	-£19,970,165	-£21,422,808
	Convoys Wharf	3,514		, ,	, ,	£4,043,217	£1,130,345	-£2,400,017	7 \$220,512,502	£9,570,759	-£13,175,451	-£16,634,019	F202 286 605	-£24,103,217
	Timber Yard, Oxestalls Road	1,582	£113,280,000 £22,080,000		, ,	-2.100,933,070	CO 601 511	-£202,320,22 <i>1</i>	-1220,513,503	C20 F77 704	-£250,900,053	CE9 226 672	C69 246 702	C79 106 012
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		-£113.266.964	-£133.369.344	\$152.471.725	£173 574 106	£102.676.486	£212 779 966	-£40,430,333	-£30,320,073	F274 096 009	£204 199 390
	Lewisham Gateway	649	£62,716,658				£8.491.840	£4 014 630	£1 337 /30	-£2 13,770,000 -£2 271 457	-£5,001,247	-£255,965,026	-£13 262 942	-£16 033 322
	Heathside and Lethbridge	443	£02,710,030		£37,293	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	120, 101,010	-£5.667.887	2 -£7.579.207	-£2,271,437 -£9,490,527	-£3,924,104 -£11 401 847	-£13 313 167	-£15,202,942	-£17 135 807
	Creekside Village East, Thanet Wharf	393	£3,696,000	£8,920,124	,	1- 11-	£1.801.469	-£602.369	,	-£5,466,586	-£7 930 241	-£10,313,107	-£12,894,734	-£15,399,635
	Conington Road Tescos Island Site	365	£1,440,000				, , , , , , , , , , , , , , , , , , , ,	-£5,242,157		-£9.193.684	-£11 199 600	-£13,205,535	-£15 211 431	-£17 217 348
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	, ,			, ,			-£4,654,420	-£8.390.927	-£12,158,046	-£15,211,451	-£19 772 638
	Leegate Shopping Centre	393	£8,450,175	, ,			, ,	, ,		£4.802.233	£1,999,291	-£818.226		-£6.509.844
	Hatcham Works	1,020	£40,788,551	£19,370,548		10 -10		, ,	,	-£14.881.645	-£20.742.903	-£26,687,231	-£32,697,759	-£38.754.057
	Goodwood Road and New Cross Road	260	£6,930,645		, , , , , , , , , , , , , , , , , , ,		,	,,	, ,	-£633.088	-£2.541.470	-£4,467,287	-£6.393.104	-£8,318,922
	New Cross Gate NDC scheme, Besson Street	324	£0			, ,	, ,	, ,	,,	-£471.353		, , , , , , , , , , , , , , , , , , ,	,,	, ,
	Plassy Island	636	£25,336,621		044.000.047	£8,954,457	£5,988,613	£2,994,141	-£25,992	-£3.120.416	-£6.255.856	-£9,443,601	-£12,707,145	-£16.063.836
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695		· · · · ·	· · · · ·	-£218,177	-£6,339,587	' -£12,478,608	-£18,684,647	-£24.931.369	-£31,236,354		-£44,061,458
	Wickes and Halfords	918	£17,582,068							-£23,255,224	-£28,625,467	· · · · ·	<del>' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' </del>	
44	Laurence House and Civic Centre	300	£19,651,569					-£3,475,571	-£5,263,887	-£7,052,203	-£8,840,519	-£10,635,357	-£12,448,937	-£14,262,518
	Engate Street	299	£3,888,000		£12,997,782	£10,863,050	£8,717,040	£6,563,675	£4,410,311	£2,256,947	£103,583	-£2,078,789	-£4,262,625	-£6,471,884
	Lewisham Shopping Centre	1,186	£72,374,114							£35,103,828			£15,657,045	
	PLACE Ladywell	274	£10,566,393		£11,403,076	£9,438,350	£7,465,033	£5,491,716	£3,518,399	£1,545,081	-£434,296	-£2,435,538	-£4,447,458	-£6,476,974
	Ravensbourne Retail Park	1,029	£31,129,477				£23,883,208	£17,427,761		£4,415,343			-£15,612,567	-£22,434,298
	Lower Creekside LSIS	352	£5,280,000							-£2,508,072	-£5,046,910	-£7,585,748	-£10,124,587	-£12,698,535
50	Bell Green Gas Holders	277	£3,696,000					£2,487,118		-£1,292,272			-£7,053,989	-£8,988,229
	Bell Green Retail Park	2,219	£39,892,137					£9,111,476		-£15,669,030		-£41,179,197	-£54,276,812	-£67,667,126
	Sainsbury's Bell Green	1,818	£63,128,492					£16,667,154	£6,362,074	-£4,026,026	-£14,605,429	-£25,296,064	-£36,117,077	-£47,115,724
	Stanton Square LSIS	283	£4,608,000				£5,741,910			-£415,098	-£2,494,518	-£4,573,938	-£6,657,797	-£8,766,596
	Worsley Bridge LSIS	245	£6,048,000							-£1,116,125	-£2,905,557	-£4,694,988	-£6,498,539	-£8,313,252
	Homebase/Argos, Bromley Road	255	£12,086,585				£6,421,341						-£4,672,457	
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70% Rented

30% Intermediate

Sales values: £6,500 per sqm

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £6,750 per sqm 70% Rented 30% Intermediate LAR LLR

						LAR		LLR						
O'te Ne	0.4.	No. of confin	DI \/ (0)	00/ 411	50/ ALL	400/ 411	450/ 411		dual land values		050/ 411	400/ 411	450/ 411	500/ ALL
	Site name	No of units	BLV (£ m)					20% AH	25% AH	30% AH			45% AH	50% AH
	Very small residential (house)	1 5	£144,000	£238,309	£224,320	£210,332		£182,356 £855,884		£154,379	£140,391	£126,403	,	,
	2 Small residential developments (houses, backland, infi 3 Small residential developments (flats, backland, infill e	_	£240,000	£1,104,420	£1,042,286	£980,152 £487,285		£600,664 £401,583		,		£607,346		
			£240,000	£572,986	£530,136 £1,867,226	£1,754,343		£1,528,578		£315,881	£273,030	£230,179	,	,
	Small residential developments (houses, backland, infi	11	£480,000	£1,980,108 £1,270,122	£1,867,226 £1,175,218	£1,754,343 £1,080,316		£1,526,576 £890,510	, ,	£1,302,813 £700,704		£1,077,047 £510,898	£964,165 £415.994	,
	Small residential developments (flats - backland, infill e		£480,000			£1,060,316 £2,550,302		£2,121,288		£1,692,273		,		1 7
	S Small residential developments  Residential development	25 50	£720,000	£2,979,033 £5,815,479	£2,764,810 £5,394,375	£4,973,272		£2,121,200 £4,131,066			£1,477,767 £2,867,758	£1,263,260 £2,446,654	£1,048,753 £2,025,551	,
	S Small scale mixed use, local centres	5	£1,200,000 £96,000	£5,615,479 £656,395	£613,545	£4,973,272 £570,694	£527,843	£4,131,000 £484,992		£3,288,860 £399,290	£2,667,756 £356,440	£2,446,654 £313,588	£2,025,551	, ,
		5	£96,000	£597,485	£554,634	£570,694 £511,783	,	£404,992 £426,081		,	,	£313,566 £254,677	£210,736	
	Small scale mixed use, local centres  Small mixed use	25	£720,000	£1,269,588	£1,068,455	£867,323		£426,061	,	· · · · · · · · · · · · · · · · · · ·		£254,677 -£344,277	£211,626	
_	Small mixed use	30	£960,000	£1,214,582	£1,068,455 £973.711	£732,839	£491,968	£465,056 £251,097				-£344,277 -£722,471	-£346,236 -£966,751	
	2 Mixed use	70	£1,440,000	£2,880,591	£2.337.979	£1,795,366	£1,252,753	£709.652				-£1.506.947	-£2.063.607	, ,
	B Mixed use	150	£3,360,000	£3,507,707	£2,457,405		£356,800	£709,632 -£703,315			,			12 /2 2/ 2
		118	£2,688,000	£3,507,707 £2.050.330	£1,217,852	£1,407,103 £382.884	,	-£1,305,264	, ,	-£2,834,224 -£2.998.830			, ,	12 / 2 / 2
	Mixed use incl community facility  Mixed use incl health facility	60	£2,888,000 £1,920,000	£5,657,333	£5,191,563	£4.725.794		£3,794,253	, ,	, ,	,-	,,	£1,465,403	, ,
	Mixed use incl leisure facility	150	£3,360,000	£7,501,123	£6,345,145	£5,179,343	,		7 7	12 7 2 7	10 10 010	10 100	£1,403,403 -£3.042.242	
	Mixed use increasure racility	88	£2,016,000	£7,501,123 £3,261,013	£2,602,018	£1,943.024		£2,846,751 £625,035	, ,	£514,160 -£709,363	,	-£1,844,164 -£2.063.542	-£3,042,242 -£2,740.631	-£4,241,78 -£3.417.72
	B Large mixed use (employment led)	300	£3,840,000	£3,261,013 £13.379.636	£2,602,016 £11,171,586	£8,951,875	, . ,	£4,512,453	<u> </u>			-£2,063,542 -£4.431.270	, ,	
	Estate regeneration (small infill - houses)	10	£3,840,000 £960,000	£1,391,554	£1,171,566 £1,289,027	£1,186,500		£4,512,455 £981,446			£673,867	£571,339	£468.813	, ,
	Estate regeneration (small infill - flats)	10	£960,000	£1,032,528	£1,269,027 £946.826	£861.124		£981,440 £689.720			£432.615	£371,339 £346.913	£261.211	
	Estate regeneration (small mill - hats)	200	£19,200,000	£6.617.371	£940,826 £5.071.706	£3.526.041		£669,720 £434.711		, .		-£5.890.351		, -
	2 Student housing	200	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,20
	B Hotels	67	£1,440,000 £960,000	£3,209,309	£3,019,880	£2,830,346		£3,360,201 £2,451,277		, ,	· · ·		, ,	
	Commercial	-	£2,880,000	£3,209,309 -£485,781	-£485.781	-£485,781		£2,451,277 -£485,781		£2,072,209 -£485,781		£1,695,140 -£485,781	-£485,781	
	Storage	-	£2,860,000 £960,000	£860.932	£860.932	£860.932	£860.932	£860.932	<u> </u>		£860.932	£860.932	£860.932	,
	Residential care home (7 units)	7	£144,000	£580,654	,		,					£580,654		
	Carpet Right	242	£1,344,000	-£4.739.655	£580,654 -£6,300,135	£580,654 -£7.860,614		£580,654 -£10,981,572			,		,	,
	B Lewisham Retail Park	536	£1,344,000 £22,216,708	£16.546.086	£12.833.889	£9.121.691	£9,421,093 £5,399,785	-£10,961,372	C2 141 192	-£14,102,530	-£15,663,009	-£17,223,469	-£10,703,900	C21 542 44
	Convoys Wharf	3,514	£113,280,000	,,	-£122.235.281	£9,121,691	£3,399,703	£1,044,240	-£2,141,102	-£3,960,160	-19,022,732	-£13,090,290	-£17,010,073	C207.046.52
	Timber Yard, Oxestalls Road	1,582	£113,280,000 £22,080,000	£32,434,757	, , , , ,	-£141,373,020	-£101,120,239	-£160,000,000	C10 260 222	-1219,760,074	-1239,300,000	C40 752 469	-1270,399,900	C70.062.57
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£52,434,737 -£65.717.204	£22,402,659	£12,273,909	£2,140,320 £120,221,492	-£0,090,322 -£150,952,977	1 5172 276 271	£102 909 667	F215 421 061	£236 042 456	-£00,336,022	£270,962,37
	2 Lewisham Gateway	649	£62,716,658	£24,432,551	£20.621.108	£16.782.072	£12.943.036	£9.104.001	£5.264.964	£1.425.928	-£213,421,001	£6 365 393	£10 202 797	2 514 242 10
	B Heathside and Lethbridge	443	£02,710,030	£4,592,009	£2,598,798	£605,587		-£3.448.614	, . ,	21,120,020	, ,	£11 649 712	£10,303,787	2 515 749 76
	1 Creekside Village East, Thanet Wharf	393	£3,696,000	£12,469,974	£9.924.160	£7,378,345	, . ,	£2.283.127	,,		£5.525.209	£11,040,713	£10,090,737	£13,740,70
	Conington Road Tescos Island Site	365	£1,440,000	£5,447,904	£3,383,037	£1,378,343		-£2,851,351			-£9,226,047	-£0,173,000 -£11 383 774	-£10,627,536	-£15,520,30
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£22.665.865	£18,781,064	£14,888,316	,	£7,102,820		-£750.564		-£8.763.450	-£12,541,502	-£16,099,23
	Leegate Shopping Centre	393	£8,450,175	£25,518,213	£22.538.166	£19.558.120		£13,598,025	, , .	£7.637.932	£4.657.885	£1.654.094	-£12,015,452 -£1 376 284	-£4.430.07
	Hatcham Works	1,020	£40,788,551	£27,740,949	£21,745,615		,,	£3.615.223		-£8.736.773	, , , , , , , , , , , , , , , , , , , ,	£1,054,094	£27 709 093	3 -£34,198.99
	Goodwood Road and New Cross Road	260	£6,930,645	£13,343,759		£9,329,435	,,	£5,615,225 £5.310.706	1 7 7	,, .	-£15,002,034 -£727.540	-£2,777,430	-£4.844.069	
	New Cross Gate NDC scheme. Besson Street	324	£0,930,043 £0	£16,744,766	£14,282,469	£11,820,170		£6,883,502	, , .	£1,907,467	-£727,340 -£588.767	-£3.111.993	-£5.654.569	
	Plassy Island	636	£25,336,621	£19,730,592	£16.577.267	£13,408,618	, ,	£7.018.399		£528.603			,,	
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	2:0,:00,002	£20,276,352	<u> </u>	07.450.000	£1,010,399	£5,700,555	-£12 130 181	-£18 812 75 <i>A</i>	-£25,538,573	-£32 343 506	200,200,44
	Wickes and Halfords	918	£17,582,068	£15,575,877		£4,722,450	£7,450,202 -£773,255	-£6,335,787	-£11,963,786	-£17,606,865	-£13,312,734 -£23,334,504	-£29,122,805	-£34,949,568	5 -£39,238,44 3 -£40,776,33
	Laurence House and Civic Centre	300	£19,651,569	£6,198,654				-£1,365,148		, ,				
	Engate Street	299	£3,888,000	£18,244,382			,	£9,082,151	, ,					<del></del>
	Lewisham Shopping Centre	1,186	£72,374,114		, ,			£55,452,215						, , , , , , , , , , , , , , , , , , ,
	7 PLACE Ladywell	274	£10,566,393	£16,210,996				£55,452,215 £7,799,616			' '			, ,
	Ravensbourne Retail Park	1,029	£31,129,477	£52,660,326				£25,096,233		£11,195,645			-£2,827,844 -£10,059,224	, ,
	Lower Creekside LSIS	352	£5,280,000	£16,008,765				£5,386,486				-£2,861,172 -£5,359,879		<u> </u>
	Bell Green Gas Holders	277	£3,696,000	£12,727,381				£4,683,043						
	Bell Green Retail Park	2,219	£39,892,137		£62,038,327			£4,663,043 £23,557,784						, ,
	2 Sainsbury's Bell Green	1,818	£63,128,492	£72,277,771				£28,823,908					, ,	· · · · · ·
	Stanton Square LSIS	283	£4,608,000	£12,277,771 £14,804,013									, ,	· · · · · ·
	Worsley Bridge LSIS	245	£6,048,000		£12,624,146 £10,140,889			£6,075,212 £4,492,007						
		255						£4,492,007 £6,732,723				-£3,125,361 -£1,166,444		, , ,
55	5 Homebase/Argos, Bromley Road	255	£12,086,585	£14,560,747	£12,607,460	£10,654,173	£8,700,885	10,732,723	£4,762,001	12,791,278	2020,000	-£1,100,444	-£3,165,054	-25,160,10

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,000 per sqm 70% Rented 30% Intermediate LAR LLR

						LAR		LLR						
								Resid	lual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£256,291	£241,404	£226,516	£211,628	£196,741	£181,854	£166,967	£152,079	£137,191	£122,305	£107,417
	2 Small residential developments (houses, backland, infi	5	£240,000	£1,184,294	£1,118,166	£1,052,038	£985,911	£919,782	£853,654	£787,527	£721,399	£655,271	£589,143	£523,015
	3 Small residential developments (flats, backland, infill et	5	£240,000	£629,227	£583,563	£537,900	£492,238	£446,574	£400,912	£355,249	£309,586	£263,923	£218,260	£172,597
	4 Small residential developments (houses, backland, infi	11	£480,000	£2,125,218	£2,005,081	£1,884,942	£1,764,804	£1,644,666	£1,524,528	£1,404,390	£1,284,252	£1,164,114	£1,043,976	£923,838
	5 Small residential developments (flats - backland, infill e	11	£480,000	£1,394,677	£1,293,547	£1,192,416	£1,091,285	£990,154	£889,024	£787,893	£686,762	£585,632	£484,500	£383,370
	6 Small residential developments	25	£720,000	£3,259,475	£3,031,775	£2,804,075	£2,576,245	£2,347,593	£2,118,942	£1,890,291	£1,661,639	£1,432,988	£1,204,337	£975,686
	7 Residential development	50	£1,200,000	£6,370,765	£5,923,518	£5,476,272	£5,028,105	£4,579,006	£4,129,905	£3,680,806	£3,231,707	£2,782,608	£2,333,509	£1,884,410
	8 Small scale mixed use, local centres	5	£96,000	£712,636	£666,973	£621,309	£575,647	£529,984	£484,321	£438,658	£392,996	£347,332	£301,669	£256,006
	9 Small scale mixed use, local centres	5	£96,000	£653,724	£608,062	£562,399	£516,735	£471,073	£425,410	£379,747	£334,084	£288,421	£242,758	£197,095
1	0 Small mixed use	25	£720,000	£1,535,830	£1,321,385	£1,106,940	£892,495	£678,051	£463,607	£249,162	£34,717	-£182,271	-£399,751	-£617,229
1	1 Small mixed use	30	£960,000	£1,533,427	£1,276,614	£1,019,800	£762,986	£506,172	£249,358	-£7,560		-£528,456	-£788,904	-£1,049,353
1	2 Mixed use	70	£1,440,000	£3,604,845	£3,026,019	£2,447,193	£1,868,368	£1,289,543	£710,718	£125,464	-£466,625	-£1,060,490	-£1,654,355	-£2,248,221
1	3 Mixed use	150	£3,360,000	£4,947,667	£3,825,367	£2,703,068	£1,580,767	£458,467	-£673,227	-£1,817,179	-£2,971,494	-£4,125,807	-£5,280,122	-£6,434,437
1	4 Mixed use incl community facility	118	£2,688,000	£3,171,775	£2,290,251	£1,405,367	£513,594	-£383,529		-£2,192,313	-£3,096,704	-£4,001,096	-£4,905,487	-£5,809,878
1	5 Mixed use incl health facility	60	£1,920,000	£6,279,021	£5,782,166	£5,285,311	£4,788,458	£4,291,603	£3,794,749	£3,297,894	£2,801,040	£2,304,185	£1,807,332	£1,310,477
1	6 Mixed use incl leisure facility	150	£3,360,000	£9,071,751			£5,363,623	£4,117,882	£2,872,140	£1,626,399	£380,657	-£877,326	-£2,143,135	-£3,424,411
1	7 Mixed use	88	£2,016,000	£4,147,456	£3,444,139	£2,740,823	£2,037,506	£1,334,189	£630,872	-£73,471	-£793,976	-£1,516,641	-£2,239,305	-£2,961,970
1	8 Large mixed use (employment led)	300	£3,840,000	£16,410,309	£14,058,547	£11,706,784	£9,338,225	£6,965,216	£4,592,208	£2,219,199	-£155,986	-£2,562,575	-£4,979,340	-£7,420,041
1	9 Estate regeneration (small infill - houses)	10	£960,000		£1,416,861	£1,307,605	£1,198,351	£1,089,096	£979,841	£870,586	£761,331	£652,077	£542,822	£433,566
2	Estate regeneration (small infill - flats)	10	£960,000	£1,145,008	£1,053,682	£962,356	£871,030	£779,704	£688,378	£597,052	£505,726	£414,401	£323,075	£231,749
2	1 Estate regeneration (large)	200	£19,200,000	£8,723,120	£7,072,168	£5,421,215	£3,770,262	£2,119,310	£468,358	-£1,199,329	-£2,892,414	-£4,590,461	-£6,288,508	-£7,986,554
	2 Student housing	-	£1,440,000	£5,580,201		£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201		£5,580,201	£5,580,201	£5,580,201
2	3 Hotels	67	£960,000	£3,459,096	£3,257,077	£3,055,059	£2,853,040	£2,651,022	£2,449,003	£2,246,985	£2,044,966	£1,842,948	£1,640,930	£1,438,912
2	4 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	5 Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
2	Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
2	7 Carpet Right	242	£1,344,000	-£2,602,924	-£4,251,248	-£5,919,564	-£7,587,879	-£9,256,194	-£10,924,510	-£12,592,825	-£14,261,141	-£15,929,455	-£17,597,770	-£19,266,086
2	8 Lewisham Retail Park	536	£22,216,708		£17,535,074	£13,575,446	£9,615,818	£5,655,008	£1,648,790	-£2,390,788	-£6,470,052	-£10,590,543	-£14,735,127	-£18,923,679
2	9 Convoys Wharf	3,514	£113,280,000		-£97,219,014	-£117,473,810	-£138,113,526	-£159,013,475	-£179,913,422	-£200,813,370	-£221,713,317	-£242,613,265	-£263,513,212	-£284,413,160
	Timber Yard, Oxestalls Road	1,582	£22,080,000		£35,238,513	£24,567,839	£13,758,175	£2,946,396	-£7,976,686	-£18,941,462	-£30,019,626	-£41,180,263	-£52,499,252	-£63,818,240
	11 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£38,818,735	-£60,403,257	-£82,443,209	-£105,191,240	-£128,133,649	-£151,076,057	-£174,018,467	-£196,960,876	-£219,903,285	-£242,845,694	-£265,788,103
	Lewisham Gateway	649	£62,716,658	£29,612,566	£25,543,653	£21,474,740	£17,394,232	£13,293,361	£9,192,490	£5,091,619	£990,749	-£3,154,133	-£7,344,631	-£11,552,049
	Heathside and Lethbridge	443	£0		£5,160,304	£3,032,278	,	-£1,241,093	-£3,418,071	-£5,606,800	-£7,795,529	-£9,984,258	-£12,172,987	-£14,361,716
	4 Creekside Village East, Thanet Wharf	393	£3,696,000		£13,296,516	£10,573,209	, ,	£5,126,596	£2,403,289	-£354,876	-£3,148,934	-£5,953,838	-£8,787,497	-£11,641,096
	5 Conington Road Tescos Island Site	365	£1,440,000		,,	£3,933,787		-£493,458	-£2,734,913	-£5,003,668	-£7,275,866	-£9,562,033	-£11,871,573	-£14,181,112
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028		, ,	£19,773,511	, ,	£11,445,216	£7,281,069	£3,109,293	-£1,119,038	-£5,391,369	-£9,701,738	-£14,034,623
	17 Leegate Shopping Centre	393	£8,450,175	£29,569,211	£26,386,614	£23,204,018	£20,021,421	£16,838,824	£13,656,227	£10,473,631	£7,291,034	£4,108,437	£898,747	-£2,350,298
	8 Hatcham Works	1,020	£40,788,551	£36,109,007	, ,	£23,281,533	2.0,00.,.00		, ,		, . ,	-£16,006,742	-£22,777,876	-£29,643,929
	9 Goodwood Road and New Cross Road	260	£6,930,645		, ,			£7,500,685	, , , , , , , , , , , , , , , , , , ,	£3,208,208	12 /2 /2 /	, , .	20,200,000	-£5,502,494
	0 New Cross Gate NDC scheme, Besson Street	324	£0	,,	, , , , ,	/ /		£9,573,321	£6,937,171	£4,279,708		, , ,	20,111,000	20, 11 1,0 10
	1 Plassy Island	636	£25,336,621	£24,559,401		£17,806,019	7 7	£10,987,469	£7,546,768	£4,077,781	£570,970	-£3,025,602	-£6,688,519	-£10,437,581
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695			1 1		£8,213,281	£1,348,041	-£5,676,168	· · · · ·	-£19,875,926	-£27,095,080	-£34,415,439
	3 Wickes and Halfords	918	£17,582,068					-£67,042		-£12,039,754	, ,		-£30,440,055	,,
	4 Laurence House and Civic Centre	300	£19,651,569		, ,			£734,875			, , , , , , , , , , , , , , , , , , , ,		<del></del>	
	5 Engate Street	299	£3,888,000										-£750,719	
	6 Lewisham Shopping Centre	1,186	£72,374,114							£48,199,721				
	7 PLACE Ladywell	274	£10,566,393								, ,		, ,	
	8 Ravensbourne Retail Park	1,029	£31,129,477											
	9 Lower Creekside LSIS	352	£5,280,000					£8,275,111		£2,602,892			<del></del>	
	0 Bell Green Gas Holders	277	£3,696,000					£6,878,967		£2,568,626			-£3,952,029	
	1 Bell Green Retail Park	2,219	£39,892,137											
	2 Sainsbury's Bell Green	1,818	£63,128,492					£40,919,311					, ,	
	3 Stanton Square LSIS	283	£4,608,000					£8,440,829		£3,762,182				
	4 Worsley Bridge LSIS	245	£6,048,000					£6,550,712		£2,510,807				
5	5 Homebase/Argos, Bromley Road	255	£12,086,585	£17,214,681	£15,128,697	£13,042,714	£10,956,730	£8,870,746	£6,775,622	£4,670,658	£2,565,693	£460,730	-£1,667,503	-£3,802,254

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,250 per sqm 70% Rented 30% Intermediate LAR LLR

						LAR		LLR		(0.)				
C:t- N-	C:4	No of weite	DL\/ (C)	00/ 411	TO/ ALL	400/ 411	450/ 411		lual land values		250/ 411	400/ 411	450/ ALL	500/ ALL
	Site name	No of units	BLV (£ m)					20% AH	25% AH	30% AH		40% AH	45% AH	50% AH
	Very small residential (house)	1 5	£144,000	£274,273	£258,486	£242,700	£226,913	£211,127	£195,341 £913,559	£179,554	£163,767	£147,981	£132,194	12 - 7 - 2
	2 Small residential developments (houses, backland, infi 3 Small residential developments (flats, backland, infill e	1	£240,000	£1,264,168	£1,194,046	£1,123,924	£1,053,803 £540,042	£983,681 £491,567				£703,195 £297,667	£633,073 £249,192	
			£240,000	£685,466 £2,270,329	£636,991 £2,142,935	£588,516 £2,015,541	£1,888,148		· · · · · · · · · · · · · · · · · · ·	£394,616				
	Small residential developments (houses, backland, infi		£480,000	£2,270,329 £1,519,234	£2,142,935 £1,411,875	£2,015,541 £1,304,516		£1,760,755 £1,089,799		£1,505,968 £875,082		, ,	, ,	
	Small residential developments (flats - backland, infill e	11	£480,000	£1,519,234 £3,539,918			£2,814,750	£1,069,799 £2,573,027						
	S Small residential developments  Residential development	25 50	£720,000	£3,539,918 £6,925,848	£3,298,195 £6,450,846	£3,056,473 £5,975,846		£5,025,845		, ,			, ,	
	S Small scale mixed use, local centres	5	£1,200,000 £96,000	£0,925,646 £768,876	£0,450,640 £720,401	£5,975,646 £671,925	£623,451	£5,025,645 £574,976		£4,072,753 £478,026	· · ·	£3,116,562 £381,076	£2,641,467 £332,601	
	Small scale mixed use, local centres  Small scale mixed use, local centres	5	£96,000	£709,964	£661,490	£613,015	£564,539	£574,976 £516,064	,		,			-
	Small mixed use	25	£720,000	£1,802,071	£1,574,315	£1,346,558	£1,118,802	£891,044					£273,690 -£251,245	
	Small mixed use	30	£960,000	£1,852,272	£1,574,515 £1,579,516	£1,346,336 £1,306,760		£761,044				-£334,443	-£611,058	,
	2 Mixed use	70	£1,440,000	£4,329,097	£3,714,059	£3.099.021	£2.483.983	£1,868,946	, , , , , , , , , , , , , , , , , , ,			-£614.033		
	B Mixed use	150	£3,360,000	£6,387,628	£5,714,059 £5,193,330	£3,099,021 £3,999,031	£2,463,963 £2,804,734						,	, ,
		118	£2,688,000	£4,293,219	£3,355,623	£2,418.027	£1,479,272	£1,610,435 £530,696		· · · · · · · · · · · · · · · · · · ·	, ,		, ,	,
	Mixed use incl community facility  Mixed use incl health facility	60	£1,920,000	£6.897.995	£6.372.357	£5,844,830	£5.316.891	£4,788,952		, ,		,,	12 1 1 2	,,
	Mixed use incl leisure facility	150	£3,360,000	£10,642,378	£9.329.339	£8,016,299	£6,703,258	£5,389,011	£4,063,824	, ,	,, .			
	Mixed use increasure facility  Mixed use	88	£2,016,000	£10,642,378 £5,033,899	£9,329,339 £4,286,260	£8,016,299 £3,538,621	£2,790,982	£2,043,343		, ,	,		12 / 2 /	, , , .
		300		£19,440,983	£16,937,686	£3,536,621 £14,434,390		£2,043,343 £9,417,980	, ,	, , , , , , , , , , , , , , , , , , ,	£1,839,062	-£969,739 -£696.970	, ,	, ,
	B Large mixed use (employment led)  B Estate regeneration (small infill - houses)	10	£3,840,000 £960,000	£19,440,983 £1,660,677	£1,544,694	£14,434,390 £1,428,711	£11,931,093 £1.312.729	£9,417,980 £1,196,745		, ,	£1,839,062 £848,797	£732,813	£616,830	
	Estate regeneration (small infill - flats)	10			£1,544,694 £1.160.538	£1,426,711 £1.063.587	£1,312,729 £966.638	£1,196,745 £869,688			£578.838	£132,813 £481.889	£384.938	
	9 (	200	£960,000	£1,257,487	£1,160,536 £9.072.629	£7,063,567 £7,316,389	£5.560.149	£3.803.909					,	,
	Estate regeneration (large)	200	£19,200,000	£10,827,345		,,	£5,580,149 £5,580,201	,,	£5,580,201		,,	,,	20,000,0	,,
	Student housing  Hotels	67	£1,440,000	£5,580,201	£5,580,201 £3,494,274	£5,580,201		£5,580,201	· · ·	£5,580,201	£5,580,201 £2,207,259	£5,580,201	£5,580,201	
	Commercial		£960,000	£3,708,776	£3,494,274 -£485.781	£3,279,771	£3,065,269 -£485,781	£2,850,766 -£485,781		, ,			£1,778,254	
	Storage	-	£2,880,000 £960,000	-£485,781 £860.932	£860.932	-£485,781 £860.932	£860.932	£860.932		-£485,781 £860.932	-£485,781 £860.932	-£485,781 £860.932	-£485,781 £860.932	
	ŭ	- 7	,		,				,	,				
	Residential care home (7 units)	7 242	£144,000	£580,654	£580,654 -£2,228,295	£580,654		£580,654	,	,	,	,		
	7 Carpet Right 3 Lewisham Retail Park	536	£1,344,000 £22,216,708	-£476,999	£22,226,295	-£3,979,590 £18.029.201	-£5,754,665 £13.822.142	£9,615,083	-£9,306,968 £5,408,024	£11,063,119 £1.151.993	-£12,059,271	-£14,635,422	-£10,411,574	-£10,107,72
				£26,394,322	7 - 7 - 7	,,		£9,615,063	£5,406,024	£1,151,993	-£3,146,635	-£7,495,744	-£11,674,130	-£16,303,91
	Convoys Wharf Timber Yard, Oxestalls Road	3,514 1,582	£113,280,000 £22,080,000	-£51,773,406	-£72,645,061		-£115,375,727	-£137,360,099	-£159,613,361	-£181,866,663	-£204,119,949	-1,220,373,233	-£246,626,516	-£270,879,80
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£59,104,535 -£12,429,197	£47,922,350 -£34.898.966	£36,694,826	£25,350,431 -£81,223,990	C105 412 420	£2,301,234	-19,242,000	-£20,900,132	-£32,7 12,093	-144,040,400	-£36,673,90
	2 Lewisham Gateway	649	£62,716,658	£34.792.582	£30.464.669	£26,136,754	, , , , , , , , , , , , , , , , , , , ,	£17.480.927	£13.120.017	£8.757.311	£4.394.605	£31.899	-£221,223,331	-£231,367,90
	B Heathside and Lethbridge	443	£02,710,030		£7,721,810	,, -	, , , , , , , , ,	7 - 7 - 7 - 7 - 7 - 7 - 7	-£13,120,017	, . , .	,,		-14,392,093	-20,001,90
	Creekside Village East, Thanet Wharf	393	£3,696,000	£19,506,995	£16.632.829	£5,458,967 £13.758.663	£3,196,124 £10,867,275	£933,281 £7,966,475	,	£2.164.877	-£5,992,370 -£778.216		, ,	-£12,974,07
	Conington Road Tescos Island Site	365	£1,440,000	£19,500,995 £11,192,991	£8,863,223	£6,533,456	£4,193,913	£1,838,421	-£524.387	-£2,913,211			,	-1.9,771,13 -1.2,662,00
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£33,396,313	£29.001.490	£24.606.667	£20,211,844	£15,787,612		, ,	· · · · · ·		-£10,201,043	5 -£11.205.79
	Leegate Shopping Centre	393	£8,450,175	£33,582,964	£30.219.451	£26.849.915		£20,079,622		, ,	£9,924,183	£6.539.036	£2,152,990	e -£270.52
	Hatcham Works	1,020	£40,788,551	£44,404,421	£37.631.684	£30.812.785	£23,404,709	£17.148.505	,,	,,	, ,	,,	-£17.893.969	
	Goodwood Road and New Cross Road	260	£6,930,645	£18,755,704	£16,493,519	£14,231,335	,,	£9,690,663	~:0,200,202	≈0,00=,== :	,,	, , , , , , , , , , , , , , , , , , , ,	7 - 7 - 7 - 7 - 7	£4.094.27
	New Cross Gate NDC scheme. Besson Street	324	£0,930,043	£23.439.134	£20.642.117	£17,845,101	£15,048,084	£12,251,068	£9,454,051	£6,651,949	1- 1- 1	£998,130	-£1,749,303	, , , , , ,
	Plassy Island	636	£25,336,621	£29,338,420	£25,755,788	£22.153.636		£14.907.650		7 7	£3.861.823	£101.471	-£3.767.477	
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	,,	£37,115,576	,,	,,,	£15,380,434	00.070.000	0700.444	00.707.070	-£14 265 528	004.074.400	000,000,00
	Wickes and Halfords	918	£17,582,068		£24,600,471			£6,097,138	£8,079,339 -£144,422	£766,111 -£6,490,547		-£19,379,241	-£21,874,166 -£25,930,541	
	Laurence House and Civic Centre	300	£19,651,569		£9.207.344	£7.073.462		£2.805.698	,				, ,	
	Engate Street	299	£3,888,000		£21,866,606	£19,265,094	, ,						£991,208	
	Lewisham Shopping Centre	1,186	£72,374,114		£93,847,184	£19,203,094 £86,033,754	, , ,					£39,002,836		
	7 PLACE Ladywell	274	£10,566,393		£19,530,359	£17,146,366			, , , , , , , , , , , , , , , , , , ,		' '	£2,791,223		
	Ravensbourne Retail Park	1,029	£31,129,477		£63,767,062	£55,964,772							£878,858	, ,
	Lower Creekside LSIS	352	£5,280,000	, ,	£20,170,871	£17,178,331				£5,130,439		-£915,633		
	Bell Green Gas Holders	277	£3,696,000		£15,882,630	£17,176,331 £13,611,243		£9,068,467			£2,113,791 £2,197,645			
	Bell Green Retail Park	2,219	£39,892,137		£15,862,630 £95,242,151	£80,865,026								, ,
	2 Sainsbury's Bell Green	1,818	£63,128,492	, ,	£89,716,584	£77,471,737		£51,974,262 £52,926,804						
	Stanton Square LSIS	283	£4,608,000		£18,220,306	£15,745,906								
	Worsley Bridge LSIS	245	£6,048,000		£16,220,306 £14,985,620									
	Homebase/Argos, Bromley Road	255	£12,086,585											-£4,349,76 -£2,440,84
30	Homebase/Aigos, Diomiey Road	200	£12,000,303	219,000,013	217,048,833	210,431,234	210,212,014	210,333,033	20,110,212	20,000,009	<del>کحری ۱۵,000</del>	22,011,021	-2.109,930	-22,440,04

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,500 per sqm 70% Rented 30% Intermediate LAR LLR

						LAR		LLR		- (0)				
Cito No	Cita nama	No of unito	DL \/ (C m)	00/ 411	FO/ ALL	100/ 111	15% AH	20% AH	dual land values 25% AH		35% AH	40% AH	45% AH	500/ ALL
	Site name Very small residential (house)	No of units	BLV (£ m) £144,000	0% AH £292,255	5% AH £275,569	10% AH £258,883	£242,198	20% AFI £225,512		30% AH £192,141		£158,770	£142.084	50% AH £125,399
	2 Small residential developments (houses, backland, infi	-	£144,000 £240,000	£1,344,041	£1,269,925	£1,195,810	£1,121,696	£1,047,580	· · · · · · · · · · · · · · · · · · ·			£156,770 £751,119		,
	B Small residential developments (flats, backland, infill e	1	£240,000	£741,706	£690,419	£639,132	£587,845	£536.558		,		£331,411		,
	Small residential developments (houses, backland, infiling		£480,000	£2,415,439	£2,280,790	£2,146,142		£1,876,843	,	,		£1,338,247		
	Small residential developments (flats - backland, infill 6	11	£480,000	£1,643,789	£1.530.202	£1,416,616		£1,189,444		£962,270		£735,098		
	Small residential developments	25	£720,000	£3,820,361	£3,564,616	£3,308,871	£3,053,127	£2,797,381		£2,285,892		£1,772,447		
	Residential development	50	£1,200,000	£7,480,930	£6,978,175	£6,475,419		£5,469,910				£3,454,517		
	B Small scale mixed use, local centres	5	£1,200,000 £96,000	£825,115	£773.828	£722,541	£671,254	£619,967				£3,434,317 £414,820		
	Small scale mixed use, local centres	5	£96,000	£766,204	£714,918	£663,631	£612,344	£561,057	,	,	· · · · · · · · · · · · · · · · · · ·	£355,908	,	· ·
	Small mixed use	25	£720,000	£2,068,313	£1,827,245	£1,586,175		£1,104,038	,	£621,900		£333,900 £139,763	,	,
_	Small mixed use	30	£960,000	£2,066,313 £2,171,116	£1,827,245 £1,882,418	£1,586,175 £1,593,720		£1,104,036 £1,016,324		,	,	£139,763 -£140,428	,	,
	2 Mixed use	70		£5,053,351	£1,002,410 £4.402.100	£3.750.849	£3.099.599	£2,448,348		£1,145,846		-£140,420		
			£1,440,000		12 1 2 1 2 2	, ,		, -,	12 / 2 / 2		·		,	, ,
	Mixed use	150	£3,360,000	£7,819,591	£6,561,292	£5,294,996		£2,762,403		£229,812	, ,	-£2,348,016	, ,	, , .
	Mixed use incl community facility	118	£2,688,000	£5,414,664	£4,420,995	£3,427,327	£2,433,659	£1,439,569			, ,	-£2,618,493	, ,	= 1,001,11
	Mixed use incl health facility	60	£1,920,000	£7,514,307	£6,957,853	£6,401,400	£5,844,946	£5,286,303	10 1	, ,		£3,050,210		, ,
	Mixed use incl leisure facility	150	£3,360,000	£12,213,006	£10,821,435	£9,429,864	£8,038,292	£6,646,721		, ,	, , ,	£1,041,610		1 7 7 7
	Mixed use	88	£2,016,000	£5,920,342	£5,128,380	£4,336,420	£3,544,458	£2,752,497		,,	, , , , , , , , , , , , , , , , , , ,	-£422,838		, , , , , , , , , , , , , , , , , , ,
	Large mixed use (employment led)	300	£3,840,000	£22,471,657	£19,816,826	£17,161,996		£11,852,335	, . ,		' '	£1,152,328	· · · ·	1 7 7 - 7
	Estate regeneration (small infill - houses)	10	£960,000	£1,795,238	£1,672,527	£1,549,816		£1,304,395	12 / 2 / 2		£936,261	£813,550	<u> </u>	
	Estate regeneration (small infill - flats)	10	£960,000	£1,369,967	£1,267,393	£1,164,819		£959,672	,		,	£549,377	,	
	Estate regeneration (large)	200	£19,200,000	£12,908,863	£11,064,645	£9,211,563	£7,350,035	£5,488,508	,,	£1,765,453	201,100	-£1,990,680		
	Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201		£5,580,20°
	Hotels	67	£960,000	£3,958,457	£3,731,471	£3,504,484		£3,050,512		,,	, ,	£2,142,565		
	Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781		-£485,781	,	-£485,781		
25	Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
	Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654		£580,654	£580,654	£580,654	£580,654	£580,654
	Carpet Right	242	£1,344,000	£1,625,918	-£208,665	-£2,066,257	-£3,923,849	-£5,805,438	, ,	-£9,573,414	-£11,457,401	-£13,341,389	£15,225,377	' -£17,109,364
28	Lewisham Retail Park	536	£22,216,708	£31,285,712	£26,873,488	£22,461,265	£18,028,466	£13,573,976	£9,119,487	£4,661,416	£153,851	-£4,415,322	£9,037,237	'-£13,684,14
29	Convoys Wharf	3,514	£113,280,000	-£26,641,792	-£48,468,748	-£70,604,710	-£93,053,273	-£115,941,030	-£139,313,341	-£162,919,961	-£186,526,580	-£210,133,200	-£233,739,820	-£257,346,439
	Timber Yard, Oxestalls Road	1,582	£22,080,000	£72,253,874	£60,499,207	£48,683,637	£36,803,696	£24,785,579	£12,627,891	£449,894	-£11,894,068	-£24,274,119	£36,810,889	-£49,529,56
31	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£13,395,253	-£9,880,211	-£33,648,608	-£57,912,223	-£82,799,535	-£108,475,629	-£134,258,067	-£160,040,505	-£185,822,942	2 -£211,605,380	-£237,387,818
32	Lewisham Gateway	649	£62,716,658	£39,972,598	£35,385,684	£30,798,769	£26,211,854	£21,624,939	£17,038,024	£12,423,002	£7,798,461	£3,173,919	£1,471,149	-£6,171,76
33	Heathside and Lethbridge	443	£0	£12,680,975	£10,283,316	£7,885,658	£5,487,998	£3,090,340	£692,681	-£1,729,105	-£4,189,211	-£6,655,350	-£9,121,488	-£11,587,626
34	Creekside Village East, Thanet Wharf	393	£3,696,000	£23,015,793	£19,966,187	£16,916,581	£13,866,974	£10,806,355	£7,728,063	£4,649,771	£1,570,278	-£1,566,284	-£4,725,067	'-£7,921,108
35	Conington Road Tescos Island Site	365	£1,440,000	£14,062,739	£11,589,484	£9,116,228	£6,642,974	£4,163,416	£1,662,612	-£850,053	£3,389,771	-£5,960,900	£8,532,028	£11,144,87
36	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£38,761,538	£34,098,453	£29,435,369	£24,772,284	£20,109,200	£15,423,061	£10,716,115	£6,009,167	£1,282,802	£3,529,069	-£8,376,962
37	Leegate Shopping Centre	393	£8,450,175	£37,593,841	£34,029,785	£30,465,729	£26,901,672	£23,320,421	£19,732,724	£16,145,028	£12,557,331	£8,969,635	£5,381,938	£1,784,000
38	Hatcham Works	1,020	£40,788,551	£52,678,021	£45,491,604	£38,305,187	£31,093,495	£23,842,952	£16,592,409	£9,292,517	£1,964,947	-£5,498,232	£13,036,817	'-£20,664,313
39	Goodwood Road and New Cross Road	260	£6,930,645	£21,461,676	£19,064,193	£16,666,710	£14,269,228	£11,871,745	£9,460,656	£7,040,670	£4,620,685	£2,200,700	-£222,389	-£2,686,064
40	New Cross Gate NDC scheme, Besson Street	324	£0	£26,786,317	£23,821,941	£20,857,566	£17,893,190	£14,928,815	£11,964,439	£9,000,064	£6,027,835	£3,031,479	£35,124	-£3,003,130
41	Plassy Island	636	£25,336,621	£34,075,134	£30,279,008	£26,458,312	£22,635,559	£18,785,124	£14,919,160	£11,029,844	£7,107,106	£3,140,682	£892,343	-£5,037,34°
42	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£53,079,316	£45,470,168	£37,855,812	£30,178,768	£22,501,722	£14,806,984	£7,048,380	£735,087	-£8,700,246	£16,731,300	£24,854,37
	Wickes and Halfords	918	£17,582,068					£12,196,869			-£7,744,285	-£14,576,108	3 -£21,475,792	
	Laurence House and Civic Centre	300	£19,651,569		£11.650.065	£9.387.619		£4.862.728	<u> </u>	£329,613	, ,	-£4,297,566	£6,613,487	, ,
	Engate Street	299	£3,888,000		, ,	122,22 ,2 2	,		, ,		12 /2 /2 /2	£5,505,644		
	Lewisham Shopping Centre	1,186	£72,374,114		£102,624,610			<u> </u>		, ,				
	PLACE Ladywell	274	£10,566,393						£12,133,141			£4,522,148		
	Ravensbourne Retail Park	1,029	£31,129,477		, , , , , , , ,	£64,440,397						£14,640,367	, ,	,
	Lower Creekside LSIS	352	£5,280,000											
	Bell Green Gas Holders	277	£3,696,000									£1,552,172		
	Bell Green Retail Park	2,219	£39,892,137		£111,610,984							£3,981,996		
	2 Sainsbury's Bell Green	1,818	£63,128,492		£103,713,314						, ,			
	Stanton Square LSIS	283	£4,608,000									£2,641,007		
	Worsley Bridge LSIS	245	£6,048,000		£17,407,985							£1,561,424		, ,
	Homebase/Argos, Bromley Road	255	£12,086,585										£1,309,078	
30	Homebase/Algos, biomiey Noau	200	£12,000,303	222,022,000	220,171,173	217,019,793	210,400,410	213,117,041	210,700,003	20,414,200	20,000,872	20,002,020	21,000,070	-21,079,43

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,750 per sqm 70% Rented 30% Intermediate

					LAR	}	LLR						
							Resid	ual land values	s (£m)				
Site No Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH		<u> </u>	35% AH	40% AH	45% AH	50% AH
1 Very small residential (house)	1	£144,00		£292.653	£275.068		£239.898	£222,314	£204,729			£151,975	
2 Small residential developments (houses, backland, ir	· ·	£240,00		,		,	£1,111,479	£1,033,370	£955,261	,	,	£720,934	,
3 Small residential developments (flats, backland, infill		£240,00		£743,847	£689,748		£581,550	£527,451	£473,353			£311,056	,
4 Small residential developments (houses, backland, in		£480,00	,		,	,		£1,851,027			,		
5 Small residential developments (flats - backland, infil		£480,00		,	, ,		, ,	£1,169,274	, ,		, ,	£690,017	£570,203
6 Small residential developments	25	£720,00	, ,				£3,021,736	£2,751,969			,	£1,671,093	,
7 Residential development	50	£1,200,00		£7,505,503	, ,	, ,	£5,913,976		£4,852,958	, ,	, ,	£3,257,383	, ,
8 Small scale mixed use, local centres	5	£96,00					£664,960	£610,861	£556,762	, ,		£394,465	, ,
9 Small scale mixed use, local centres	5	£96,00		£768,345			£606,048	£551,949	£497,850			£335,554	
10 Small mixed use	25	£720,00		,		,			£808,270	,	,	£45,127	,
11 Small mixed use	30	£960,00		£2,185,321			£1,271,400	£966,759	£662,119	, , , , , , , , , , , , , , , , , , ,	,	-£255,366	,
12 Mixed use	70	£1,440,00					£3,027,750	£2,340,287	£1,652,824			-£426,598	
13 Mixed use	150	£3,360,00		£7,917,260			£3,914,372				,	-£2.835.659	
14 Mixed use incl community facility	118	£2,688,00					£2.337.147	£1.286.257	£224,070	,	, ,	-£3.004.409	, , , , , , , , , , , , , , , , , , , ,
15 Mixed use incl health facility	60	£1,920,00							,	,	12 72 7 2	£2,833,115	
16 Mixed use incl leisure facility	150	£3,360,00						£6,433,121	£4,963,017		£1.994.957	£510,879	12 7 - 7 - 7
17 Mixed use	88	£2,016,00			, ,		£3,461,651	£2.625.369	£1.789.085		£116.519	-£735,327	,
18 Large mixed use (employment led)	300	£3,840,00			, ,		, ,				£2,991,900	£158,998	· · ·
19 Estate regeneration (small infill - houses)	10	£960,00	, ,		,,		, ,	£1,282,604	, ,	, ,	£894,288	£764,848	
20 Estate regeneration (small infill - flotses)	10	£960,000		, ,				, ,	£1,155,165 £833.259		£616,864	£508.666	,
	200					, . ,	,,		,		· · · · · · · · · · · · · · · · · · ·		
21 Estate regeneration (large)	200	£19,200,00		, . ,	, , , , , , , , , , , , , , , , , , , ,	,,	,	£5,206,292			-£703,975	-£2,713,810	
22 Student housing 23 Hotels	- 67	£1,440,00			, ,	, ,	£5,580,201 £3,250,256	£5,580,201 £3,010,785	£5,580,201 £2,771,315	, ,	, ,	£5,580,201 £2,052,903	, ,
	67	£960,00					, ,	, ,				<u> </u>	
24 Commercial	-	£2,880,00		,	-£485,781 £860.932	,	-£485,781	-£485,781	-£485,781		-£485,781 £860.932	-£485,781	-£485,781
25 Storage	- 7	£960,00		,	,		£860,932	£860,932	,	,		£860,932	,
26 Residential care home (7 units)	7	£144,00		£580,654		,	£580,654	£580,654	£580,654		,	£580,654	,
27 Carpet Right	242	£1,344,00			,		-£4,080,700	-£6,071,884	-£8,063,708	-£10,055,532	-£12,047,355	-£14,039,179	-£16,031,003
28 Lewisham Retail Park	536	£22,216,70			,,.		£17,532,870	£12,830,949	£8,129,028	£3,412,600	-£1,364,679	-£6,200,337	-£11,094,529
29 Convoys Wharf	3,514	£113,280,00		, , , , , , , , , , , , , , , , , , , ,		2, ,		-£119,169,720	-£143,973,256	-£168,933,213	-£193,893,168	-£218,853,124	-£243,813,080
30 Timber Yard, Oxestalls Road	1,582	£22,080,00					£35,565,123		£10,013,422	-£2,887,982	-£15,931,085	-£29,076,079	-£42,385,228
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,00		, , , , , , , , , , , , , , , , , , , ,		, ,	-£60,735,134		-£114,377,867	-£141,580,318	-£168,782,771	-£195,985,223	-£223,187,675
32 Lewisham Gateway	649	£62,716,65		,,		200,011,001	£25,768,952	£20,923,037	£16,077,120	, , , , , , , , , , , , , , , , , , , ,	£6,315,940	£1,429,564	-£3,505,729
33 Heathside and Lethbridge	443	£1	,,	1- 1-		1-7-7-		£2,714,923	17 7	10 10 010	,,	-£7,595,738	-£10,200,581
34 Creekside Village East, Thanet Wharf	393	£3,696,00						£10,390,450		7 7	£613,390	-£2,719,076	-£6,071,083
35 Conington Road Tescos Island Site	365	£1,440,00			77-		£6,465,517	£3,842,293				-£6,887,912	,,
36 Land at Conington Road and Lewisham Road (Tesco		£6,817,02		,			7 - 7 - 7	£19,470,034	, ,			-£461,754	,.
37 Leegate Shopping Centre	393	£8,450,17										£7,609,987	£3,819,740
38 Hatcham Works	1,020	£40,788,55			, ,		,	£22,868,453	~:-,:,:	21,111,010		-£8,232,258	/ - /
39 Goodwood Road and New Cross Road	260	£6,930,64		, , , , , , , , , , , , , , , , , , , ,	, . , ,	,,		£11,503,741	, ,	' '	,,	£1,286,324	, , , , , , , , , , , , , , , , , , , ,
40 New Cross Gate NDC scheme, Besson Street	324	£	,	, , , , , , , , , , , , , , , , , , , ,		,,	£17,606,562	£14,474,827	, ,	, ,		£1,899,028	, ,
41 Plassy Island	636	£25,336,62		,,			£22,625,948	£18,544,987	~, ,		20,.00,0.0	£1,914,355	, ,
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,69						£21,469,900	£13,327,514			<u> </u>	, , , , , , , , , , , , , , , , , , , ,
43 Wickes and Halfords	918	£17,582,06				, ,		£11,352,117	£4,407,634	, , , , , , , , , , , , , , , , , , ,		-£17,037,795	, , , , , , , ,
44 Laurence House and Civic Centre	300	£19,651,56			£11,701,776	, ,				<u>'</u>	, ,		
45 Engate Street	299	£3,888,00			£24,866,457							£4,454,112	
46 Lewisham Shopping Centre	1,186	£72,374,11		£111,375,487				£76,457,826		, ,		£41,396,338	
47 PLACE Ladywell	274	£10,566,39											£864,000
48 Ravensbourne Retail Park	1,029	£31,129,47					£55,485,424						
49 Lower Creekside LSIS	352	£5,280,00										£52,354	
50 Bell Green Gas Holders	277	£3,696,00						£10,867,059			£3,199,115	£632,209	
51 Bell Green Retail Park	2,219	£39,892,13		£127,736,424							, ,	-£1,877,250	
52 Sainsbury's Bell Green	1,818	£63,128,49		£117,666,328									
53 Stanton Square LSIS	283	£4,608,00		£23,816,465								£1,633,473	
54 Worsley Bridge LSIS	245	£6,048,00					£12,670,372	£10,283,713	£7,897,053			£699,802	
55 Homebase/Argos, Bromley Road	255	£12,086,58	5 £25,176,484	£22,692,411	£20,208,336	£17,724,262	£15,240,188	£12,756,114	£10,272,040	£7,787,966	£5,293,423	£2,785,734	£278,044

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,000 per sqm 70% Rented 30% Intermediate LAR LLR

						LAR		LLR						
								Resid	dual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£324,951	£306,631	£288,310	£269,990	£251,670	£233,350	£215,028	£196,708	£178,388	£160,067	£141,747
	2 Small residential developments (houses, backland, infi	5	£240,000		£1,407,896	£1,326,519	£1,245,143	£1,163,766	£1,082,389	£1,001,012			£756,882	£675,504
	3 Small residential developments (flats, backland, infill et		£240,000		£785,527	£729,234		£616,649		£504,064			£335,186	
	4 Small residential developments (houses, backland, infi		£480,000		£2,531,449	£2,383,608	£2,235,765	£2,087,924		£1,792,241			£1,348,716	,
	5 Small residential developments (flats - backland, infill e		£480,000		, ,	£1,616,167	, ,	£1,366,823		£1,117,477	, ,		£743,460	, ,
	6 Small residential developments	25	£720,000			£3,758,171	, ,	£3,196,759		£2,635,346			,	,
	7 Residential development	50	£1,200,000			£7,363,649	, ,	£6,259,447	£5,707,346	£5,155,245			£3,496,598	£2,941,763
	8 Small scale mixed use, local centres	5	£96,000			£812,643		£700,059		£587,473			£418,596	£362,303
	9 Small scale mixed use, local centres	5	£96,000		£810,025	£753,733	£697,440	£641,147	£584,855	£528,562	£472,270	£415,977	£359,684	£303,392
	0 Small mixed use	25	£720,000		£2,273,694	£2,009,128	£1,744,561	£1,479,995	£1,215,430	£950,863	£686,297	£421,731	£157,164	-£108,922
1	1 Small mixed use	30	£960,000			£2,100,238	£1,783,400	£1,466,562		£832,886		£199,209	-£119,293	-£440,615
1	2 Mixed use	70	£1,440,000	£6,330,083	£5,614,996	£4,899,909	£4,184,822	£3,469,734		£2,039,560	£1,324,473	£609,385	-£114,514	-£848,364
1	3 Mixed use	150	£3,360,000	£10,304,478	£8,925,681	£7,546,885	£6,164,669	£4,772,728	£3,380,787	£1,988,845	£596,904	-£806,288	-£2,228,450	-£3,660,190
1	4 Mixed use incl community facility	118	£2,688,000		£6,274,535	£5,183,312	£4,092,090	£3,000,866	£1,909,643	£812,189	£296,138	-£1,415,958	-£2,535,777	-£3,655,598
1	5 Mixed use incl health facility	60	£1,920,000	£8,601,541	£7,990,726	£7,379,911	£6,769,096	£6,158,279	£5,547,464	£4,935,405	£4,321,586	£3,707,766	£3,093,947	£2,480,127
1	6 Mixed use incl leisure facility	150	£3,360,000	£14,990,169	£13,459,739	£11,929,310	£10,398,880	£8,868,451	£7,338,021	£5,807,591	£4,271,818	£2,726,757	£1,181,695	-£368,508
1	7 Mixed use	88	£2,016,000	£7,468,854	£6,605,164	£5,735,478	£4,865,791	£3,996,105	£3,126,417	£2,256,731	£1,387,044	£517,358	-£357,531	-£1,251,266
1	8 Large mixed use (employment led)	300	£3,840,000	£27,810,426	£24,888,657	£21,966,889	£19,045,120	£16,123,351	£13,201,582			£4,391,791	£1,442,232	-£1,528,657
	9 Estate regeneration (small infill - houses)	10	£960,000		£1,900,086	£1,765,398	£1,630,710	£1,496,023	£1,361,335	£1,226,647	£1,091,959	£957,271	£822,584	£687,896
	20 Estate regeneration (small infill - flats)	10	£960,000		£1,457,609	£1,345,023	£1,232,439	£1,119,853	£1,007,268	£894,683	£782,098	£669,512	£556,928	£444,342
2	21 Estate regeneration (large)	200	£19,200,000	£16,589,372	£14,561,128	£12,532,885	£10,504,643	£8,466,223	£6,418,588	£4,370,954	£2,323,319	£275,685	-£1,799,059	-£3,905,238
2	22 Student housing	-	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659
2	23 Hotels	67	£960,000	£4,399,487		£3,901,412	£3,652,373	£3,403,335	£3,154,297	£2,905,259	£2,656,221	£2,407,184	£2,158,146	£1,909,108
2	24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781		-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
2	25 Storage	-	£960,000	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702
2	Residential care home (7 units)	7	£144,000	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192
2	27 Carpet Right	242	£1,344,000	£5,226,902	£3,215,181	£1,203,460	-£819,698	-£2,859,887	-£4,910,641	-£6,979,881	-£9,049,121	-£11,118,360	-£13,187,601	-£15,256,840
2	28 Lewisham Retail Park	536	£22,216,708	£39,813,263	£34,974,662	£30,136,061	£25,297,461	£20,458,860	£15,587,668	£10,701,966	£5,816,264	£887,836	-£4,113,928	-£9,179,429
2	29 Convoys Wharf	3,514	£113,280,000	£18,096,477	-£5,081,450	-£28,750,681	-£52,721,383	-£77,061,088	-£101,838,625	-£127,124,147	-£152,989,150	-£178,869,083	-£204,749,017	-£230,628,950
3	Timber Yard, Oxestalls Road	1,582	£22,080,000	£94,748,706	£81,975,841	£69,148,266	£56,260,058	£43,271,778	£30,180,652	£16,928,098	£3,573,086	-£9,920,349	-£23,481,830	-£37,230,333
3	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£56,160,814	£31,438,938	£6,305,142	-£19,434,324	-£45,693,473	-£72,633,418	-£100,539,062	2 -£128,729,999	-£156,920,938	-£185,111,875	-£213,302,814
3	32 Lewisham Gateway	649	£62,716,658	£48,958,533	£43,922,321	£38,886,110	£33,849,898	£28,813,687	£23,777,475	£18,741,264	£13,700,370	£8,621,836	£3,543,302	-£1,556,957
3	33 Heathside and Lethbridge	443	£0	£17,377,259	£14,768,255	£12,139,855	£9,505,851	£6,871,848	£4,237,845	£1,603,842	£1,044,739	-£3,737,281	-£6,446,592	-£9,155,902
3	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£29,125,721	£25,784,594	£22,428,755	£19,072,918	£15,717,079	£12,361,242	£8,985,645	£5,597,648	£2,209,651	-£1,225,357	-£4,702,296
3	35 Conington Road Tescos Island Site	365	£1,440,000	£18,975,101	£16,278,373	£13,559,121	£10,839,038	£8,118,956	£5,398,874	£2,660,528	-£91,460	-£2,881,097	-£5,704,431	-£8,533,328
3	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£48,066,887	£42,972,259	£37,863,912	£32,732,575	£27,601,239	£22,469,901	£17,338,565	£12,165,491	£6,984,981	£1,796,831	-£3,494,252
3	Leegate Shopping Centre	393	£8,450,175	£44,683,520	£40,764,980	£36,846,440	£32,927,899	£29,009,359	£25,090,819	£21,154,738	£17,209,206	£13,263,672	£9,318,140	£5,372,606
3	88 Hatcham Works	1,020	£40,788,551	£66,857,006	£59,016,803	£51,123,116	£43,224,592	£35,326,069	£27,391,239	£19,420,774	£11,437,358	£3,381,139	-£4,784,714	-£13,069,546
3	Goodwood Road and New Cross Road	260	£6,930,645	£26,246,338	£23,609,622	£20,972,906	£18,336,190	£15,699,474	£13,062,758	£10,426,043	£7,765,897	£5,103,971	£2,442,047	-£222,989
4	New Cross Gate NDC scheme, Besson Street	324	£0	£32,674,318	£29,436,579	£26,179,564	£22,919,521	£19,659,479	£16,399,438	£13,139,395	£9,879,353	£6,619,311	£3,327,283	£31,640
	Plassy Island	636	£25,336,621	£42,212,332	£38,035,828	£33,845,291	£29,642,060	£25,423,622	£21,190,007	£16,926,021	£12,636,339	£8,310,226	£3,936,744	-£508,591
4	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£68,138,057	£59,796,089			£34,698,047	£26,258,731	£17,819,416	£9,319,387	£789,273	-£7,944,756	-£16,765,954
4	Wickes and Halfords	918	£17,582,068		£44,339,445	£37,260,441	£30,118,147	£22,975,852	£15,812,689	£8,593,658	£1,350,623	-£6,042,054	-£13,530,688	-£21,109,067
4	Laurence House and Civic Centre	300	£19,651,569	£18,331,296	£15,847,910	£13,364,525	£10,881,140	£8,397,754	£5,914,369	£3,430,984	£947,599	-£1,578,581	-£4,121,086	-£6,663,589
	Engate Street	299	£3,888,000	£33,082,347	£30,050,124	£27,017,900	, ,	£20,953,454	the state of the s	, ,		£8,824,561	£5,783,193	
	Lewisham Shopping Centre	1,186	£72,374,114		£117,799,468			£90,615,602						, ,
	PLACE Ladywell	274	£10,566,393		, ,	<u> </u>						<u> </u>		, ,
	Ravensbourne Retail Park	1,029	£31,129,477	£97,289,266				£61,144,105		£42,972,867			£15,513,073	£6,253,109
	Lower Creekside LSIS	352	£5,280,000					£19,096,525		£12,119,602				
	Bell Green Gas Holders	277	£3,696,000							£9,755,854		£4,439,406		
	51 Bell Green Retail Park	2,219	£39,892,137		£139,404,126	£123,058,547	£106,623,096	£90,059,336				, ,		
	52 Sainsbury's Bell Green	1,818	£63,128,492		£127,885,383			£85,402,141						
	Stanton Square LSIS	283	£4,608,000					£17,319,719						
	Worsley Bridge LSIS	245	£6,048,000					£14,237,384						
5	Homebase/Argos, Bromley Road	255	£12,086,585	£27,215,200	£24,629,190	£22,043,179	£19,457,170	£16,871,160	£14,285,150	£11,699,141	£9,113,130	£6,527,120	£3,919,231	£1,308,497

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,250 per sqm 70% Rented 30% Intermediate LAR LLR

						LAR	!	LLR	!					
								Resid	dual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£342,933	£323,713	£304,494	£285,275	£266,055	£246,836	£227,616	£208,396	£189,177	£169,958	£150,738
	2 Small residential developments (houses, backland, infi	il 5	£240,000	· ·	,	£1,398,405	,	£1,227,665	,	£1,056,923			£800,812	
	3 Small residential developments (flats, backland, infill e		£240,000		£838,955	£779,850		£661,641		£543,431	£484,327		£366,119	
	4 Small residential developments (houses, backland, infi		£480,000		£2,669,304	£2,514,207	£2,359,110		,	£1,893,818	,		£1,428,527	,
	5 Small residential developments (flats - backland, infill e		£480,000	£1,990,068		£1,728,267		£1,466,467		£1,204,666	, ,	, ,	£811,965	, ,
	6 Small residential developments	25	£720,000	£4,600,025	, ,	£4,010,568		£3,421,113		£2,831,656	, ,		£1,947,473	,
	7 Residential development	50	£1,200,000	£9,022,934	£8,443,078	£7,863,223		£6,703,513		£5,543,804	£4,963,948	, ,	£3,804,238	
	8 Small scale mixed use, local centres	5	£96,000	£981,469	£922,364	£863,259		£745,050		£626,841	£567,736		£449,528	
	9 Small scale mixed use, local centres	5	£96,000		£863,453	£804,349	£745,244	£686,139	£627,035	£567,930	£508,825	£449,721	£390,616	£331,511
	0 Small mixed use	25	£720,000		£2,526,624	£2,248,745	£1,970,867	£1,692,989	£1,415,111	£1,137,232	£859,354	£581,476	£303,597	£25,719
1	1 Small mixed use	30	£960,000	£3,052,759	£2,719,979	£2,387,198	£2,054,418	£1,721,637		£1,056,077	£723,296	£390,516	£57,736	-£278,936
1	2 Mixed use	70	£1,440,000	£7,054,336		£5,551,737	£4,800,437	£4,049,136		£2,546,537	£1,795,237	£1,043,937	£290,626	-£476,317
1	3 Mixed use	150	£3,360,000	£11,727,869	£10,277,902	£8,827,936	£7,377,970	£5,924,697	£4,460,757	£2,996,817	£1,532,878	£68,938	-£1,414,742	-£2,919,443
1	4 Mixed use incl community facility	118	£2,688,000	£8,487,203	£7,339,907	£6,192,613	£5,045,317	£3,898,022	£2,750,726	£1,603,431	£446,453	-£724,657	-£1,902,085	-£3,079,513
1	5 Mixed use incl health facility	60	£1,920,000	£9,217,853	£8,576,222	£7,934,591		£6,651,330	£6,009,698	£5,368,067	£4,725,683	£4,080,779	£3,435,875	£2,790,971
1	6 Mixed use incl leisure facility	150	£3,360,000	£16,560,797	£14,951,836	£13,342,876	£11,733,915	£10,124,954	£8,515,993	£6,907,032	£5,298,071	£3,680,104	£2,055,597	£431,090
1	7 Mixed use	88	£2,016,000	£8,346,108	£7,439,208	£6,532,310	£5,619,268	£4,705,259	£3,791,250	£2,877,242	£1,963,232	£1,049,223	£135,215	-£795,515
1	8 Large mixed use (employment led)	300	£3,840,000	£30,841,100	£27,767,797	£24,694,495	£21,621,192	£18,547,889		£12,401,285	£9,327,983	£6,231,364	£3,128,507	£25,650
	9 Estate regeneration (small infill - houses)	10	£960,000	£2,169,335	£2,027,919	£1,886,504	£1,745,088	£1,603,672	£1,462,256	£1,320,840	£1,179,425	£1,038,008	£896,592	£755,176
	20 Estate regeneration (small infill - flats)	10	£960,000	£1,682,674	£1,564,465	£1,446,255	£1,328,046	£1,209,837	£1,091,627	£973,419	£855,210	£737,000	£618,791	£500,582
2	21 Estate regeneration (large)	200	£19,200,000	£18,670,888		£14,406,251	£12,273,932	£10,141,613		£5,844,977	£3,692,056	£1,539,134	-£622,473	
2	22 Student housing	-	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659
	23 Hotels	67	£960,000	£4,649,168	£4,387,646	£4,126,124	£3,864,602	£3,603,080	£3,341,558	£3,080,036	£2,818,514	£2,556,992	£2,295,470	£2,033,948
	24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781		-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
2	25 Storage	-	£960,000	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702
2	Residential care home (7 units)	7	£144,000		£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192
2	27 Carpet Right	242	£1,344,000		£5,206,629	£3,090,095	£973,562	-£1,159,146	£3,305,632	-£5,470,176	-£7,647,251	-£9,824,328	-£12,001,403	-£14,178,480
2	28 Lewisham Retail Park	536	£22,216,708		£39,621,482	£34,538,311	£29,455,141	£24,371,972	£19,288,801	£14,165,997	£9,032,865	£3,895,912	-£1,317,505	-£6,600,430
2	29 Convoys Wharf	3,514	£113,280,000	£42,162,933	£17,963,411	-£6,434,192	£31,363,372	-£56,638,848	-£82,330,867	-£108,511,026	-£135,395,781	-£162,629,051	-£189,862,320	-£217,095,591
3	Timber Yard, Oxestalls Road	1,582	£22,080,000	£107,724,032	£94,336,797	£80,913,354	£67,436,995	£53,891,321	£40,225,958	£26,433,757	£12,453,505	-£1,607,040	-£15,843,814	-£30,198,687
3	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£80,669,905	£55,251,908	£29,227,933	£2,780,313	-£24,382,442	£52,133,914	-£80,728,663	-£110,269,814	-£139,880,766	-£169,491,718	-£199,102,671
3	32 Lewisham Gateway	649	£62,716,658	£54,138,549	£48,843,337	£43,548,124	£38,252,912	£32,957,700	£27,662,487	£22,367,275	£17,072,063	£11,763,857	£6,423,488	£1,083,118
3	33 Heathside and Lethbridge	443	£0	£20,042,554	£17,300,284	£14,558,015	£11,797,725	£9,028,906	£6,260,087	£3,491,266	£722,447	-£2,075,330	-£4,920,842	-£7,768,857
3	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£32,598,856	£29,093,368	£25,586,674	£22,055,396	£18,524,118	£14,992,840	£11,461,562	£7,905,050	£4,339,561	£769,741	-£2,878,668
3	35 Conington Road Tescos Island Site	365	£1,440,000	£21,813,144	£18,974,513	£16,135,883	£13,278,324	£10,414,754	£7,551,184	£4,687,614	£1,798,874	-£1,112,677	-£4,060,314	-£7,037,963
3	66 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£53,377,579	£48,017,415	£42,657,253	£37,293,016	£31,893,417	£26,493,820	£21,094,222	£15,693,688	£10,241,778	£4,789,868	-£705,783
3	37 Leegate Shopping Centre	393	£8,450,175	£48,694,398	£44,575,314	£40,456,230	£36,337,146	£32,218,062	£28,098,978	£23,979,893	£19,842,355	£15,694,271	£11,546,188	£7,398,105
3	88 Hatcham Works	1,020	£40,788,551	£75,045,353	£66,795,733	£58,546,111	£50,257,153	£41,944,949	£33,632,745	£25,278,414	£16,889,547	£8,464,249	-£15,782	-£8,702,812
3	39 Goodwood Road and New Cross Road	260	£6,930,645	£28,952,310	£26,180,296	£23,408,281	£20,636,267	£17,864,252	£15,092,238	£12,320,223	£9,545,254	£6,746,455	£3,947,657	£1,148,859
4	New Cross Gate NDC scheme, Besson Street	324	£0	£35,988,351	£32,584,911	£29,181,470	£25,764,627	£22,337,226	£18,909,825	£15,482,424	£12,055,022	£8,627,621	£5,191,187	£1,726,098
4	11 Plassy Island	636	£25,336,621	£46,859,175	£42,467,199	£38,057,464	£33,646,907	£29,208,097	£24,760,970	£20,289,291	£15,787,242	£11,252,166	£6,672,879	£2,030,664
4	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£76,808,071	£68,073,178	£59,317,201	£50,516,044	£41,714,887	£32,903,953	£24,021,623	£15,139,293	£6,171,389	-£2,874,446	-£12,093,329
4	3 Wickes and Halfords	918	£17,582,068	£58,863,669	£51,413,375	£43,963,079	£36,512,785	£29,000,854	£21,481,997	£13,930,923	£6,330,658	-£1,340,496	-£9,159,252	-£17,074,523
4	14 Laurence House and Civic Centre	300	£19,651,569	£20,902,581	£18,290,631	£15,678,682	£13,066,732	£10,454,783	£7,842,834	£5,230,885	£2,618,935	£4,176	-£2,670,170	-£5,344,574
4	5 Engate Street	299	£3,888,000	£36,194,215	£33,006,398	£29,818,581	£26,630,765	£23,442,948	£20,255,132	£17,067,315	£13,879,499	£10,691,681	£7,503,865	£4,296,026
4	16 Lewisham Shopping Centre	1,186	£72,374,114	£136,008,768	£126,521,106	£117,015,582	£107,487,861	£97,960,140	£88,432,418	£78,900,096	£69,330,498	£59,752,842	£50,169,906	£40,543,638
4	7 PLACE Ladywell	274	£10,566,393	£32,660,008	£29,738,730	£26,817,454	£23,896,177	£20,974,900	£18,053,624	£15,132,347	£12,211,070	£9,289,793	£6,363,172	£3,413,669
4	8 Ravensbourne Retail Park	1,029	£31,129,477				£78,143,941						£20,775,187	£11,096,182
4	9 Lower Creekside LSIS	352	£5,280,000		£32,949,120	£29,284,040		£21,953,882		£14,623,723	£10,950,736	£7,254,323	£3,557,910	
	50 Bell Green Gas Holders	277	£3,696,000										£3,278,840	
5	51 Bell Green Retail Park	2,219	£39,892,137		£155,278,549		£121,038,309							
5	Sainsbury's Bell Green	1,818	£63,128,492				£112,050,063	£97,152,049	£82,254,036	£67,264,948				
	3 Stanton Square LSIS	283	£4,608,000		£28,763,989	£25,734,658		£19,675,996		£13,617,335	£10,588,004	£7,558,673	£4,529,342	£1,471,576
5	54 Worsley Bridge LSIS	245	£6,048,000		£24,113,543			£16,277,271		£11,053,090	£8,440,999		£3,207,595	
	Homebase/Argos, Bromley Road	255	£12,086,585		£27,150,428		£21,713,014							
		•												

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £6,500 per sqm 70% Rented 30% Intermediate AR LLR

					AR		LLR						
								ual land values					
Site No Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH		20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Very small residential (house)	1	£144,000		£209,326	£198,326	£187,325	£176,324	£165,324		£143,323	£132,322	£121,321	£110,321
2 Small residential developments (houses, backland, in		£240,000			£926,821	£877,957	£829,094		£731,367	£682,505	· ·		,
3 Small residential developments (flats, backland, infill		£240,000					£383,117	,	,	£282,895	£249,488		£182,673
4 Small residential developments (houses, backland, in		£480,000		£1,746,225			£1,479,908			£1,213,591	£1,124,819		£947,274
5 Small residential developments (flats - backland, infil		£480,000				£923,602	£849,614	£775,625	,	£627,649	£553,661	£479,672	£405,685
6 Small residential developments	25	£720,000			, ,		£2,029,243			£1,528,847	£1,362,049		, ,
7 Residential development	50	£1,200,000			£4,603,620	£4,277,653	£3,951,686		, ,	£2,973,783	£2,647,816		
8 Small scale mixed use, local centres	5	£96,000					£466,527	£433,119		£366,304	£332,897		
9 Small scale mixed use, local centres	5	£96,000			£474,430		£407,615			£307,393	£273,986	£240,578	
10 Small mixed use	25	£720,000		100		£534,656	£378,427	£222,196	£65,966	-£91,541	-£249,982	-£408,423	
11 Small mixed use	30	£960,000			, , , , , , , , , , , , , , , , , , ,		£147,348	-£40,311	-£230,056	-£419,801	-£609,546	-£799,291	-£989,036
12 Mixed use	70	£1,440,000					£475,262	£51,199	,	-£808,201	-£1,238,265	· · · · · · · · · · · · · · · · · · ·	
13 Mixed use	150	£3,360,000		, ,	£466,578		-£1,150,647	-£1,970,462	-£2,793,700	-£3,616,936	-£4,440,173	-£5,263,410	-£6,086,647
14 Mixed use incl community facility	118	£2,688,000			,		-£1,664,907	-£2,313,559	-£2,962,210	-£3,610,862	-£4,259,514	-£4,908,166	-£5,556,817
15 Mixed use incl health facility	60	£1,920,000					£3,595,086			£2,514,665	£2,154,525	· · · · · ·	£1,434,245
16 Mixed use incl leisure facility	150	£3,360,000		£5,032,275		£3,250,782	£2,360,034			-£316,626	-£1,219,978	-£2,124,693	-£3,040,646
17 Mixed use	88	£2,016,000		£1,866,940		£851,681	£344,052	-£165,892	-£686,317	-£1,207,649	-£1,728,980	-£2,250,312	, , , , , , , , , , , , , , , , , ,
18 Large mixed use (employment led)	300	£3,840,000					£3,596,389	£1,914,151	£231,912	-£1,470,850	-£3,176,893		
19 Estate regeneration (small infill - houses)	10	£960,000			£1,097,129		£937,265	£857,334		£697,470	£617,538		£457,674
20 Estate regeneration (small infill - flats)	10	£960,000			£786,419		£652,790	£585,974	,	£452,345	£385,530		
21 Estate regeneration (large)	200	£19,200,000		,,	, ,		-£213,300	/ -/	, . ,	, ,	,	, . ,	12 / / 12 -
22 Student housing	-	£1,440,000		£5,580,201	£5,580,201		£5,580,201		, ,	£5,580,201	£5,580,201	£5,580,201	, ,
23 Hotels	67	£960,000		12 12 1		, ,	£2,369,298	, , , ,		£1,926,471	£1,778,862		
24 Commercial	-	£2,880,000		-£485,781	,	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	,
25 Storage	-	£960,000		£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	,	,
26 Residential care home (7 units)	7	£144,000		,	· · · · · ·	,	£580,654	,	,	£580,654	£580,654	,	· · · · · ·
27 Carpet Right	242	£1,344,000		-£8,082,718	-£9,269,059	-£10,455,399	-£11,641,740	-£12,828,080	-£14,014,421	-£15,200,761	-£16,387,102	-£17,573,442	-£18,759,783
28 Lewisham Retail Park	536	£22,216,708		£8,720,630	£5,836,660	£2,928,510	£20,359	-£2,928,656	-£5,885,494	-£8,875,976	-£11,866,457	-£14,888,166	-£17,929,382
29 Convoys Wharf	3,514	£113,280,000		-£144,436,312	-£159,325,500	-£174,214,687	-£189,103,875	-£203,993,062	-£218,882,249	-£233,771,437	-£248,660,624	-£263,549,812	-£278,438,999
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	, ,	£11,060,763	£3,252,379	-£4,620,477	-£12,539,356	-£20,458,235	-£28,467,081	-£36,506,074	-£44,644,730	-£52,824,608	-£61,004,485
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000		-£109,999,356	-£126,834,129	-£143,668,902	-£160,503,674	-£177,338,446	-£194,173,219	-£211,007,991	-£227,842,764	-£244,677,537	-£261,512,310
32 Lewisham Gateway	649	£62,716,658			£13,347,980	£10,410,249	£7,472,517	£4,534,786	£1,597,055	-£1,359,648	-£4,338,951	-£7,339,006	-£10,350,181
33 Heathside and Lethbridge	443	£0			-£1,181,635	-£2,743,786	-£4,317,511	-£5,891,237	-£7,464,964	-£9,038,690	-£10,612,416	-£12,186,142	-£13,759,868
34 Creekside Village East, Thanet Wharf	393	£3,696,000			£5,078,520	£3,157,718	£1,222,806	-£728,602	-£2,697,314	-£4,666,026	-£6,654,029	-£8,650,200	-£10,655,197
35 Conington Road Tescos Island Site	365	£1,440,000		£989,441	-£570,745	-£2,144,932	-£3,729,817	-£5,325,002	,,	-£8,515,368	-£10,135,785	-£11,757,984	-£13,380,184
36 Land at Conington Road and Lewisham Road (Tesco		£6,817,028			, ,		£5,497,592	£2,545,809	-£428,479		-£6,449,106	-£9,491,801	-£12,544,102
37 Leegate Shopping Centre	393	£8,450,175		£19,188,101	£16,908,987		£12,350,759	£10,071,645	£7,792,530	£5,513,417	£3,234,303	£939,604	-£1,379,915
38 Hatcham Works	1,020	£40,788,551		, , , , , , , ,	, ,		£1,088,803	-£3,580,771	-£8,268,246		-£17,723,069	-£22,500,269	-£27,326,481
39 Goodwood Road and New Cross Road	260	£6,930,645			, ,			, ,		-£133,603	, ,	-£3,263,262	-£4,841,319
40 New Cross Gate NDC scheme, Besson Street	324	£0		£11,514,438	£9,631,294	£7,744,797	£5,844,177	£3,943,556	£2,042,936	£142,315		, .,	, ,
41 Plassy Island	636	£25,336,621				20,:00,00:	,,	,	,,	2:,0:0,000	, ,	20,101,101	,,
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695		, ,		, ,	-£1,706,783			, ,	, ,	· · · · · · · · · · · · · · · · · · ·	-£31,954,965
43 Wickes and Halfords	918	£17,582,068				-£4,459,229	-£8,657,528	, , , , , , , , , , , , , , , , , , , ,	-£17,129,399			, ,	-£34,511,817
44 Laurence House and Civic Centre	300	£19,651,569							-£5,112,854				-£10,981,941
45 Engate Street	299	£3,888,000			7 7					£2,823,339			
46 Lewisham Shopping Centre	1,186	£72,374,114						£47,203,981					
47 PLACE Ladywell	274	£10,566,393		£11,753,879			£6,915,917			£2,064,117	£446,850		
48 Ravensbourne Retail Park	1,029	£31,129,477								£6,414,794			
49 Lower Creekside LSIS	352	£5,280,000			£8,336,177								
50 Bell Green Gas Holders	277	£3,696,000								-£812,011			
51 Bell Green Retail Park	2,219	£39,892,137						£8,218,626					
52 Sainsbury's Bell Green	1,818	£63,128,492								-£815,940			
53 Stanton Square LSIS	283	£4,608,000								£95,850			
54 Worsley Bridge LSIS	245	£6,048,000											-£5,045,136
55 Homebase/Argos, Bromley Road	255	£12,086,585	£11,906,813	£10,412,700	£8,918,587	£7,415,424	£5,910,303	£4,405,183	£2,900,062	£1,394,941	-£111,738	-£1,638,158	-£3,164,577

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,250 per sqm 70% Rented 30% Intermediate AR LLR

						AR		LLR		(0.)				
O'te Ne	0.4.	No. of config	DI \/ (0)	00/ 411	50/ AII	400/ 411	450/ 411		lual land values	1	050/ 411	400/ 411	450/ 411	500/ 411
	Site name	No of units	BLV (£ m)					20% AH	25% AH	30% AH		40% AH	45% AH	50% AH
	Very small residential (house)	1 5	£144,000	£238,309	£226,409	£214,509 £998,707	£202,610 £945,850	£190,711 £892.993	£178,811 £840,136	£166,911	£155,011	£143,111	1	
	2 Small residential developments (houses, backland, infi 3 Small residential developments (flats, backland, infill et	1	£240,000	£1,104,420	£1,051,563	£996,707 £500,547	£945,850 £464,328	£692,993 £428,109	,	,	,	£681,565 £283,231		
			£240,000	£572,986	£536,767 £1,884,080	£1,788,052	,	£1,595,996	,	,	,	£203,231 £1,211,884		
	Small residential developments (houses, backland, infi		£480,000	£1,980,108 £1,270,122	£1,864,080 £1.189.906	£1,766,052 £1,109,690	, ,	£1,595,996 £949,258		, ,		£1,211,004 £628,394		
	Small residential developments (flats - backland, infill e	11	£480,000		,	<u> </u>		£2,255,548	,	,	,			
	S Small residential developments  Residential development	25 50	£720,000	£2,979,033 £5,815,479	£2,798,375 £5,461,514	£2,617,433 £5,107,551	£2,436,490 £4,753,588	£4,399,624		£1,893,663 £3,691,697		£1,531,778 £2,983,770		
	S Small scale mixed use, local centres	5	£1,200,000 £96,000	£5,615,479 £656,395	£5,461,514 £620.176	£5,107,551 £583.957	£547,737	£4,599,624 £511,518		, ,		£2,965,770 £366,640		, ,
_	Small scale mixed use, local centres	5	£96,000	£597,485	£561,265	£565,957 £525,046	£488,827	£311,516 £452,607	,	,		£300,040	,	
	Small mixed use	25	£720,000	£1,269,588	£1,100,046	£930,504	,	£591,419	,	,		£307,730 -£87,976	,	,
_	Small mixed use	30	£960,000	£1,214,582	£1,100,048	£808.503		£402,425	,		·	-£67,976 -£415,531	,	,
	2 Mixed use	70	£1,440,000	£2,880,591	£2.424.823	£1,969,054		£1,057,516				-£413,331 -£791.808		
	B Mixed use	150	£3,360,000	£3,507,707	12 1 12 2			£1,037,316 £17,376				-£791,606 -£3,551,278	, ,	
		118	£3,360,000 £2,688,000	£3,507,707 £2.050.330	£2,635,125 £1,356,414	£1,762,542 £660.009		£17,376 -£743,172	,		, ,	-£3,551,276 -£3.568.212	, ,	,.
	Mixed use incl community facility  Mixed use incl health facility	60	£2,888,000 £1,920,000	£5,657,333	£5,266,108	£4.874.884		£4,092,435		, ,	, ,	£2.527.536	, , , ,	,
	Mixed use incl leisure facility	150	£3,360,000	£7,501,123	£6.538.358	£5,571,549		£3,631,163	, ,	7 7	10 70 07	12 /2 /2	,,	
	Mixed use increasure racility	88	£2,016,000	£7,501,123 £3,261,013	£2,709,061	£3,571,549 £2,157,109		£3,631,163 £1.053.206			,	-£253,140 -£1.182.079	, . ,	
		300		£3,261,013 £13.379.636	£2,709,061 £11.555.760	£2,157,109 £9,720,224	, ,	12 72 27 22	· · · · · · · · · · · · · · · · · · ·	<u>'</u>	,	-£1,182,079 -£1,311,289		. , , , , , , , , , , , ,
	B Large mixed use (employment led)  B Estate regeneration (small infill - houses)	10	£3,840,000 £960,000	£13,379,636 £1,391,554	£11,555,760 £1,304,894	£9,720,224 £1,218,234	, ,	£6,049,153 £1,044,915		£2,378,080 £871,594	<del></del>	£698,275	· · ·	
	Estate regeneration (small infill - flats)	10	£960,000	£1,032,528	£1,304,694 £960.090	£887.651		£1,044,913 £742.773			· · · · · · · · · · · · · · · · · · ·	£453.018	<u> </u>	
	9 (	200		£1,032,526 £6.617.371	£5.331.597	£4.045.823	£815,212 £2,760,049	£1,474,275		£597,896 -£1.112.801		£453,016 -£3.750.288		,
	Estate regeneration (large)	200	£19,200,000	1 - 1 - 1 -	, ,		£2,760,049 £5,580,201	,,		1 7 7 7	,,	20,100,200		
	Student housing  Hotels	67	£1,440,000	£5,580,201 £3,209,309	£5,580,201	£5,580,201 £2.889,228		£5,580,201	£5,580,201 £2,408,950	£5,580,201 £2,248,856	£5,580,201 £2,088,763	£5,580,201		
	Commercial		£960,000		£3,049,321 -£485.781	,, -	, .,	£2,569,042 -£485,781			, ,	£1,928,671		
	Storage	-	£2,880,000 £960,000	-£485,781 £860.932	£860.932	-£485,781 £860.932	£860.932	£860.932		-£485,781 £860.932	,	-£485,781 £860.932	,	,
		- 7	£144,000									,		
	Residential care home (7 units)	7 242		£580,654	£580,654	£580,654		£580,654		· · · · · · · · · · · · · · · · · · ·		£580,654 -£15.093.068	,	,
	7 Carpet Right 3 Lewisham Retail Park	536	£1,344,000	-£4,739,655 £16.546.086	-£6,033,831 £13,421,816	-£7,328,008 £10.297.546	,,	-£9,916,362 £4.031.126	-£11,210,538 £872,304	-£12,504,715	CE FOR 276	-£15,093,066	-£10,367,244	, ,
			£22,216,708	, ,	-£13,421,616		£1,173,270	£4,031,126	2072,304	-£2,310,077	-£5,523,276	-20,771,000	-£12,020,038	9 -£15,309,61
	Convoys Wharf Timber Yard, Oxestalls Road	3,514 1,582	£113,280,000 £22,080,000	, ,		-£134,965,451	-£151,207,974	-£167,450,499	-£183,693,022	-£199,935,545	C27 264 025	-£232,420,592 -£26,407,002	2 -1,246,003,110	7 -£264,905,63
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£32,434,757 -£65,717,204		£10,040,044	£7,030,030	-£1,404,940	-£10,000,399	-£10,070,234	-£27,304,933	-£30,107,093 -£310,902,502	C220 057 290	-£33,000,14
	2 Lewisham Gateway	649	£62,716,658	£24.432.551		£18.061.011	£14.861.445	£11.661.878	£8.462.312	£5.262.746	£2.063.180	-£210,602,592 -£21452.467	CA 207 244	-£247,312,10
	B Heathside and Lethbridge	443	£02,710,030	£4,592,009	, , , , , , , , , , , , , , , , , , , ,		7 7	-£2.098.239	,,			-£1,152,467 -£8.947.961	-14,397,311	-£7,000,03
	Creekside Village East, Thanet Wharf	393	£3,696,000	£4,592,009 £12,469,974	£2,926,776 £10.371.679	£1,261,543 £8,273,385		£4,076,794	£1.978.499	,,	,,	-£6,947,961 -£4,446,386	-£10,000,392	2 -£12,372,62 4 -£8.796.34
	Conington Road Tescos Island Site	365	£1,440,000	£5,447,904	£3,750,370	£2,052,836	£355.303	-£1,361,224	,	, , , , , , , , , , , , , , , , , , , ,	,,	-£8.316.970	20,0:0,::	-20,790,34
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£22.665.865	£19,465,356			£9,839,988			, ,	-£3.102.944		4 -£9.715.27
	Leegate Shopping Centre	393	£8,450,175	£25,518,213	£23.036.549	<u> </u>	, ,	£15,591,558	,	,,	£8.146.565	£5.664.901		£690.09
	Hatcham Works	1,020	£40,788,551	£25,516,213 £27.740.949	£22,792,772	,	2.0,0.0,	£7.866.282		,	, .,		,,	
	Goodwood Road and New Cross Road	260	£6,930,645	£13,343,759	,,		,,	£6.662.138	, , , , , , , , , , , , , , , , , , , ,		,,	-£12,424,360 -£24.225	1-1-1-	, , , , , , , , , , , , , , , , , , , ,
	New Cross Gate NDC scheme. Besson Street	324	£0,930,043 £0	£16,744,766	£14,694,262	£12,643,759	,,.	£8,542,752		,,		£275,044		
	Plassy Island	636	£25,336,621	£16,744,766 £19,730,592	£17,262,020	£12,643,759 £14,793,448		£9,825,287	£0,485,244 £7,331,361	£4,415,177 £4.823.853	£2,345,110 £2,303,036	£275,044 -£235.705		, , , ,
	,			≈:5,:55,552	, , , , , ,	≈::,: 00, ::0	040,000,040	05 500 040	00.40.050	£4,023,033	£2,303,030	£16,092,916	£21,590,090	007.404.70
	2 Catford Shopping Centre and Milford Towers  3 Wickes and Halfords	1,080 918	£19,810,695 £17,582,068	£15,575,877	£21,389,766 £11,119,671	£6,663,465	£10,826,043 £2,170,596	£5,538,248 -£2,369,697		-£11,565,753	-£16,004,228	-£20,892,263	3 -£25.621.904	9 -£27,164,72 4 -£30,412,26
	Laurence House and Civic Centre	300	£17,582,000 £19,651,569	£6,198,654				-£72,249		, ,	· · · ·	-£6,460,219	, . ,	, , , , , ,
	Engate Street	299	£3,888,000	£18,244,382			' '				, ,	£2,947,368	, ,	
	Lewisham Shopping Centre	1,186	£72,374,114									£2,947,366 £36,771,249		
	PLACE Ladywell	274	£10,566,393					£9,989,530 £9,218,903				£36,771,249 £2,177,776		
	Ravensbourne Retail Park	1,029	£31,129,477	£16,210,996 £52,660,326				£9,218,903 £29,885,230			£3,939,286 £12,710,789	£6,935,367	,	
	Lower Creekside LSIS	352	£5,280,000	£16,008,765				£7,162,994				-£1,706,590		
	Bell Green Gas Holders	277	£3,696,000	£12,727,381				£6,028,322				-£1,706,390 -£707,977		
	Bell Green Retail Park	2,219	£39,892,137	£74,786,406				£32,408,621					, , ,	
	2 Sainsbury's Bell Green	1,818	£63,128,492					£36,370,032				£41,543		
	Stanton Square LSIS	283	£4,608,000	£12,277,771 £14,804,013								£41,543 £198,305		
	Worsley Bridge LSIS	245	£6,048,000	£14,804,013 £12,017,576				£7,523,341 £5,765,472				£198,305 -£542,390		
		255						£5,765,472 £8,053,507						
55	5 Homebase/Argos, Bromley Road	200	£12,086,585	£14,560,747	£12,933,937	£11,307,127	£9,680,318	20,000,007	20,410,604	14,779,442	13,140,080	£1,300,719	-2.140,606	£1,803,16

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,000 per sqm 70% Rented 30% Intermediate AR LLR

						AR		LLR		(0.)				
O'ta Na	0.4.	No. of config	DI \/ (0)	00/ 411	50/ ALL	400/ 411	450/ 411		lual land values		050/ 411	400/ 411	450/ 411	500/ ALL
	Site name	No of units	BLV (£ m)			10% AH		20% AH	25% AH	30% AH		40% AH	45% AH	50% AH
	Very small residential (house)	1 5	£144,000	£256,291	£243,492	£230,693	£217,894	£205,096 £956,892	£192,297 £900,041	£179,499		£153,900	,	
	2 Small residential developments (houses, backland, infi 3 Small residential developments (flats, backland, infill e	1	£240,000	£1,184,294	£1,127,443	£1,070,593	, ,			£843,191 £395,038	,	£729,489		
			£240,000	£629,227 £2,125,218	£590,195 £2,021,935	£551,163 £1,918,652		£473,101			,	£316,975 £1,298,951		
	Small residential developments (houses, backland, infi		£480,000	£2,125,216 £1,394,677	£2,021,935 £1.308.233	£1,916,652 £1,221,791	£1,615,366 £1,135,347	£1,712,085 £1,048,903	, ,			£1,298,951 £703,128		
	Small residential developments (flats - backland, infill e	11	£480,000	' '	£3,064,844	<u> </u>	£2,675,580	£1,046,903 £2,480,948			,	£1,701,508		
	S Small residential developments  Residential development	25 50	£720,000	£3,259,475 £6,370,765	£5,989,666	£2,870,211 £5,608,566		£4,846,368	, ,		, ,	£1,701,506 £3,319,724		
	S Small scale mixed use, local centres	5	£1,200,000 £96,000	£6,370,765 £712,636	£673.604	£634,573	£5,227,466 £595.541	£556,510	, , ,		, ,	£3,319,724 £400,384		- 1- 1 1
	Small scale mixed use, local centres  Small scale mixed use, local centres	5	£96,000	£653,724	£673,604 £614,693	£575,662	£595,541 £536,631	£336,510 £497,598		,	,	£341,474	,	
	Small mixed use	25	£720,000	£1,535,830	£1,352,976	£1,170,121	£987,268	£804,413		,		£341,474 £72,996		
_	Small mixed use	30	£960,000	£1,535,630 £1,533,427	£1,352,976	£1,170,121 £1,095,463		£657,500				£12,990 -£221,518		· · · · · · · · · · · · · · · · · · ·
	2 Mixed use	70	£1,440,000	£1,533,427 £3.604.845	£3.112.863	£2.620.882		£1,636,919				-£221,310 -£345,351		
	B Mixed use	150	£3,360,000	£4,947,667	£4,003,087	/ /	/ -/	£1,636,919 £1.169.345	£1,144,936 £224,764	,		-£345,351 -£2,662,382		
		118	£3,360,000 £2,688,000	£3,171,775	£2,426,770	£3,058,506 £1,681,764	, ,	£1,169,343 £176,072	,			-£2,002,362 -£2.876.912	, ,	- , - , , -
	Mixed use incl community facility  Mixed use incl health facility	60		£6.279.021	£5.856.711	£5.434.403	,	£4.589.785	,	, ,		£2,900,549	,,	
	Mixed use incl leisure facility	150	£1,920,000 £3,360,000	£9,071,751	£8,030,455	£6.989.159	,. ,	£4,902,293	10 1 0 1		,- ,	/ /	7 - 7	. , , , ,
	Mixed use increasure facility  Mixed use	88	£2,016,000	£9,071,751 £4,147,456	£3,551,182	£0,969,159 £2,954,908	, ,	£1,762,361		£2,803,016 £569,813	, ,	£703,739 -£635,178		,
		300	£3,840,000	£4,147,456 £16,410,309	£3,551,162 £14.437.064	£2,954,906 £12,463,819	, ,	£8,501,916	,	· · · · ·	· · · · · · · · · · · · · · · · · · ·	£546.581	, ,	· · · · ·
	B Large mixed use (employment led)  B Estate regeneration (small infill - houses)	10	£3,840,000 £960,000	£16,410,309 £1,526,116	£14,437,064 £1,432,727	£12,463,619 £1,339,340		£1,152,563		· · · · ·	£2,535,415 £872,400	£546,561 £779,012	1 7 7 7 7	, , , .
	Estate regeneration (small infill - flats)	10		' '	£1,432,727 £1.066.945	<u> </u>			£1,059,176 £754.693		· · · · · · · · · · · · · · · · · · ·	£179,012 £520.505	<u> </u>	
	9 (	200	£960,000	£1,145,008	£7,332,058	£988,882 £5,940,997	£910,819 £4.549.935	£832,757 £3.158.873	,		,	£520,505 -£2.450.398		- , , , , , ,
	Estate regeneration (large)	200	£19,200,000	£8,723,120	,,		£5,580,201	, ,		20:01:00	2:,020,000	, : ;	,,	
	Student housing  Hotels	67	£1,440,000	£5,580,201 £3,459,096	£5,580,201 £3,286,518	£5,580,201 £3.113.941	£2,941,364	£5,580,201	£5,580,201 £2,596,210	£5,580,201 £2,423,632	£5,580,201 £2,251,056	£5,580,201	, ,	
	Commercial		£960,000		£3,286,518 -£485.781	, -,-		£2,768,787					, ,	
	Storage	-	£2,880,000 £960,000	-£485,781 £860.932	£860.932	£860.932	£860.932	-£485,781 £860.932		-£485,781 £860.932	,	-£485,781 £860.932	,	
		- 7	£144,000				,						,	
	Residential care home (7 units)	7 242		£580,654	£580,654 -£3.985.541	£580,654 -£5,386,958		£580,654 -£8.190.984	· · ·	,		£580,654 -£13,799,034		,
	7 Carpet Right 3 Lewisham Retail Park	536	£1,344,000	-£2,602,924 £21.494.702	£18.123.002		,,.	-£8,190,984 F8,007,900	, ,	-£10,995,009	C2 247 527	-£13,799,034	CO 402 440	
			£22,216,708	£21,494,702 -£77.288.630	,			£6,007,900	£4,632,396	£1,222,901	-£2,217,537	-£5,070,000	-£9,163,140	0 -£12,689,84
	Convoys Wharf Timber Yard, Oxestalls Road	3,514 1,582	£113,280,000 £22,080,000	, , , , , , , , , , , ,	1 - 1 - 1 -	11	-£128,246,837	-£145,797,122	-£163,392,962	-£160,966,641	-£190,564,701	-£216,180,558	C27 114 441	C46 715 91
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£45,830,706	£36,851,602 -£57,261,991			£9,495,104	£320,503	-10,979,393	C174 007 620	-£27,009,119 -£402,762,423	C242 427 222	-£40,7 13,61
	2 Lewisham Gateway	649	£62,716,658	-£38,818,735 £29,612,566	£26.173.695	£22.734.823	200,000, 0	£15.851.240	£12.389.838	£8.928.437	£5.467.036	-£193,762,422	C1 476 269	2 -1.233,112,02
	B Heathside and Lethbridge	443	£02,710,030	£7,288,331	£5,488,281	1 - 1 -			, , , , , , , , , , , , , , , , , , , ,		20,101,000	£2,005,634 -£7,283,507	2 -21,470,300	-14,900,73
	Creekside Village East, Thanet Wharf	393	£3,696,000	£15,998,198	£13.740.410	£3,688,232 £11,468,248	, ,	£88,134 £6,916,674	, ,	£2.365.099	, . , .	-£7,263,307 -£2,258,032	20,101,01	9 -£6.946.32
	Conington Road Tescos Island Site	365	£1,440,000	£8,323,244	£6,498,898	£4,668,454		£982.763		, ,	,	-£6.523.387	-£8.418.126	
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£28,031,089	£24,578,758			£14,182,384		12 / / -	, , , , , , ,	£239.825	20,110,120	
	Leegate Shopping Centre	393	£8,450,175	£29,569,211	£26.884.997	£24,200,784	1 /	£18,832,355		, ,	1227 72 2	£8.095.500	,.	
	Hatcham Works	1,020	£40,788,551	£36.109.007	£30,742,426	1 1 1 1	10 /4 0/0 0	£14,642,687	£10,148,141 £9.226.139	, ,		-£7.195.289	, , , , , , , , , , , , , , , , , , , ,	- , , , , , , , , , , , , , , , , , , ,
	Goodwood Road and New Cross Road	260	£6,930,645	£16,049,732	£14,255,725	,	,,	£8,852,116		,,	, , , , , ,	£1.618.596	, , , , , , , , , , , ,	
	New Cross Gate NDC scheme, Besson Street	324	£0,930,043 £0	£20,091,950	£17,874,087	£15,656,224		£11,220,499		£6,784,774	,,	£2,308,394	, , , , , , ,	- 7- 7 7
	Plassy Island	636	£25,336,621	£20,091,930 £24,559,401			£16,463,502	£13.751.484			1 1	£2,801,633		· · · · · · ·
	,			2= 1,000,101	22:,500,:20	£24,124,786	040,440,505	040.744.400	00.070.000	04.044.700	£3,336,339	£2,001,033	C4C 400 000	000 110 00
	2 Catford Shopping Centre and Milford Towers  B Wickes and Halfords	1,080 918	£19,810,695 £17,582,068		£18,363,101			£12,714,402 £3,844,644			3 -£11.032.849	-£16,063,591	-£16,438,083	
	Laurence House and Civic Centre	300	£17,582,000 £19,651,569		£7.078.638		£3.696.034	£2,004,733	· · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · ·	-£10,003,391 -£4,877,402	· · · · ·	
	Engate Street	299	£3,888,000		1- 11		, ,	,,		, ,			, ,	
	Lewisham Shopping Centre	1,186	£72,374,114		, ,	, ,			£11,040,711 £61,202,984			£4,836,224 £42,223,554		
	PLACE Ladywell	274	£10,566,393								, ,			
	Ravensbourne Retail Park	1,029	£31,129,477							, ,				
	Lower Creekside LSIS	352	£5,280,000					£10,051,619				£12,737,360 £483,692		
	Bell Green Gas Holders	277	£3,696,000					£8,223,258				£463,692 £948,845		
	Bell Green Retail Park	2,219	£39,892,137				£58,051,390					£946,645 £271,335		
	2 Sainsbury's Bell Green	1,818			£80,849,900 £77,454,007							£9,262,148	, , ,	
	Stanton Square LSIS	283	£63,128,492 £4,608,000									£9,262,148 £1,986,085		
	Worsley Bridge LSIS	245												
	Homebase/Argos, Bromley Road	255	£6,048,000 £12,086,585											
55	Fromebase/Argos, bronney Road	200	£12,000,585	£17,214,681	£10,400,175	£13,093,008	211,930,101	£10,170,055	1.0,417,148	20,007,041	14,000,220	£3,111,010	£1,336,013	7 -£441,75

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,250 per sqm 70% Rented 30% Intermediate AR LLR

						AR	!	LLF	?					
								Resi	dual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000	£274,273	£260,575	£246,878		£219,481	£205,784	£192,085	£178,388	£164,690	£150,991	£137,294
	2 Small residential developments (houses, backland, infi	il 5	£240,000			,		£1,020,791		£899,102		· · · · · · · · · · · · · · · · · · ·	£716,569	
	3 Small residential developments (flats, backland, infill e		£240,000			£601,779		£518.092		£434,406			£308,876	
	4 Small residential developments (houses, backland, infi		£480,000			· ·	,	£1,828,173		£1,607,095		£1,386,017	£1,275,478	
	5 Small residential developments (flats - backland, infill e		£480,000		, ,	, ,	, ,	£1,148,547		£963,204			£685,190	, ,
	6 Small residential developments	25	£720,000				, ,	£2,705,301		£2,287,994		,	,	£1,452,775
	7 Residential development	50	£1,200,000		£6,516,994	, ,		£5,290,435	, ,	£4,472,728		£3,655,022	£3,245,723	, ,
	8 Small scale mixed use, local centres	5	£96,000		£727,032			£601,502		£517,815		£434,128	£392,285	
	9 Small scale mixed use, local centres	5	£96,000		£668,121	£626,278	£584,434	£542,591	£500,748	£458,904	£417,061	£375,218	£333,374	£291,531
	0 Small mixed use	25	£720,000		£1,605,905	£1,409,739		£1,017,407	£821,240	£625,074	£428,907	£232,741	£36,575	-£161,849
1	1 Small mixed use	30	£960,000	£1,852,272	£1,617,348			£912,576		£442,728	£207,804	-£27,503	-£265,752	-£504,000
1	2 Mixed use	70	£1,440,000		£3,800,904	£3,272,710		£2,216,321	£1,688,128	£1,159,934			-£440,571	-£982,248
1	3 Mixed use	150	£3,360,000	£6,387,628	£5,371,049	£4,354,471	£3,337,892	£2,321,313	£1,304,735	£288,156	£738,731	-£1,773,487	-£2,818,948	-£3,864,408
1	4 Mixed use incl community facility	118	£2,688,000		£3,492,142	£2,691,064	£1,889,987	£1,084,945	£274,930	-£542,656	£1,364,133	-£2,185,610	-£3,007,088	-£3,828,565
1	5 Mixed use incl health facility	60	£1,920,000	£6,897,995	£6,445,802	£5,993,607	£5,540,527	£5,087,135	£4,633,742	£4,180,348	£3,726,955	£3,273,561	£2,820,169	£2,366,775
	6 Mixed use incl leisure facility	150	£3,360,000		£9,522,552	£8,402,725	£7,282,897	£6,163,070		£3,915,255	£2,786,171	£1,657,087	£528,003	-£609,587
1	7 Mixed use	88	£2,016,000	£5,033,899	£4,393,303	£3,752,706	£3,112,111	£2,471,515	£1,830,919	£1,190,322	£549,726	-£92,156	-£746,333	-£1,404,390
1	8 Large mixed use (employment led)	300	£3,840,000		£17,316,204	£15,191,425		£10,941,866		£6,670,416	£4,528,285	£2,386,154	£244,022	-£1,924,970
	9 Estate regeneration (small infill - houses)	10	£960,000		£1,560,561	£1,460,445	£1,360,329	£1,260,213		£1,059,980	£959,865	£859,749	£759,632	£659,517
	20 Estate regeneration (small infill - flats)	10	£960,000		£1,173,801	£1,090,114		£922,741	£839,053	£755,366	£671,680	£587,993	£504,307	£420,620
	21 Estate regeneration (large)	200	£19,200,000	£10,827,345				£4,843,473	£3,347,123	£1,850,774				-£4,228,233
	22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
	23 Hotels	67	£960,000		£3,523,715	£3,338,654	£3,153,593	£2,968,532	£2,783,470	£2,598,409	£2,413,349	£2,228,287	£2,043,226	£1,858,165
	24 Commercial	-	£2,880,000		-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
2	25 Storage	-	£960,000		£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932
2	Residential care home (7 units)	7	£144,000		£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
	27 Carpet Right	242	£1,344,000	-£476,999	-£1,965,913	-£3,454,827	-£4,955,757	-£6,465,606	£7,975,455	-£9,485,303	3 -£10,995,153	-£12,505,001	-£14,014,850	-£15,524,699
2	28 Lewisham Retail Park	536	£22,216,708	£26,394,322	£22,805,924	£19,205,056	£15,585,925	£11,966,792	£8,347,661	£4,728,530	£1,072,154	-£2,624,639	-£6,346,240	-£10,110,421
2	29 Convoys Wharf	3,514	£113,280,000	-£51,773,406	-£69,522,916	-£87,500,519	£105,714,267	-£124,224,555	-£143,092,941	-£162,042,136	6 -£180,991,332	-£199,940,528	-£218,889,723	-£237,838,919
3	Timber Yard, Oxestalls Road	1,582	£22,080,000	£59,104,535	£49,512,725	£39,891,182	£30,189,700	£20,424,851	£10,567,140	£709,429	£9,277,739	-£19,274,946	-£29,379,632	-£39,571,474
3	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£12,429,197	-£31,832,417	-£51,519,063	£71,650,579	-£92,342,989	9 -£113,437,804	-£134,532,619	9 -£155,627,435	-£176,722,250	-£197,817,065	-£218,911,881
	32 Lewisham Gateway	649	£62,716,658	£34,792,582	£31,094,710	£27,396,838	£23,698,965	£20,001,093	£16,303,221	£12,594,128	£8,870,892	£5,147,655	£1,424,418	-£2,331,349
3	33 Heathside and Lethbridge	443	£0	£9,984,653	£8,049,787	£6,114,922	£4,180,057	£2,245,192	£310,326	-£1,647,528	-£3,629,213	-£5,619,052	-£7,608,893	-£9,598,732
3	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£19,506,995	£17,073,768	£14,640,541	£12,207,315	£9,756,553	£7,303,273	£4,849,993	£2,396,713	-£69,678	-£2,585,479	-£5,101,280
3	35 Conington Road Tescos Island Site	365	£1,440,000	£11,192,991	£9,225,158	£7,257,325	£5,289,491	£3,307,757	£1,319,598	-£678,020	£2,694,312	-£4,729,804	-£6,773,384	-£8,825,831
3	B6 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£33,396,313	£29,675,721	£25,955,128	£22,234,535	£18,513,942	£14,773,524	£11,022,269	£7,271,014	£3,519,759	-£257,473	-£4,104,328
3	37 Leegate Shopping Centre	393	£8,450,175	£33,582,964	£30,710,486	£27,838,009	£24,959,918	£22,073,153	£19,186,390	£16,299,626	£13,412,862	£10,526,098	£7,639,335	£4,752,571
3	88 Hatcham Works	1,020	£40,788,551	£44,404,421	£38,663,450	£32,907,099	£27,122,115	£21,337,133	£15,552,150	£9,738,812	£3,897,599	-£1,971,334	-£7,964,798	-£13,978,539
3	39 Goodwood Road and New Cross Road	260	£6,930,645	£18,755,704	£16,826,398	£14,897,093	£12,967,787	£11,038,482	£9,096,841	£7,151,587	£5,206,334	£3,261,080	£1,315,826	-£638,334
4	New Cross Gate NDC scheme, Besson Street	324	£0	£23,439,134	£21,053,912	£18,668,690	£16,283,468	£13,898,246	£11,513,024	£9,127,803	£6,742,581	£4,341,744	£1,932,786	-£482,910
4	11 Plassy Island	636	£25,336,621	£29,338,420	£26,420,742	£23,503,064	£20,568,237	£17,633,271	£14,691,194	£11,735,724	£8,770,859	£5,791,624	£2,788,121	-£243,156
4	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£44,319,033	£38,224,330	£32,099,054	£25,973,778	£19,848,501	£13,705,741	£7,520,927	£1,336,112	£4,965,883	-£11,311,904	-£17,728,417
4	3 Wickes and Halfords	918	£17,582,068	£30,718,273	£25,549,673	£20,381,072	£15,169,187	£9,950,516	£4,731,844	-£541,411	-£5,896,013	-£11,294,752	-£16,722,897	-£22,235,986
4	14 Laurence House and Civic Centre	300	£19,651,569	£11,341,226	£9,521,360	£7,701,493	£5,881,627	£4,061,761	£2,241,895	£421,048	-£1,433,790	-£3,294,585	-£5,155,380	-£7,016,175
4	5 Engate Street	299	£3,888,000	£24,468,118	£22,249,417	£20,030,715	£17,812,014	£15,593,312	£13,374,612	£11,155,910	£8,937,209	£6,718,508	£4,488,039	£2,250,997
4	16 Lewisham Shopping Centre	1,186	£72,374,114	£101,631,444	£94,959,640	£88,253,721	£81,547,803	£74,841,885	£68,114,521	£61,340,316	£54,539,041	£47,675,376	£40,708,846	£33,740,968
4	PLACE Ladywell	274	£10,566,393							£9,715,207	£7,682,016	£5,639,626	£3,589,628	£1,539,630
4	8 Ravensbourne Retail Park	1,029	£31,129,477		£64,929,364	£58,324,078	£51,696,471	£45,068,863			£25,156,703	£18,477,872	£11,799,041	£5,070,670
4	9 Lower Creekside LSIS	352	£5,280,000		£20,608,453	£18,053,494	£15,498,536	£12,940,244		£7,795,202	£5,222,681	£2,650,161	£77,639	-£2,530,186
	50 Bell Green Gas Holders	277	£3,696,000							£6,507,979				
5	51 Bell Green Retail Park	2,219	£39,892,137							£36,032,593				
	52 Sainsbury's Bell Green	1,818	£63,128,492					£60,330,693	£49,899,475	£39,413,931	£28,928,386	£18,376,255		
	3 Stanton Square LSIS	283	£4,608,000				£14,350,599	£12,235,895	£10,121,193	£8,006,490	£5,891,787	£3,773,866	£1,641,596	-£497,618
5	54 Worsley Bridge LSIS	245	£6,048,000					£9,845,296					£727,601	
	Homebase/Argos, Bromley Road	255	£12,086,585				£14,192,006							
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## LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,500 per sqm 70% Rented 30% Intermediate AR LLR

					AR		LLR						
								ial land values	· /				
Site No Site name	No of units			5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH 4	15% AH	50% AH
1 Very small residential (house)	1	£144,000	£292,255	£277,658	£263,061	£248,464	£233,867	£219,270	£204,673	£190,076	£175,479	£160,882	£146,285
2 Small residential developments (houses, backland, infi		£240,000	£1,344,041	£1,279,203	£1,214,365	£1,149,527	£1,084,690	£1,019,851	£955,014	£890,176	£825,337	£760,500	£695,662
3 Small residential developments (flats, backland, infill et	5	£240,000	£741,706	£697,050	£652,395	£607,739	£563,085	£518,430	£473,774	£429,119	£384,463	£339,808	£295,152
4 Small residential developments (houses, backland, infi	11	£480,000	£2,415,439	£2,297,645	£2,179,850	£2,062,056	£1,944,261	£1,826,467	£1,708,673	£1,590,878	£1,473,084	£1,355,289	£1,237,495
5 Small residential developments (flats - backland, infill e	11	£480,000	£1,643,789	£1,544,890	£1,445,991	£1,347,091	£1,248,191	£1,149,292	£1,050,393	£951,494	£852,595	£753,695	£654,796
6 Small residential developments	25	£720,000	£3,820,361	£3,597,685	£3,375,009	£3,152,333	£2,929,656	£2,706,980	£2,484,304	£2,261,628	£2,038,951	£1,816,275	£1,593,599
7 Residential development	50	£1,200,000	£7,480,930	£7,044,323	£6,607,715	£6,171,108	£5,734,500	£5,297,893	£4,861,286	£4,424,678	£3,988,071	£3,551,463	£3,114,856
8 Small scale mixed use, local centres	5	£96,000	£825,115	£780,460	£735,805	£691,149	£646,494	£601,838	£557,183	£512,528	£467,872	£423,218	£378,562
9 Small scale mixed use, local centres	5	£96,000	£766,204	£721,549	£676,893	£632,238	£587,583	£542,927	£498,272	£453,617	£408,962	£364,306	£319,651
10 Small mixed use	25	£720,000	£2,068,313	£1,858,835	£1,649,357	£1,439,879	£1,230,400	£1,020,921	£811,443	£601,965	£392,487	£183,007	-£26,845
11 Small mixed use	30	£960,000	£2,171,116	£1,920,251	£1,669,384	£1,418,518	£1,167,652	£916.786	£665,920	£415,053	£164,187	-£87,906	-£342,322
12 Mixed use	70	£1,440,000	£5,053,351	£4,488,943	£3,924,537	£3,360,130	£2,795,724	£2,231,317	£1,666,911	£1,102,504	£538,098	-£31,318	-£610,201
13 Mixed use	150	£3,360,000	£7,819,591	£6,739,011	£5,650,435	£4,561,859	£3,473,282	£2,384,705	£1,000,911	£207,551	-£893,493	-£2.004.126	-£3,123,662
	118		£5,414,664	£4,557,514	£3,700,364	£2,843,214	£1.986.065	,,	£1,296,128	-£615.223	-£693,493 -£1.494.309	-£2,004,126 -£2,373,395	-£3,123,662 -£3,252,480
14 Mixed use incl community facility		£2,688,000	, ,		, ,		, ,	£1,126,999			, . , ,		
15 Mixed use incl health facility	60	£1,920,000	£7,514,307	£7,031,298	£6,548,288	£6,065,279	£5,582,269	£5,099,260	£4,615,530	£4,131,052	£3,646,574	£3,162,096	£2,677,618
16 Mixed use incl leisure facility	150	£3,360,000	£12,213,006	£11,014,648	£9,816,290	£8,617,931	£7,419,573	£6,221,214	£5,022,856	£3,818,964		£1,401,904	£193,375
17 Mixed use	88	£2,016,000	£5,920,342	£5,235,423	, ,	£3,865,587	£3,180,669	£2,495,751	£1,810,832	£1,125,914	£440,996	-£247,374	-£948,639
18 Large mixed use (employment led)	300	£3,840,000	£22,471,657	£20,195,344		£15,642,718	£13,366,405	£11,090,093	£8,813,780	£6,521,156	£4,225,726	£1,930,297	-£370,299
19 Estate regeneration (small infill - houses)	10	£960,000	£1,795,238	£1,688,394	£1,581,550	£1,474,706	£1,367,862	£1,261,017	£1,154,174	£1,047,329	£940,486	£833,641	£726,797
20 Estate regeneration (small infill - flats)	10	£960,000	£1,369,967	£1,280,657	£1,191,346	£1,102,035	£1,012,724	£923,413	£834,103	£744,792	£655,481	£566,170	£476,860
21 Estate regeneration (large)	200	£19,200,000	£12,908,863	£11,320,706	£9,731,344	£8,129,707	£6,528,071	£4,926,435	£3,324,798	£1,723,162	£121,525	-£1,501,056	-£3,144,991
22 Student housing	-	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201
23 Hotels	67	£960,000	£3,958,457	£3,760,912	£3,563,367	£3,365,821	£3,168,276	£2,970,731	£2,773,186	£2,575,641	£2,378,096	£2,180,551	£1,983,005
24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
25 Storage	-	£960,000	£860,932	£860.932	£860.932	£860.932	£860.932	£860,932	£860.932	£860.932	£860.932	£860.932	£860,932
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654
27 Carpet Right	242	£1,344,000	£1.625.918	£52,966	-£1,541,495	-£3.136.706	-£4.740,228	-£6.357.913	-£7.975.598	-£9.593.283	-£11,210,967	-£12.828.653	-£14.446.337
28 Lewisham Retail Park	536	£22,216,708	£31,285,712	£27,452,744		£19.786.810	, -, -,	£12.059.124	£8.192.561	£4,325,999	£420.061	-£3 540 180	-£7.531.421
29 Convoys Wharf	3,514	£113,280,000	-£26.641.792	-£45,399,007		, ,	-£103.044.884	, - , ,	, . ,	£163.397.964	-£183 700 496	£204 003 027	-£224.305.558
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£72,253,874	£62.068.219	, . ,	£41,577,666		£20,813,776	£10,033,433	-£271.65 <i>A</i>	-£10,061,637	-£21 651 610	-£32.496.474
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£13.395.253	-£6.848.247		£41,377,000 -£48.495.527	£51,237,938 -£69.986.235	£20,613,770	C114 652 410	C127 167 240	C150 692 079	C102 106 000	C204 711 729
32 Lewisham Gateway	649	£62,716,658	£39.972.598	£36.015.725	£32.058.852	£28.101.979	,,	£20.188.233	-£114,032,419 ·	$\frac{-2.137,107,249}{640.000}$	C0 200 676	C4 204 604	£319.532
,					,,	, . ,	,		£16,231,360	£12,274,487	C2 054 500	£4,304,604	
33 Heathside and Lethbridge	443	£0	£12,680,975	£10,611,293	£8,541,612	£6,471,931	£4,402,249	£2,332,568	£262,886	-£1,832,363	-£3,954,598	-£6,083,143	-£8,211,687
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£23,015,793	£20,407,126		£15,189,793	£12,581,126	£9,965,660	£7,334,888	£4,704,115	£2,073,343	-£579,488	-£3,277,651
35 Conington Road Tescos Island Site	365	£1,440,000	£14,062,739	£11,951,418	, ,	£7,728,778	£5,617,457	£3,499,280	£1,365,810	-£778,523	-£2,942,183	-£5,129,266	-£7,322,310
36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£38,761,538	£34,772,683	200,.00,000	£26,794,976	£22,806,122	£18,817,268		£10,799,211	£6,776,556	£2,753,901	-£1,315,859
37 Leegate Shopping Centre	393	£8,450,175	£37,593,841	£34,520,820		7 7		£22,224,639	£19,135,324	£16,046,011		£9,867,384	£6,778,071
38 Hatcham Works	1,020	£40,788,551	£52,678,021	£46,523,371	£40,368,721	£34,214,069	£28,031,579	£21,828,193	£15,624,807	£9,404,299	£3,139,494	-£3,176,173	-£9,604,967
39 Goodwood Road and New Cross Road	260	£6,930,645	£21,461,676	£19,397,072	£17,332,468	£15,267,864	£13,203,260	£11,138,655	£9,067,818	£6,985,691	£4,903,564	£2,821,437	£739,309
40 New Cross Gate NDC scheme, Besson Street	324	£0	£26,786,317	£24,233,736		£19,128,574	£16,575,993	£14,023,413	£11,470,831	£8,918,250	£6,365,669	£3,796,690	£1,218,286
41 Plassy Island	636	£25,336,621	£34,075,134	£30,935,994		£24,632,478	£21,476,735	£18,308,606	£15,132,953	£11,945,089	£8,746,170	£5,522,266	£2,275,810
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£53,079,316	£46,562,627	£40,045,938	£33,505,030	£26,936,739	£20,368,448	£13,800,061	£7,166,737	£533,413	-£6,241,595	-£13,053,085
43 Wickes and Halfords	918	£17,582,068	£38,249,525	£32,704,362	£27,159,199	£21,614,036	£16,050,247	£10,450,342	£4,850,436	-£802,658	-£6,549,057	-£12,351,461	-£18,201,444
44 Laurence House and Civic Centre	300	£19,651,569	£13,912,511	£11,964,081	£10,015,650	£8,067,221	£6,118,790	£4,170,360	£2,221,930	£273,499	-£1,711,768	-£3,704,464	-£5,697,161
45 Engate Street	299	£3,888,000	£27,579,986	£25,205,691	£22,831,397	£20,457,102	£18,082,808	£15,708,512	£13,334,218	£10,959,924	£8,585,629	£6,211,335	£3,825,044
46 Lewisham Shopping Centre	1,186	£72,374,114	£110,865,292				£82,194,024		£67,741,034	£60,463,397		£45,706,348	
47 PLACE Ladywell	274	£10,566,393	£24,766,032				£16,062,931	£13,887,157	, ,	£9,535,607	£7,359,832	£5,176,309	£2,982,067
48 Ravensbourne Retail Park	1,029	£31,129,477	£80,881,545	£73,823,274			£52,636,449	£45,535,868		£31,334,703	, ,	£17,061,155	£9,903,949
49 Lower Creekside LSIS	352	£5,280,000	£26,735,106	£24,001,563				£13,067,392		£7,569,689		£2,063,569	-£699,248
50 Bell Green Gas Holders	277	£3,696,000			£16,715,952		£12,564,568	£10,488,875	£8,413,184		£4,242,732	£2,149,391	£56,050
51 Bell Green Retail Park	2,219	£39,892,137	£126,608,942			£87,729,162		£10,468,873 £61,528,904		£35,150,949		£8,456,969	
52 Sainsbury's Bell Green	1,818	£63,128,492	£126,606,942 £116,604,339			£83,353,933	£74,029,033 £72,204,157			£38,684,475		£16,150,536	
				, ,					, ,				
53 Stanton Square LSIS	283	£4,608,000	£23,640,053							£7,806,262		£3,280,395	£999,142
54 Worsley Bridge LSIS	245	£6,048,000		£17,721,659		£13,830,675	£11,885,183	£9,939,691	£7,994,198	£6,048,706		£2,146,349	
55 Homebase/Argos, Bromley Road	255	£12,086,585	£22,522,550	£20,497,650	£18,472,750	£16,447,850	£14,422,950	£12,398,050	£10,373,150	£8,348,249	£6,323,350	£4,291,325	£2,249,238

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,750 per sqm 70% Rented 30% Intermediate

			, , ,		AR	}	LLR						
							Resid	lual land values	s (£m)				
Site No Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
1 Very small residential (house)	1	£144,00		£294,741	£279,245		£248,252	£232,757	£217,260			£170,772	
2 Small residential developments (houses, backland, in	nfil 5	£240,00	0 £1,423,914	£1,355,082	£1,286,251	£1,217,419	£1,148,588	£1,079,756	£1,010,925	£942,094	£873,262	£804,431	£735,599
3 Small residential developments (flats, backland, infill	et 5	£240,00	0 £797,946	£750,478	£703,011	£655,544	£608,077	£560,609	£513,141	£465,675	£418,207	£370,739	£323,27
4 Small residential developments (houses, backland, in	nfil 11	£480,00	£2,560,550	£2,435,500	£2,310,449	£2,185,400	£2,060,350	£1,935,300	£1,810,250			£1,435,100	£1,310,05
5 Small residential developments (flats - backland, infill	le 11	£480,00		£1,663,217	£1,558,091	£1,452,963	£1,347,836	£1,242,709	£1,137,582	£1,032,455	£927,328	£822,201	£717,07
6 Small residential developments	25	£720,00		£3,864,106			£3,154,010	£2,917,312		£2,443,915	£2,207,216	£1,970,518	£1,733,82
7 Residential development	50	£1,200,00		£7,571,651	£7,107,289	£6,642,928	£6,178,566	£5,714,205	£5,249,843	£4,785,482	£4,321,120	£3,856,759	£3,392,39
8 Small scale mixed use, local centres	5	£96,00		£833,887	£786,421	£738,953	£691,485	£644,019	£596,551	£549,084	£501,616	£454,149	£406,68
9 Small scale mixed use, local centres	5	£96,00		£774,977	£727,509		£632,574	£585,107				£395,238	
10 Small mixed use	25	£720,00		£2,111,765	£1,888,974	£1,666,184	£1,443,393	£1,220,603	£997,812	£775,022	£552,231	£329,441	£106,65
11 Small mixed use	30	£960,00		£2,223,153			£1,422,728	£1,155,920	£889,110		£355,494	£88,685	
12 Mixed use	70	£1,440,00							£2,173,888	,	£972,649	£372,030	
13 Mixed use	150	£3,360,00		£8,092,359			£4,625,249	£3,464,675	£2,304,101		-£17,290		,
14 Mixed use incl community facility	118	£2,688,00						£1,969,998	£1,055,444		-£803.008		, , .
15 Mixed use incl health facility	60	£1,920,00						£5,561,494	,	-	,	£3,504,025	12 72 -72 -
16 Mixed use incl leisure facility	150	£3,360,00			, ,							£2,275,806	
17 Mixed use	88	£2,016,00					£3,889,823	£3,160,583				£243.621	-£492.88
18 Large mixed use (employment led)	300	£3,840,00					£15,790,944		£10,935,251			£3,616,572	,
19 Estate regeneration (small infill - houses)	10	£960,00	, ,		, ,			£1,361,939	, ,	, ,	, ,	£907,651	£794,07
20 Estate regeneration (small infill - flats)	10	£960,00						£1,007,773	£912.838			£628,034	
21 Estate regeneration (large)	200	£19,200,00			, - ,-	12 ) 2 ) 2	£8,212,670		, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	· · · · · · · · · · · · · · · · · · ·	-£326,506	
22 Student housing	200	£1,440,00		, ,	, , , , , , , , ,	,,	£5,580,201	£5,580,201	, ,	, ,		£5,580,201	
23 Hotels	67	£960,00				, ,	£3,368,021	£3,157,992	, ,	, ,	, ,		
24 Commercial	07	£2,880,00		-£485,781	£5,766,080 -£485,781		£3,306,021 -£485,781	£5,157,992 -£485,781				£2,317,873 -£485,781	-£485,78
25 Storage	-	£2,880,000				,	£860.932	£860.932			,	£860.932	,
26 Residential care home (7 units)	7	£144,00		£580,654	,		£580,654	£580,932	,	,		£580,654	
27 Carpet Right	242				,	,	,		,		,	· · · · · · · · · · · · · · · · · · ·	· ·
28 Lewisham Retail Park	536	£1,344,00		, . ,	,	,,	-£3,031,175	-£4,740,371				-£11,642,455	-£13,367,97
	3,514	£22,216,70					£19,666,955	-£15,770,586	£11,656,593	£7,542,600	£3,420,130	-£/43,757	-£4,964,16.
29 Convoys Wharf		£113,280,00		, , , , , , , , ,	,,	201,100,000		2:02,00:,:00	-£124,170,149	-£145,804,595	-£167,460,464	-£189,116,331	-£210,772,196
30 Timber Yard, Oxestalls Road	1,582	£22,080,00						,,	£19,636,465	20,012,000	-£2,040,327	-£14,031,066	-£25,464,626
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,00			-£3,875,430	, , ,	-£48,170,066	-£71,074,087	-£94,772,220	-£118,707,064	-£142,641,908	-£166,576,751	-£190,511,59
32 Lewisham Gateway	649	£62,716,65		, ,	~~,:,; -				, , .	, ,	£11,425,623	£7,184,790	£.2,937,88
33 Heathside and Lethbridge	443	£1			, ,	,,		£4,354,809		,	~=,=00,0.0	-£4,557,392	-£6,824,64
34 Creekside Village East, Thanet Wharf	393	£3,696,00				£18,172,271	£15,388,164		, ,			£1,394,988	-£1,454,02
35 Conington Road Tescos Island Site	365	£1,440,00			1 7		£7,913,255	£5,658,447	, ,		21,110,100	-£3,485,149	,. ,
36 Land at Conington Road and Lewisham Road (Tesco		£6,817,02		, , .		1 11	£27,098,302	£22,841,186		7- 7	,,	£5,739,298	2:,::0,=:
37 Leegate Shopping Centre	393	£8,450,17					£28,510,458	£25,236,893		,	, ,	£12,095,433	
38 Hatcham Works	1,020	£40,788,55			1- 1		£34,678,300	£28,104,236		2::,000,000	£8,222,603		, . , . , . , . , . , . , . , . ,
39 Goodwood Road and New Cross Road	260	£6,930,64		, ,	, . ,	, , , , , , , ,		£13,168,135		20,100,010	, ,		,
40 New Cross Gate NDC scheme, Besson Street	324	£		, , ,	11-	, , , , , , , , , , , , , , , , , , , ,	£19,253,741			, ,		£5,654,040	
41 Plassy Island	636	£25,336,62			202,001,201		£25,285,762	£21,891,956	20.01.001.00	~:0,000,==:	211,001,000	20,220,:00	2 :,: 00,20
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,69						£27,013,671			· · · · · ·		
43 Wickes and Halfords	918	£17,582,06										-£7,985,693	
44 Laurence House and Civic Centre	300	£19,651,56			, ,						,		, ,
45 Engate Street	299	£3,888,00						£18,042,414					
46 Lewisham Shopping Centre	1,186	£72,374,11		£112,463,316							£58,579,017	£50,703,850	1- 1- 1
47 PLACE Ladywell	274	£10,566,39								£11,389,197			
48 Ravensbourne Retail Park	1,029	£31,129,47						£52,611,695					
49 Lower Creekside LSIS	352	£5,280,00						£15,746,164				£4,049,499	
50 Bell Green Gas Holders	277	£3,696,00					£14,735,223	£12,523,865				£3,659,088	
51 Bell Green Retail Park	2,219	£39,892,13		£129,793,889	£116,096,579								£4,002,08
52 Sainsbury's Bell Green	1,818	£63,128,49	£131,280,976	£119,476,482	£107,661,241	£95,845,999				£48,402,018	£36,454,082	£24,467,602	£12,405,80
53 Stanton Square LSIS	283	£4,608,00		£24,176,163	£21,766,925	£19,357,688		£14,539,213				£4,902,263	£2,488,96
54 Worsley Bridge LSIS	245	£6,048,00	£22,217,009	£20,144,024	£18,071,039	£15,998,054				£7,706,113	£5,633,128		
55 Homebase/Argos, Bromley Road	255	£12,086,58	£25,176,484	£23,018,887	£20,861,291	£18,703,694		£14,388,500	£12,230,903	£10,073,307	£7,915,710	£5,758,113	£3,591,65

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,000 per sqm 70% Rented 30% Intermediate AR LLR

Set   Property   Company							AR	!	LLR						
1   Principal   1   Principa									Resid	dual land values	(£m)				
1   Yes real residence (Mouse)	Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
2 Small restanced consequences (pursues) and state of the CALLADO CALL		1 Very small residential (house)	1		£324,951	£308,719	£292,488			£243,793	£227,560	£211,328			£162,633
3 Straf residential excorporate (Fields) 2 (194,02) (194,		, ,	i 5			£1.417.174	£1.345.075	£1.272.975	£1,200,875	£1.128.776		£984.577	£912.477		
A Small mediantial consequence (section for the first control of the fir				-		· · · · · · · · · · · · · · · · · · ·									
Saral resolutional consequences tiles - besolvend, infille 11						£2.548.304	£2.417.317	£2,286,330	,	,	£1.893.368	,			£1.369.420
O Studi residerical developments   25   C720,000   18,415,625   C729,000   18,415,635   C729,000   C72,000,000   C729,000   C729,0				-		, ,	<u> </u>		, ,	, ,	<u> </u>	, ,	, ,	<u> </u>	, ,
7   Residental sevel comment   50   F   200,000   Delta   Parish							<u> </u>					, ,			,
Bit Street incord rate, boat contents   5   \$25,000   \$20,200   \$21,000   \$20,000							<u> </u>		£6,524,037	, ,	£5.552.131		, ,	£4.094.270	, ,
Small pole embor use, local petrons   5   550,000   120,0000   123,000   1						· · · · · · · · · · · · · · · · · · ·				£676,924					£428,618
11   Small mixed use			5			£816,657	£766,996	£717,334	£667,674	£618,013	£568,351	£518,691	£469,029	£419,368	£369,708
11   Small minord use		The state of the s	25			£2,305,284	£2,072,308	£1,839,334	£1,606,358	£1,373,382	£1,140,406	£907,431	£674,455	£441,479	£208,503
Tell Mosed use	1	1 Small mixed use		£960,000			£2,175,902	£1,896,896					£501,865	£222,859	-£56,941
14 Mond use find community facility 60	1	2 Mixed use		£1,440,000	£6,330,083	£5,701,840			£3,817,110	£3,188,867	£2,560,623	£1,932,380	£1,304,137	£675,894	
14 Mond use find community facility 60	1	3 Mixed use	150	£3,360,000	£10,304,478	£9,100,781	£7,897,085	£6,693,389	£5,483,606	£4,269,384	£3,055,162	£1,840,939	£626,718	-£595,817	-£1,830,907
17   Mond use and linear facility   150   53.000.00   14.000.010   139.00.00   12.0076.510   15.0076.510   15.000.00   15.000.00   17.000.00   17.000.00   15.000.00   17.00	1	4 Mixed use incl community facility	118	£2,688,000	£7,365,758	£6,411,054	£5,456,349	£4,501,645	£3,546,940	£2,592,236	£1,637,531	£677,929	-£291,774	-£1,271,071	-£2,250,367
19 Nixed use 18 Lage mode use (employment led) 30 C 22.840,000 10 C 92.840,000 10 C 90.000 F 90.947.71 E 11.057	1	5 Mixed use incl health facility	60	£1,920,000	£8,601,541	£8,064,170	£7,526,798	£6,989,428	£6,452,056	£5,914,685	£5,377,314	£4,839,943	£4,302,571	£3,764,856	£3,225,582
E3840.00	1	6 Mixed use incl leisure facility	150	£3,360,000	£14,990,169	£13,652,952	£12,315,736	£10,978,519	£9,641,302	£8,304,086	£6,966,869	£5,629,653	£4,292,436	£2,946,622	£1,597,664
State regeneration (small infill—flusts)   10   5:000.000   15:000.0	1	7 Mixed use	88	£2,016,000	£7,468,854	£6,711,281	£5,949,564	£5,186,920	£4,424,276	£3,661,632	£2,898,989	£2,136,345	£1,373,701	£611,057	-£153,732
Fig.   Estate regeneration (smill infill i	1	8 Large mixed use (employment led)	300	£3,840,000	£27,810,426	£25,267,175	£22,723,923	£20,180,672	£17,637,421	£15,094,170	£12,550,918	£10,007,667	£7,464,415	£4,899,805	£2,334,421
Entire reperention (small infill - finis)   E860,000   E1570.194   E1470.807   E1177.206   E1177.206   E1177.206   E1177.206   E1077.205			10			£1,915,953	£1,797,132	£1,678,311	£1,559,490	£1,440,670	£1,321,848	£1,203,027	£1,084,207	£965,386	£846,565
22   Estate regeneration (arge)			10			£1,470,872	£1,371,550	£1,272,228	£1,172,906	£1,073,584	£974,262	£874,939	£775,618	£676,296	£576,973
24 Horemscal - Example			200			£14,817,190	£13,045,006	£11,272,824			£5,930,299	£4,142,555	£2,354,812	£567,068	-£1,237,950
24 Horemscal - Example	2	22 Student housing	-	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659
28 Isolate from (7 units)			67			£4,179,890	£3,960,294	£3,740,698	£3,521,101	£3,301,504	£3,081,907	£2,862,311	£2,642,714	£2,423,117	£2,203,520
28 Residential care home (7 units) 7	2	24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781					-£485,781	-£485,781	-£485,781
27/ Carpet Right 28 Lewisham Retail Park 566 62224(6)708 62224(6)7	2	25 Storage	-	£960,000	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702
28 Lewisham Retail Park	2	Residential care home (7 units)	7	£144,000	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192
29 Convoys Wharf 30 Timber Yard, Oxestalis Road 1,582 2 F22,080,000 31 Now Bermondsey, Surrey Canal Triangle 3,500 456,868,000 56,668,000 56,676,684 56,2716,685 31 Now Bermondsey, Surrey Canal Triangle 3,500 52 Expended to the State of the	2	27 Carpet Right	242	£1,344,000	£5,226,902	£3,473,900	£1,720,900	-£32,555	-£1,810,362	-£3,588,170	-£5,382,065	-£7,185,002	-£8,987,940	-£10,790,877	-£12,593,814
30 Timber Yard, Oxestalls Road  1,582  1,22,080,000  1,300  1,500	2	28 Lewisham Retail Park	536	£22,216,708	£39,813,263	£35,553,917	£31,294,573	£27,035,229	£22,775,883	£18,516,539	£14,229,531	£9,931,756	£5,633,982	£1,313,971	-£3,076,596
31 New Bermondsey, Surrey Canal Triangle 3.500	2	29 Convoys Wharf	3,514	£113,280,000	£18,096,477	-£2,056,637	-£22,646,337	-£43,472,500	-£64,531,701	-£85,889,859	-£107,614,155	-£129,860,533	-£152,436,378	-£175,012,224	-£197,588,069
32 Lewisham Gateway  649	3	Timber Yard, Oxestalls Road	1,582	£22,080,000	£94,748,706	£83,524,823	£72,286,289	£60,967,093	£49,633,276	£38,200,160	£26,680,195	£15,033,326	£3,315,491	-£8,521,244	-£20,404,898
33 Heathside and Leithindige 443 5.2 £1.331.425.62 £1.25.62 £1.26.26.00 £2.91.325 £1.27.25 £1.26.26.25.33 £2.31.06.3 £1.29.80.37 £1.27.80.80 £1.61.037 £8.730.75 £1.26.80 £1.035.08 £1.035	3	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£56,160,814	£34,396,283	£12,260,040	-£10,253,581	-£33,281,574	-£56,769,721	-£80,950,676	-£105,856,744	-£130,780,074	-£155,703,404	-£180,626,734
44 Creekside Village East, Thanet Wharf 393 £3,696,000 £29,125,721 £6,225,233 £23,310,834 £20,395,735 £11,260,938 £11,651,039 £8,730,284 £6,789,800 £2,849,322 -626,098 55 Cnignton Road rescore Island Revision R	3	32 Lewisham Gateway	649	£62,716,658	£48,958,533	£44,552,363	£40,146,194	£35,740,024	£31,333,853	£26,927,683	£22,521,513	£18,115,344	£13,709,174	£9,298,528	£4,859,463
35 Conington Road Tescos Island Site 365 £1,440,000 £19,975,101 £16,634,984 £14,228,989 £11,924,842 £9,566,694 £7,208,547 £4,850,398 £2,481,152 £97,775 £2,315,768	3	33 Heathside and Lethbridge	443	£0	£17,377,259	£15,091,395	£12,795,809	£10,489,783	£8,183,758	£5,877,732	£3,571,705	£1,265,680	-£1,055,068	-£3,408,247	-£5,779,963
36 Land at Conington Road and Lewisham Road (Tesco) 585	3	34 Creekside Village East, Thanet Wharf	393	£3,696,000	£29,125,721	£26,225,533	£23,310,634	£20,395,735	£17,480,837	£14,565,938	£11,651,039	£8,730,284	£5,789,806	£2,849,329	-£96,098
37 Leegate Shopping Centre 393 £8.450.175 £44,683.520 £41,256,015 £93.045 £10,393.49 £27,545,994 £24,118.489 £20,680.983 £17,250.736 £13,803.685 £10,356,435 38 Hatcham Works 1,020 £40,788,551 £66,857.006 £60,033.394 £53,186,649 £63,189,892 £33,453,134 £35,586,376 £52,703,714 £18,780,407 £11,857.039 £4,880,365 £10,356,435 £26,246,338 £23,942,500 £21,638,663 £19,334,827 £17,030,990 £14,727,152 £12,423,315 £10,119,478 £7,806,837 £5482,770 £93,145,190 £11,857,019 £11,857,019 £14,873,152 £10,119,478 £7,806,837 £5482,770 £13,158,709 £14,872,752 £11,930,990 £14,727,152 £12,423,315 £10,119,478 £7,806,837 £5482,770 £11,580 £11,934,827 £17,309,990 £14,727,152 £12,423,315 £10,119,478 £7,806,837 £5482,770 £13,158,709 £14,848,848 £20,689,870 £24,841,849 £20,848,849 £10,848,849	3	35 Conington Road Tescos Island Site		£1,440,000	£18,975,101	£16,634,984	£14,282,989	£11,924,842	£9,566,694	£7,208,547	£4,850,398	£2,481,152	£97,773	-£2,317,948	-£4,751,767
38   Hatcham Works	3	Land at Conington Road and Lewisham Road (Tesco)		£6,817,028	£48,066,887	£43,636,568	£39,206,249	£34,755,267	£30,298,161	£25,841,054	£21,383,948	£16,926,841	£12,459,316	£7,963,098	£3,466,880
39 Goodwood Road and New Cross Road 260 £6,930,645 £26,246,338 £23,942,500 £21,638,663 £19,334,827 £17,030,990 £14,727,152 £12,423,315 £10,119,478 £7,866,837 £5,462,770 £3,158,708 £41 [Plassy Island £5,661,662 £12,662] £21,306,651 £22,366,621 £24,212,332 £24,154,905 £21,306,655 £18,458,410 £15,610,162 £12,761,915 £13,783,865 £13,786,802 £21,818,905 £21,306,651 £18,458,410 £15,610,162 £12,761,915 £13,783,868 £10,185,002 £21,616,102 £12,761,915 £13,783,868 £10,185,002 £24,611,900 £12,811,910 £12,914,111 £17,377,415 £13,783,868 £10,185,002 £26,614,115 £13,783,818 £10,185,002 £24,611,900 £12,946,114 £17,377,415 £13,783,888 £10,185,002 £2,818,115,111,115 £13,783,818 £10,185,002 £2,818,115,111,115 £13,783,818 £10,185,002 £2,818,115,111,115 £13,783,818 £10,185,002 £13,818,115,111,115 £13,783,818 £10,185,002 £13,818,115,111,115 £13,783,818 £10,185,002 £2,818,115,111,115 £13,111	3	Leegate Shopping Centre	393	£8,450,175	£44,683,520	£41,256,015	£37,828,510	£34,401,004	£30,973,499	£27,545,994	£24,118,489	£20,690,983	£17,250,736	£13,803,585	£10,356,435
40 New Cross Gate NDC scheme, Besson Street 324 £25,336,621 £25,336,621 £22,1336,338 £29,842,302 £27,003,153 £24,154,905 £21,306,658 £18,458,410 £15,610,162 £12,761,915 £9,913,667 £7,065,420 £4,211,158 41 Plassy Island 5636 £25,336,621 £42,212,332 £38,681,530 £35,150,729 £31,607,841 £28,059,870 £24,511,600 £20,986,114 £17,377,458 £13,788,880 £10,183,002 £5,564,342 £14,143,000 £19,810,695 £68,138,005,502 £30,670,841 £28,059,870 £24,511,600 £20,986,114 £17,177,458 £13,788,880 £13,685,672 £68,138,002 £24,524,504 £13,802,502 £24,571,900 £20,986,114 £17,114,379 £9,715,161 £23,86,685 £51,20,699 £13,802,502 £26,772,658 £20,579,566 £14,373,725 £8,118,038 £1,862,350 £4,530,141 £10,983,297 £14,540,400 £14,471,941 £17,474,941 £	3	88 Hatcham Works	1,020	£40,788,551	£66,857,006	£60,033,394	£53,186,649	£46,319,892	£39,453,134	£32,586,376	£25,703,714	£18,780,407	£11,857,099	£4,889,804	-£2,133,417
41 Plassy Island 636 £25,336,621 £42,212,332 £38,681,530 £35,150,729 £31,607,841 £28,059,870 £24,511,900 £20,946,114 £17,377,453 £13,788,880 £10,188,002 £6,564,415 42 Carford Shopping Centre and Milford Towers 1,080 £19,810,695 £88,138,005 £66,888,548 £35,617,863 £46,347,179 £39,076,494 £131,002 £24,471,941 £17,141,379 £9,791,516 £2,856,683 £91,176,820,68 £117,582,068 £117,582,068 £117,582,068 £117,782,068 £117,782,068 £15,417,428 £45,274,702 £13,902,556 £118,823,187 £9,653,817 £7,464,447 £5,315,079 £31,45,709 £976,339 £1,210,102 £13,902,556 £118,823,187 £9,653,817 £7,464,447 £5,315,079 £31,45,709 £976,339 £12,511,402 £13,902,556 £118,823,187 £9,653,817 £7,464,447 £5,315,079 £31,45,709 £976,339 £12,511,402 £13,902,556 £118,802,141 £12,802,1	3	39 Goodwood Road and New Cross Road	260	£6,930,645	£26,246,338	£23,942,500	£21,638,663	£19,334,827	£17,030,990	£14,727,152	£12,423,315	£10,119,478	£7,806,837	£5,482,770	£3,158,703
42 Catford Shopping Centre and Milford Towers 1,080 £19,810,695 £68,138,057 £60,888,548 £53,617,863 £46,347,179 £39,076,494 £31,802,502 £24,471,941 £17,141,379 £9,791,516 £2,386,683 -£5,120,690 43 Wickes and Halfords 918 £17,582,068 £51,417,428 £45,274,702 £39,131,975 £32,965,725 £26,772,668 £20,579,566 £14,373,725 £8,118,039 £1,862,530 -£4,530,141 £10,983,297 44 Laurence House and Civic Centre 300 £19,651,569 £18,312,968 £16,161,929 £13,382,3187 £7,484,445 £15,240,990 £24,846,697 £19,835,283 £17,186,871 £14,536,458 £11,887,046 £9,212,062 £23,084,040 £18,091,141 £10,088,37 £10,084,091 £10,085,091,141 £10,088,37 £10,084,091 £10,085,091,141 £10,088,37 £10,084,091 £10,085,091,141 £10,088,37 £10,084,091 £10,085,091,141 £10,088,37 £10,084,091 £10,085,091,141 £10,088,37 £102,947,781 £94,952,481 £86,950,640 £78,901,950 £70,819,481 £62,691,212 £54,490,497 £46,269,741 £10,086,091 £10,085,091,091 £10,091,091,091,091,091,091,091,091,091,0	4	New Cross Gate NDC scheme, Besson Street	324	£0	£32,674,318	£29,842,302	£27,003,153	£24,154,905	£21,306,658	£18,458,410	£15,610,162	£12,761,915	£9,913,667	£7,065,420	£4,211,158
43 Wickes and Halfords 918 £17,582,068 £51,417,428 £45,274,702 £39,131,975 £32,965,752 £26,772,658 £20,579,566 £14,373,725 £8,118,038 £1,862,350 £4530,141 £10,983,297 £4 Laurence House and Civic Centre 300 £19,651,569 £18,331,296 £16,161,926 £15,992,556 £11,823,187 £7,884,447 £5,315,079 £3,145,709 £9,633,98 £12,126,202 £3,413,420 £45 Engate Street 299 £3,888,000 £33,082,347 £30,432,934 £27,783,521 £27,844,47 £5,315,079 £3,145,709 £9,633,98 £12,126,202 £3,413,420 £45 Lewisham Shopping Centre 1,186 £72,374,114 £126,828,096 £118,894,118 £110,928,637 £10,2947,781 £94,952,481 £86,950,640 £78,901,950 £70,819,481 £65,91,212 £54,490,497 £46,268,220 £10,566,393 £29,808,329 £27,380,440 £24,952,550 £22,524,660 £20,096,770 £17,668,880 £15,240,990 £12,813,100 £10,385,210 £7,957,320 £5,529,430 £31,129,477 £97,289,266 £89,432,790 £81,552,966 £73,673,141 £66,793,315 £57,913,490 £50,033,665 £42,170,025 £34,190,026 £26,260,03 £18,292,777 £97,289,266 £89,432,790 £81,552,966 £73,673,141 £66,793,315 £57,913,490 £50,033,665 £42,170,145 £8,40,870 £10,145,145,145 £10,14				£25,336,621	£42,212,332	£38,681,530	£35,150,729	£31,607,841	£28,059,870	£24,511,900	£20,946,114	£17,377,453	£13,788,880	£10,188,002	£6,564,415
44 Laurence House and Civic Centre 300 £19,651,569 £18,331,296 £16,161,926 £13,992,556 £11,823,187 £9,653,817 £7,484,447 £5,315,079 £3,145,709 £976,339 £1,212,062 £3,431,342 £10,200 £21,200	4	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£68,138,057	£60,888,548	£53,617,863	£46,347,179				£17,141,379	£9,791,516	£2,386,683	-£5,120,690
## Engate Street ## Eng						£45,274,702	£39,131,975	£32,965,752	£26,772,658	£20,579,566	£14,373,725	£8,118,038	£1,862,350	-£4,530,141	-£10,983,297
46 Lewisham Shopping Centre 1,186 £72,374,114 £126,828,096 £118,894,118 £110,928,637 £102,947,781 £94,952,481 £86,950,640 £78,901,950 £70,819,481 £62,691,212 £54,490,497 £46,269,741 £70,E05,663,93 £29,808,329 £27,380,440 £24,952,550 £22,524,660 £20,096,770 £17,668,880 £15,240,990 £12,813,100 £10,385,210 £7,957,320 £5,529,430 £8 Ravensbourne Retail Park 1,029 £31,129,477 £97,289,266 £89,432,790 £81,552,966 £73,673,141 £65,793,315 £57,913,490 £50,033,665 £42,120,524 £34,190,263 £26,260,003 £18,292,277 £9 Lower Creekside LSIS 352 £5,280,000 £33,042,504 £29,993,590 £26,944,678 £23,895,765 £20,846,853 £17,797,940 £11,700,115 £8,640,872 £5,569,125 £2,497,370 £9,898,459 £18,684,849 £16,371,240 £14,749,028 £11,744,021 £9,403,412 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,802 £47,960,21 £7,116,804 £14,749,28 £11,744,021 £9,404,014 £14,059,213 £11,744,021 £9,404,014 £14,059,213 £11,744,014 £11,44,014 £	4	4 Laurence House and Civic Centre		£19,651,569	£18,331,296	£16,161,926	£13,992,556	£11,823,187	£9,653,817	£7,484,447	£5,315,079	£3,145,709	£976,339	-£1,212,062	-£3,431,342
47 PLACE Ladywell 274 £10,566,393 £29,808,329 £27,380,440 £24,952,550 £22,524,660 £20,096,770 £17,668,880 £15,240,990 £12,813,100 £10,385,210 £7,957,320 £5,529,430 48 Ravensbourne Retail Park 1,029 £31,129,477 £97,289,266 £89,432,790 £81,552,966 £73,673,141 £65,793,315 £57,913,490 £50,033,665 £42,120,524 £34,190,263 £26,260,003 £18,292,277 49 Lower Creekside LSIS 352 £5,280,000 £33,042,504 £29,993,590 £26,944,678 £23,895,765 £20,846,853 £17,797,940 £14,749,028 £11,700,115 £8,640,872 £5,569,125 £2,497,378 50 Bell Green Gas Holders 277 £3,696,000 £25,625,677 £23,312,068 £20,998,459 £18,684,849 £16,371,240 £14,057,631 £11,744,021 £9,430,412 £7,116,802 £4,796,021 £2,462,077 51 Bell Green Retail Park 2,219 £39,892,137 £155,674,424 £141,434,593 £127,173,477 £112,860,783 £98,483,638 £84,029,293 £69,463,067 £54,860,488 £40,172,160 £25,417,484 £10,541,735 52 Sainsbury's Bell Green 1,818 £63,128,492 £141,959,163 £129,668,904 £117,349,737 £104,996,246 £92,642,754 £80,289,264 £67,898,641 £55,463,577 £43,028,513 £30,503,952 £17,955,253 53 Stanton Square LSIS 245 £6,048,000 £24,175,775 £22,004,852 £19,833,928 £17,663,005 £15,492,081 £13,321,158 £11,150,235 £8,979,311 £6,808,388 £4,637,464 £2,464,158				£3,888,000		, ,								£9,237,633	£6,588,220
## Ravensbourne Retail Park															
49 Lower Creekside LSIS 352 £5,280,000 £33,042,504 £29,993,590 £26,944,678 £23,895,765 £20,846,853 £17,797,940 £14,749,028 £11,700,115 £8,640,872 £5,569,125 £2,497,378 50 Bell Green Gas Holders 277 £3,696,000 £25,625,677 £23,312,068 £20,998,459 £18,684,849 £16,371,240 £14,057,631 £11,744,021 £9,430,412 £7,116,802 £4,796,021 £2,462,077 51 Bell Green Retail Park 2,219 £39,892,137 £155,674,424 £141,434,593 £127,173,477 £112,860,783 £98,483,638 £84,029,293 £69,463,067 £54,860,488 £40,172,160 £25,417,484 £10,541,735 52 Sainsbury's Bell Green 1,818 £63,128,492 £141,959,163 £129,668,904 £117,349,737 £104,996,246 £92,642,754 £80,289,264 £67,898,641 £55,463,577 £43,028,513 £30,503,952 £17,955,253 53 Stanton Square LSIS 283 £4,608,000 £28,847,973 £26,325,608 £23,803,242 £21,280,875 £18,758,509 £16,236,143 £13,713,777 £111,191,411 £8,669,045 £6,146,679 £3,624,312 54 Worsley Bridge LSIS 245 £6,048,000 £24,175,775 £22,004,852 £19,833,928 £17,663,005 £15,492,081 £13,321,158 £11,150,235 £8,979,311 £6,808,388 £4,637,464 £2,464,158															
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51       Bell Green Retail Park       2,219       £39,892,137       £155,674,424       £141,434,593       £127,173,477       £112,860,783       £98,483,638       £84,029,293       £69,463,067       £54,860,488       £40,172,160       £25,417,484       £10,541,735         52       Sainsbury's Bell Green       1,818       £63,128,492       £141,959,163       £129,668,904       £117,349,737       £104,996,246       £92,642,754       £80,289,264       £67,898,641       £55,463,577       £43,028,513       £30,503,952       £17,955,253         53       Stanton Square LSIS       283       £4,608,000       £28,847,973       £26,325,608       £23,803,242       £21,280,875       £18,758,509       £16,236,143       £13,713,777       £11,191,411       £8,669,045       £6,146,679       £3,624,312         54       Worsley Bridge LSIS       245       £6,048,000       £24,175,775       £22,004,852       £19,833,928       £17,663,005       £15,492,081       £13,321,158       £11,150,235       £8,979,311       £6,808,388       £4,637,464       £2,464,158															
52 Sainsbury's Bell Green 1,818 £63,128,492 £141,959,163 £129,668,904 £117,349,737 £104,996,246 £92,642,754 £80,289,264 £67,898,641 £55,463,577 £43,028,513 £30,503,952 £17,955,253 53 Stanton Square LSIS 283 £4,608,000 £28,847,973 £26,325,608 £23,803,242 £21,280,875 £18,758,509 £16,236,143 £13,713,777 £11,191,411 £8,669,045 £6,146,679 £3,624,312 54 Worsley Bridge LSIS 245 £6,048,000 £24,175,775 £22,004,852 £19,833,928 £17,663,005 £15,492,081 £13,321,158 £11,150,235 £8,979,311 £6,808,388 £4,637,464 £2,464,158															
53 Stanton Square LSIS 54,608,000 528,847,973 526,325,608 523,803,242 521,280,875 521,280,													£40,172,160	£25,417,484	£10,541,735
54 Worsley Bridge LSIS 245 £6,048,000 £24,175,775 £22,004,852 £19,833,928 £17,663,005 £15,492,081 £13,321,158 £11,150,235 £8,979,311 £6,808,388 £4,637,464 £2,464,158													, ,		
														£6,146,679	
55 Homebase/Argos, Bromley Road 255 £12,086,585 £27,215,200 £24,955,666 £22,696,134 £20,436,601 £18,177,069 £15,917,537 £13,658,004 £11,398,472 £9,138,938 £6,879,406 £4,619,874				£6,048,000											
	5	Homebase/Argos, Bromley Road	255	£12,086,585	£27,215,200	£24,955,666	£22,696,134	£20,436,601	£18,177,069	£15,917,537	£13,658,004	£11,398,472	£9,138,938	£6,879,406	£4,619,874

#### LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £8,250 per sqm 70% Rented 30% Intermediate AR LLR

						AR		LLR						
0	lov.	N 6 %	D1 ) / (0 )	00/ 411	<b>5</b> 07 ALL	100/ 111	450/ 411		lual land values	<u> </u>	050/ 411	4007 411	450/ 411	500/ 411
	Site name	No of units	BLV (£ m)						25% AH			40% AH	45% AH	50% AH
	Very small residential (house)	1 5	£144,000	£342,933	£325,802	£308,672	£291,541	£274,410	£257,279	£240,147	· · · · · ·	£205,886		· · · · · ·
	Small residential developments (houses, backland, infi	· · · · · · · · · · · · · · · · · · ·	£240,000	£1,569,147 £898.059	£1,493,054	£1,416,961	£1,340,867	£1,264,774		£1,112,588	· · ·	,		
	Small residential developments (flats, backland, infill e	11	£240,000	,	£845,586 £2,686,159	£793,113 £2,547,917	£740,640 £2,409,674	£688,167 £2,271,431	£635,694 £2,133,189	£583,221 £1,994,946	£530,748 £1,856,703	,		,
	Small residential developments (houses, backland, infi	11	£480,000	£2,824,402 £1,990,068	£2,000,159 £1,873,855	£2,547,917 £1,757,642	, ,	£2,271,431 £1,525,215	, ,	, ,		, ,		
	Small residential developments (flats - backland, infill e		£480,000	, ,		<u> </u>	£3,815,047	£1,525,215 £3,553,387	£1,409,002 £3,291,728	£1,292,766 £3,030,068	£1,176,575 £2,768,409	£1,060,363 £2,506,749		· · · · · · · · · · · · · · · · · · ·
	S Small residential developments  Residential development	25 50	£720,000 £1,200,000	£4,600,025 £9,022,934	£4,338,366 £8,509,226	£4,076,706 £7,995,519		£6,968,104		£5,940,688	£5,426,981	£4,913,274	· · ·	
	B Small scale mixed use, local centres	5	£1,200,000 £96,000	£9,022,934 £981,469	£8,509,226 £928.995	£876,523	£824,049	£0,966,104 £771,577	£0,454,396 £719,103	£5,940,688 £666,631	£5,426,961 £614,157	£4,913,274 £561,685		£3,005,05 £456,73
	Small scale mixed use, local centres	5	£96,000	£922,558	£870,084	£817,611	£765,138	£712,665	£660,192	,	,		,	,
_	Small mixed use	25	£720,000	£2,804,503	£2,558,214	£2,311,927	£2.065.639	£1,819,351	£1,573,063	,		£834,200	,	· ·
	Small mixed use	30	£960,000	£3,052,759	£2,556,214 £2,757,810	£2,311,927 £2,462,862	£2,065,639 £2,167,914	£1,872,965		£1,326,776 £1,283,069				
	2 Mixed use	70	£1,440,000	£7,054,336	£6.389.881	£5,725,424	£5.060.969	£4,396,512		£3,067,601	£2,403,144		_	
	B Mixed use	150	£3,360,000	£11,727,869	£10,453,003	£9,178,137	£7,903,271	£6,628,404	, . , ,	, ,	, ,	, ,		
		118	£3,360,000 £2,688,000	£8,487,203	£7,476,426	£6,465,649	£5,454,872	£4,444,096	£3,433,319	£4,003,134 £2.422.542		£1,490,694 £393.953	,	' '
	Mixed use incl community facility  Mixed use incl health facility	60		£9,467,203	£8.649.666	£8.081.479	, ,	£6,945,107			1 7 7 7	,	,	, ,
	Mixed use incl leisure facility	150	£1,920,000 £3,360,000	£9,217,653 £16,560,797	£15,145,048	£13,729,300	£12,313,552	£0,945,107 £10,897,805	£9,482,057	£8,066,309	, ,	£4,672,358 £5,234,813	, , ,	
	Mixed use microensure racinty	88	£2,016,000	£16,560,797 £8,346,108	£15,145,046 £7,544,671	£6,743,235	£12,313,552 £5,940,397	£10,897,805 £5,133,430		, ,	, ,		7 7	, , , , , , , , , , , , , , , , , , ,
		300			£7,544,671 £28.146.315	£0,743,235 £25,451,530	£22,756,745	£5,133,430 £20,061,960		, ,				
	B Large mixed use (employment led) Estate regeneration (small infill - houses)	10	£3,840,000 £960,000	£30,841,100 £2,169,335	£28,146,315 £2,043,787	£25,451,530 £1,918,238	£22,756,745 £1,792,689	£20,061,960 £1,667,139		£14,672,389 £1,416,042	· · ·	, ,	, ,	£3,867,39 £913,84
	Estate regeneration (small infill - flats)	10	£960,000	£2,169,333 £1.682.674	£2,043,767 £1,577,728	£1,910,230 £1,472,782	£1,792,669 £1.367.836	£1,067,139 £1.262.890			£1,290,493 £948.051	£1,164,944 £843.105		· · ·
	<b>5</b>	200		/ / .			10 10 10 10	£1,262,890 £11,165,856	, . , ,	£1,052,997 £7.404.322	£5.511.292	£3.618.261		,
	Estate regeneration (large)	200	£19,200,000	£18,670,888	£16,794,631	£14,918,372	£13,042,113 £5.478.659		£9,289,597 £5,478,659	, . , .	,	,	, ,	≈,
	Student housing Hotels	67	£1,440,000	£5,478,659	£5,478,659 £4,417,087	£5,478,659 £4,185,006	, .,	£5,478,659 £3,720,845	, ,	£5,478,659 £3,256,684	£5,478,659 £3,024,603	£5,478,659 £2,792,523		
	Commercial	-	£960,000	£4,649,168 -£485,781	£4,417,087 -£485.781	-£485.781	£3,952,926 -£485.781	£3,720,845 -£485,781		£3,256,684 -£485.781	£3,024,603 -£485.781	£2,792,523 -£485.781		
	Storage		£2,880,000 £960,000											
		7		£1,174,702	£1,174,702	£1,174,702 £572,192	£1,174,702 £572,192	£1,174,702		1 7 7	· · ·	, ,		2.,,
	Residential care home (7 units)	242	£144,000	£572,192 £7,323,162	£572,192 £5,465,349	£3,607,534	,	£572,192		,	,	,		
	Carpet Right  Lewisham Retail Park	536	£1,344,000 £22,216,708	£1,323,162 £44.672.523	£5,465,349 £40.198.249	£35,696,824		-£109,623		-£3,877,830 £17.681.167	<del>' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' </del>	, , , , , , , , , ,	, ,	-£11,515,45 -£534.39
		3,514		10 70 70 0		-£384.565	,	£26,688,995				£8,603,152	£4,057,947	
	Convoys Wharf Timber Yard, Oxestalls Road	1,582	£113,280,000 £22,080,000	£42,162,933	£20,902,338			-£44,269,472			-£112,461,053		COOO 711	-£184,054,70
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	£107,724,032 £80.669.905	£95,885,780 £58.140.438	£84,011,320	£72,136,861	£60,167,368		, ,	, ,	£11,512,601	-£900,711	-£13,477,13
	P Lewisham Gateway	649	£62,716,658	£54.138.549	£49.473.378	£35,142,623 £44.808,208	£40.143.037	£12,116,243 £35,477,866	,	£26,147,525	, , , , , , , , , , , , , , , , , , , ,	£16,817,183	C12 152 012	-£166,426,59
	Heathside and Lethbridge	443	£02,710,030	£34,136,549 £20.042.554	£17.623.425			£10.340.815		, , , ,	7 - 7	£577,448	, , , , , , , , , , , , , , , , , , ,	£1,477,61 -£4,392.91
	Creekside Village East, Thanet Wharf	393	£3,696,000	£32.598.856	£17,623,423 £29.527.819	£15,204,296 £26.456.782	£12,781,657 £23.378.213	£10,340,815 £20,287,875	,,.	£5,459,131 £14,107,198	, ,	,	,	, , , , , , , , , , , , , , , , , , , ,
	Conington Road Tescos Island Site	365	£1,440,000	£32,398,836 £21,813,144	£19.331.125	£16,849,105		£11.862.492		£6,859,222	, ,	£1,841,518	, , ,	, ,
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£53,377,579	£48,681,725	£43.985.871	£39.290.018	£34.590.339		, ,	, ,	, ,	,	20,20:,0:
	Leegate Shopping Centre	393	£8,450,175	£48,694,398	£45,061,723	£41,438,300	£37.810.250	£34,390,339					, ,	,,
	Hatcham Works	1,020	£40,788,551	£75,045,353	£67,812,324	£60.579.294		£46,072,015		,,	,,	,,-		,
	Goodwood Road and New Cross Road	260	£6,930,645	£28,952,310	£26,513,174	£24.074.038	,,	£19,195,767	£16.756.631	£14.317.496		£9.439.224		£4,527,43
	New Cross Gate NDC scheme. Besson Street	324	£0,930,043 £0	£35.988.351	£32,990,634	£29,992,917	£26.995.199	£23.984.405	£20.968.798	£17.953.192	2,0.0,000	,,	,	£5,890,76
	Plassy Island	636	£25,336,621	£46.859.175	£43.111.055	£39.348.869	£35.584.837	£31.820.806	,,	£17,955,192 £24,262,038	£20.472.288	£16,665,563		
	Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£76,808,071	£69,149,569	£61,491,066	,,	,,		£30,667,324	,,	, ,	7 £7 320 280	05.40.50
	Wickes and Halfords	918	£17,582,068	£58,863,669	£52,348,630			£32,797,661					-£220,378	-£540,59 -£7,032,44
	Laurence House and Civic Centre	300	£19,651,569	£20,902,581	£18.604.647	£16.306.714		£11.710.846	£9,412,912				,	, ,
	Engate Street	299	£3,888,000	£36,194,215	, , -			1 - 1 - 1	, ,	, ,		£13,754,166	, ,	1-1
	Lewisham Shopping Centre	1,186	£3,866,000 £72,374,114				£110,725,602			, , ,				
	PLACE Ladywell	274	£10,566,393	£32,660,008	£30.089.534	£119,164,577 £27,519,060		£102,200,027 £22,378,112				£12,096,217		, ,
	Ravensbourne Retail Park	1,029	£31,129,477		£98,255,914			£73,282,923				, ,	£9,525,744 £31,462,719	
	Lower Creekside LSIS	352	£5,280,000	£36,614,199	£33,386,701	£30,159,204		£73,262,923 £23,704,209						
	Bell Green Gas Holders	277	£3,696,000	£28,338,996	£25,889,720			£18,541,895						
	Bell Green Retail Park	2,219	£3,896,000 £39,892,137			, ,	£127,177,104					£50,704,074		
	P Sainsbury's Bell Green	1,818	£63,128,492				£117,452,352			£78,216,942				
	Stanton Square LSIS	283	£4,608,000	£31,793,321	£143,400,933 £29,123,687	£26,454,053		£104,392,002 £21,114,786						
	Worsley Bridge LSIS	245	£6,048,000	£26,725,633		£20,454,055 £22,128,800		£17,531,969						£3,741,47
	Homebase/Argos, Bromley Road	255	£12,086,585		£24,427,217 £27,476,904				£15,233,332 £17,907,988					, , ,
30	Tiomedase/Aigos, Diomiey Noau	200	£12,000,303	223,003,134	221,410,304	223,004,073	222,032,440	220,300,210	217,307,300	210,010,700	210,120,020	210,731,300	20,000,070	20,540,04



# Appendix 5 - Appraisal results (with growth)

					LAR		SO						
							Resid	ual land values	(£m)				
Site No Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Very small residential (house)	1	£172,800	£268,997	£254,481	£239,966	£225,450	£210,934	£196,418	£181,902	£167,386	£152,870	£138,354	£123,83
2 Small residential developments (houses, backl	land, infi 5	£288,000				£1,047,134		£918,178	£853,701		£724,746	£660,269	£595,79
3 Small residential developments (flats, backland	d, infill e 5	£288,000		£601,578		£512,793	£468,401	£424,009	£379,616	£335,224	£290,832	£246,438	£202,04
4 Small residential developments (houses, backl	land, infi 11	£576,000	£2,226,879	£2,109,739	£1,992,599	£1,875,459	£1,758,320	£1,641,180	£1,524,040	£1,406,901	£1,289,760	£1,172,621	£1,055,48
5 Small residential developments (flats - backlan	nd, infill € 11	£576,000	£1,431,775	£1,333,458	£1,235,140	£1,136,824	£1,038,507	£940,189	£841,873	£743,556	£645,238	£546,922	£448,60
6 Small residential developments	25	£864,000	£3,343,027	£3,121,652	£2,899,619	£2,677,586	£2,455,553	£2,233,520	£2,011,487	£1,789,454	£1,567,422	£1,345,389	£1,123,35
7 Residential development	50	£1,440,000	£6,526,381	£6,091,588	£5,656,356	£5,221,125	£4,785,894	£4,350,662	£3,915,430	£3,480,198	£3,044,967	£2,609,735	£2,174,50
8 Small scale mixed use, local centres	5	£115,200	£716,895	£672,502		£583,718	£539,325	£494,933	£450,540	£406,148	£361,756	£317,363	£272,97
9 Small scale mixed use, local centres	5	£115,200	£653,941	£609,549	£565,157	£520,764	£476,372	£431,980	£387,587	£343,195	£298,802	£254,410	£210,01
10 Small mixed use	25	£864,000	£1,357,554	£1,149,338	£941,122	£732,907	£524,691	£316,476	£108,260	-£101,370	-£312,532	-£523,695	-£734,85
11 Small mixed use	30	£1,152,000	£1,280,596	£1,031,242	£781,888	£532,535	£283,180	£33,826	-£218,577	-£471,461	-£724,343	-£977,225	-£1,230,10
12 Mixed use	70	£1,728,000	£2,985,066	£2,424,179	£1,863,291	£1,302,403	£739,812	£172,588	-£400,221	-£975,472	-£1,550,723	-£2,125,975	-£2,701,22
13 Mixed use	150	£4,032,000	£3,700,914	£2,619,799	£1,538,684	£457,570	-£632,369	-£1,731,793	-£2,843,643	£3,955,494	-£5,067,344	-£6,179,195	-£7,291,04
14 Mixed use incl community facility	118	£3,225,600	£2,022,987	£1,161,903	£300,819	-£568,194	-£1,441,463	-£2,314,732	-£3,188,001	-£4,061,270	-£4,934,539	-£5,807,809	-£6,681,07
15 Mixed use incl health facility	60	£2,304,000	£6,209,628	£5,728,171	£5,246,714	£4,765,256	£4,283,799	£3,802,342	£3,320,885	£2,839,427	£2,357,971	£1,876,514	£1,395,05
16 Mixed use incl leisure facility	150	£4,032,000	£7,850,971	£6,654,126	£5,453,830	£4,253,534	£3,053,239	£1,852,943	£652,647	-£555,398	-£1,772,679	-£3,002,229	-£4,236,64
17 Mixed use	88	£2,419,200	£3,460,165	£2,779,622	£2,099,080	£1,418,538	£737,996	£57,453	-£637,373	£1,336,495	-£2,035,617	-£2,734,738	-£3,433,86
18 Large mixed use (employment led)	300	£4,608,000	£13,530,672	£11,251,663	£8,972,655	£6,693,646	£4,414,638	£2,135,630	-£145,408	-£2,456,666	-£4,771,202	-£7,115,000	-£9,458,79
19 Estate regeneration (small infill - houses)	10	£1,152,000	£1,541,568	£1,435,353	£1,329,138	£1,222,923	£1,116,708	£1,010,493	£904,278	£798,063	£691,848	£585,632	£479,41
20 Estate regeneration (small infill - flats)	10	£1,152,000	£1,178,496	£1,089,711	£1,000,926	£912,142	£823,357	£734,572	£645,787	£557,002	£468,217	£379,432	£290,64
21 Estate regeneration (large)	200	£23,040,000	£7,765,097	£6,174,373	£4,583,649	£2,992,925	£1,402,201	-£191,191	-£1,805,588	£3,441,536	-£5,077,485	-£6,713,434	-£8,349,38
22 Student housing	-	£1,728,000	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,00
23 Hotels	67	£1,152,000	£2,514,472	£2,319,144	£2,123,817	£1,928,491	£1,733,164	£1,537,837	£1,342,510	£1,147,183	£951,856	£756,530	£561,20.
24 Commercial	-	£3,456,000	-£653,387	-£653,387		-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,38
25 Storage	-	£1,152,000	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,30
26 Residential care home (7 units)	7	£172,800	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,92
27 Carpet Right	242	£1,612,800	-£7,084,397	-£8,690,894	-£10,297,391	-£11,903,889	-£13,510,386	-£15,116,883	-£16,723,380	£18,329,878	-£19,936,375	-£21,542,872	-£23,149,36
28 Lewisham Retail Park	536	£26,660,049	£17,127,269	£13,284,247	£9,441,226	£5,578,955	£1,692,062	-£2,225,890	-£6,174,406	£10,171,821	-£14,169,236	-£18,224,926	-£22,289,04
29 Convoys Wharf	3,514	£135,936,000	-£135,633,944	-£155,540,324	-£175,705,953	-£195,871,581	-£216,037,210	-£236,202,838	-£256,368,468	3 -£276,534,097	-£296,699,725	-£316,865,354	-£337,030,98
30 Timber Yard, Oxestalls Road	1,582	£26,496,000	£34,550,298	£24,193,138	£13,718,602	£3,244,066	-£7,332,790	-£17,955,550	-£28,636,626	£39,420,059	-£50,317,024	-£61,285,499	-£72,253,97
31 New Bermondsey, Surrey Canal Triangle	3,500	£60,825,600	£80,993,971	-£102,488,103	-£124,646,195	-£147,035,743	-£169,425,291	-£191,814,839	-£214,204,386	6 -£236,593,934	-£258,983,481	-£281,373,029	-£303,762,57
32 Lewisham Gateway	649	£90,311,987	£20,637,406	£16,678,843	£12,720,278	£8,761,713	£4,803,149	£844,584	-£3,166,888	£7,226,774	-£11,286,659	-£15,346,545	-£19,425,41
33 Heathside and Lethbridge	443	£C	£5,643,277	£3,587,126	£1,530,975	-£532,608	-£2,622,855	-£4,737,464	-£6,852,073	£8,966,683	-£11,081,292	-£13,195,901	-£15,310,51
34 Creekside Village East, Thanet Wharf	393	£4,435,200	£11,814,328	£9,202,818	£6,591,308	£3,979,797	£1,343,895	-£1,315,385	-£3,993,682	£6,688,810	-£9,404,819	-£12,130,287	-£14,891,99
35 Conington Road Tescos Island Site	365	£1,728,000	£4,446,250	£2,328,637	£211,025	-£1,933,567	-£4,096,112	-£6,272,822	-£8,449,533	£10,641,738	-£12,854,622	-£15,067,507	-£17,280,39
36 Land at Conington Road and Lewisham Road	(Tesco) 585	£9,816,520	£22,758,194	£18,764,992	£14,771,791	£10,778,589	£6,785,387	£2,763,388	-£1,292,830	-£5,388,155	-£9,511,958	-£13,664,946	-£17,846,66
37 Leegate Shopping Centre	393	£10,140,210	£26,053,855	£22,985,388	£19,916,920	£16,848,453	£13,779,986	£10,711,519	£7,643,051	£4,569,999	£1,470,653	-£1,651,740	-£4,794,94
38 Hatcham Works	1,020	£58,735,514	£25,052,465	£18,850,858	£12,631,538	£6,412,217	£161,099	-£6,218,518	-£12,609,852	£19,079,584	-£25,586,965	-£32,161,033	-£38,847,00
39 Goodwood Road and New Cross Road	260	£9,980,129	£14,882,995	£12,820,026	£10,752,085	£8,684,143	£6,616,202	£4,548,261	£2,480,319	£412,378	-£1,678,991	-£3,798,315	-£5,925,04
40 New Cross Gate NDC scheme, Besson Street	324	£C	£18,386,099	£15,850,743	£13,315,386	£10,780,030	£8,239,056	£5,678,187	£3,117,316	£556,447	-£2,032,788	-£4,629,896	-£7,263,15
41 Plassy Island	636	£36,484,734	£18,202,879	£15,010,822	£11,807,532	£8,585,924	£5,343,144	£2,080,557	-£1,229,042	£4,608,764	-£8,039,760	-£11,532,829	-£15,110,20
42 Catford Shopping Centre and Milford Towers	1,080	£23,772,834	£23,853,492	£17,268,328	£10,683,166	£4,095,927	-£2,603,414	-£9,360,716	-£16,175,589	-£23,025,894	-£29,964,313	-£36,974,024	-£44,053,28
43 Wickes and Halfords	918	£21,098,481	£14,140,412	£8,582,076	£2,969,949	-£2,691,565	-£8,406,365	-£14,188,391	-£19,983,965	-£25,856,580	-£31,791,602	-£37,767,080	-£43,742,55
44 Laurence House and Civic Centre	300	£23,581,883	£974,677	-£990,774	-£2,970,017	-£4,949,261	-£6,928,505	-£8,907,747	-£10,892,996	£12,900,107	-£14,907,217	-£16,914,326	-£18,921,43
45 Engate Street	299	£4,665,600	£18,583,636	£16,225,353	£13,867,069	£11,508,784	£9,132,357	£6,754,224	£4,376,091	£1,997,959	-£385,553	-£2,797,338	-£5,211,40
46 Lewisham Shopping Centre	1,186	£104,218,725						£31,022,894			£9,701,449		-£4,679,86
47 PLACE Ladywell	274	£15,215,607		£14,740,221				£6,051,140			-£493,624		
48 Ravensbourne Retail Park	1,029	£37,355,372				£33,483,286		£19,261,562			-£2,354,884		
49 Lower Creekside LSIS	352	£6,336,000				£6,094,052		£625,077			-£7,773,446		
50 Bell Green Gas Holders	277	£4,435,200				£6,325,528		£2,166,843			-£4,128,795		
51 Bell Green Retail Park	2,219	£47,870,564						£9,518,855			-£31,870,567		
52 Sainsbury's Bell Green	1,818	£75,754,191				£37,394,205		£14,822,145			-£19,831,680		
53 Stanton Square LSIS	283	£5,529,600				£6,646,024		£2,113,911	-£154,299		-£4,750,546		
54 Worsley Bridge LSIS	245	£7,257,600				£4,939,704		£1,042,430			-£4,871,455		
,	255	£14,503,902			£10,825,417		£6,773,340		£2,716,993				-£5,488,51

						LAR		SO						
									lual land value		I	I	T I	
Site No Site nam		No of units							25% AH		35% AH	40% AH		50% AH
	all residential (house)	1	£172,800	£289,832	£274,274	£258,716	£243,159	£227,601	£212,043			£165,370		
	esidential developments (houses, backland, infi	5	£288,000	£1,333,108	£1,264,004	£1,194,899	£1,125,795	£1,056,689	£987,585			,		
	esidential developments (flats, backland, infill et	5	£288,000	£711,131	£663,481	£615,830	£568,179	£520,528	£472,878			£329,927	£282,277	£234,62
	esidential developments (houses, backland, infil	11	£576,000	£2,395,005	£2,269,459	£2,143,913	£2,018,367	£1,892,821	£1,767,274	, ,				£1,139,54
	esidential developments (flats - backland, infill e	11	£576,000	£1,576,087	£1,470,553	£1,365,021	£1,259,489	£1,153,956	£1,048,424		,	,		
	esidential developments	25	£864,000	£3,667,950	£3,430,339	£3,192,728	£2,955,117	£2,717,505	£2,479,332		£2,002,491	£1,764,071		£1,287,23
	tial development	50	£1,440,000	£7,169,506	£6,703,401	£6,237,296	£5,771,192	£5,304,880	£4,837,211			£3,434,207		£2,498,87
	cale mixed use, local centres	5	£115,200	£782,055	£734,405	£686,754	£639,104	£591,453	£543,802			· ·		£305,55
	cale mixed use, local centres	5	£115,200	£719,102	£671,452	£623,801	£576,150	£528,500	£480,850			· ·		£242,59
10 Small mi		25	£864,000	£1,666,025	£1,442,385	£1,218,746	£995,107	£771,468	£547,829		£100,550		·	-£578,43
11 Small mi		30	£1,152,000	£1,650,013	£1,382,188	£1,114,364	£846,538	£578,713	£310,889			-£499,557	,	-£1,042,78
12 Mixed us		70	£1,728,000	£3,824,193	£3,221,349	£2,618,504	£2,015,661	£1,412,816	£809,972			-£1,033,454	, , .	-£2,270,16
13 Mixed us		150	£4,032,000	£5,369,266	£4,204,734		£1,875,670	£711,137	-£459,811			-£4,037,460	, ,	-£6,432,80
	se incl community facility	118	£3,225,600	£3,323,996	£2,407,518	£1,485,478	£558,579	-£373,532	-£1,313,547	, ,	-£3,193,576		, ,	-£6,013,62
	se incl health facility	60	£2,304,000	£6,929,920	£6,412,449	£5,894,977	£5,377,506	£4,860,033	£4,342,562		£3,307,619	,, .	, ,	£1,755,20
	se incl leisure facility	150	£4,032,000	£9,670,717	£8,389,452	£7,108,187	£5,818,324	£4,525,982	£3,233,640	, ,	£648,956	,	, ,	-£3,289,63
17 Mixed us		88	£2,419,200	£4,487,206	£3,755,311	£3,023,417	£2,291,523	£1,559,628	£827,734	,				-£2,905,82
	ixed use (employment led)	300	£4,608,000	£17,051,864	£14,616,100	£12,169,675	£9,713,054	£7,256,434	£4,799,813	· · · · ·		, ,	, ,	-£7,631,44
19 Estate re	egeneration (small infill - houses)	10	£1,152,000	£1,697,472	£1,583,462	£1,469,452	£1,355,442	£1,241,431	£1,127,421		£899,400	£785,391	£671,380	£557,37
20 Estate re	egeneration (small infill - flats)	10	£1,152,000	£1,308,816	£1,213,515	£1,118,215	£1,022,914	£927,612	£832,311		£641,710	£546,409		£355,80
	egeneration (large)	200	£23,040,000	£10,204,838	£8,492,127	£6,779,416	£5,066,704	£3,353,994	£1,641,283	-£72,440	-£1,809,964	-£3,571,419	-£5,332,873	-£7,094,32°
22 Student	housing	-	£1,728,000	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,00
23 Hotels		67	£1,152,000	£2,805,012	£2,595,158	£2,385,304	£2,175,450	£1,965,596	£1,755,743	£1,545,889	£1,336,034	£1,126,180	£916,327	£706,47
24 Commer	rcial	-	£3,456,000	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387		-£653,387	-£653,387	-£653,387	-£653,38
25 Storage		-	£1,152,000	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,30
26 Resident	itial care home (7 units)	7	£172,800	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,92
27 Carpet R	Right	242	£1,612,800	-£4,585,597	-£6,317,035	-£8,048,471	-£9,779,908	-£11,511,346	-£13,242,783	3 -£14,974,220	-£16,705,657	-£18,437,095	-£20,168,532	-£21,899,96
28 Lewishai	m Retail Park	536	£26,660,049	£22,860,786	£18,731,088	£14,601,391	£10,471,693	£6,338,977	£2,161,652	£2,044,197	-£6,287,350	-£10,583,570	-£14,886,107	-£19,253,75
29 Convoys	s Wharf	3,514	£135,936,000	-£105,144,679	-£126,147,048	-£147,487,620	-£169,215,777	-£190,949,394	-£212,683,010	-£234,416,628	-£256,150,245	-£277,883,863	£299,617,480	-£321,351,09
30 Timber Y	Yard, Oxestalls Road	1,582	£26,496,000	£50,056,207	£39,041,525	£27,921,143	£16,698,835	£5,432,841	-£5,915,697	7 -£17,341,115	-£28,829,046	-£40,427,173	-£52,180,248	-£63,976,47
31 New Ber	rmondsey, Surrey Canal Triangle	3,500	£60,825,600	-£49,869,189	-£72,398,781	-£95,393,630	-£119,066,618	-£143,101,409	-£167,136,199	£191,170,989	-£215,205,780	-£239,240,570	-£263,275,360	-£287,310,15
32 Lewishai		649	£90,311,987	£26,704,701	£22,442,772	£18,180,843	£13,918,913	£9,656,984	£5,395,054	£1,133,126	-£3,174,902	-£7,546,469	-£11,918,038	-£16,289,60
33 Heathsid	de and Lethbridge	443	£0	£8,767,262	£6,554,912	£4,342,562	£2,130,211	-£83,301	-£2,326,959	-£4,602,211	-£6,877,524	-£9,152,838	-£11,428,152	-£13,703,46
34 Creeksid	de Village East, Thanet Wharf	393	£4,435,200	£15,927,218	£13,110,064	£10,292,909	£7,475,755	£4,658,600	£1,828,057	7 -£1,035,659	-£3,925,244	-£6,832,672	-£9,763,026	-£12,714,65
	on Road Tescos Island Site	365	£1,728,000	£7,803,413	£5,527,478	£3,241,505	£955,533	-£1,349,267	-£3,675,244	£6,025,127	-£8,375,008		-£13,132,709	-£15,521,48
	Conington Road and Lewisham Road (Tesco)	585	£9,816,520	£29,005,785	£24,735,036	£20,431,826	£16,124,178	£11,816,531	£7,508,883	£3,185,144	-£1,188,183	-£5,606,581	-£10,059,684	-£14,540,42
	Shopping Centre	393	£10,140,210	£30,747,381	£27,444,238	£24,141,094	£20,837,951	£17,534,807	£14,231,663		£7,625,377	£4,321,881	£984,933	-£2,385,29
38 Hatcham		1,020	£58,735,514	£34,747,779	£28.104.317	£21,460,856	£14,755,449	£8.045.350	£1.328.341		, ,			-£33,569,46
	ood Road and New Cross Road	260	£9,980,129	£18,018,162	£15,810,722		£11,380,057	£9,153,533	£6,927,008	<u> </u>		· · · · · ·	, , , , , , , , , , , , , , , , , , , ,	-£4,293,47
	oss Gate NDC scheme, Besson Street	324	£0	£22,264,180	£19,534,919	£16,805,659	£14,076,399	£11,347,138	£8,617,878	, ,	£3,108,627	£351,436	-£2,439,800	-£5,242,52
41 Plassy Is		636	£36,484,734	£23,858,549	£20,410,527	£16,956,439	£13,478,956	£9,987,624	£6,477,059		-£656,310		, ,	
,	Shopping Centre and Milford Towers	1,080	£23,772,834	£34,145,977			£12,932,014	£5,827,203	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , , , , , , , , , , , , ,		-£23,375,936	200,070,500	000,405,00
43 Wickes a		918	£21,098,481	£22,974,423			£4,955,284	-£1,132,075						
	e House and Civic Centre	300	£23,581,883	£3,988,474	£1,886,159		-£2,351,282	-£4,483,348	-£6,615,413			12 - 7 - 7 - 7 -		
45 Engate S		299	£4,665,600	£22,189,077	£19,650,522		£14,573,410	£12,034,854	£9,489,783	, ,		, ,	, ,	
	m Shopping Centre	1,186	£104,218,725	£77,224,864	£69,640,986	£62,057,108	£54,473,230	£46,889,351	£39,287,569					£958,40
47 PLACE I		274	£15,215,607	£20,205,308	£17,879,005		£13,226,401	£10,900,099						
	bourne Retail Park	1,029	£37,355,372	£65,699,603	£58,101,170		£42,904,305		£27,584,797					
	Creekside LSIS	352	£6,336,000	£18,481,002	£15,537,339		£9,650,016	£6,706,353						
	en Gas Holders	277	£4,435,200	£15,703,515			£9,030,010	£6,790,405	£4,552,049					
	en Retail Park	2,219	£47,870,564	£96,066,801	£82,027,873		£53,749,928	£39,494,002						
	iry's Bell Green	1,818	£75,754,191	£88,275,328	£76,323,825		£52,270,594	£39,494,002 £40,214,311				-£8,818,986		
	Square LSIS	283	£75,754,191 £5,529,600	£16,830,658	£10,323,623 £14,412,974		£9,577,606	£40,214,311 £7,141,755	£4,703,086					
	Bridge LSIS	245	£5,529,600 £7,257,600	£13,729,291	£14,412,974 £11,649,203		£9,577,606 £7,480,085	£7,141,755 £5,382,014	£3,283,942					
		255												
po Homeba	ase/Argos, Bromley Road	255	£14,503,902	£17,922,783	£15,757,794	£13,392,804	£11,427,815	£9,261,876	£7,078,169	£4,894,462	£2,710,756	£527,049	-£1,680,101	-£3,894,7

LB LEWISHAM LOCAL PLAN VIABILITY

WITH GROWTH

Sales values: £7,000 per sqm

70% Rented

30% Intermediate

LAR

SO

						LAR		SO						
					I	1			dual land value		I I			I
		No of units	BLV (£ m)	0% AH					25% AH	30% AH				50% AH
	Very small residential (house)	1	£172,800	£310,665		,	£260,868	· · · · · · · · · · · · · · · · · · ·	,			£177,871	£161,271	,
	Small residential developments (houses, backland, infi	5	£288,000	£1,425,651			£1,204,455	, ,	£1,056,991		,	£835,796	£762,065	
	Small residential developments (flats, backland, infill et	5	£288,000	£776,291	,		£623,565		£521,749			£369,024	£318,115	
	Small residential developments (houses, backland, infi	11	£576,000	£2,563,131	, ,		£2,161,274		, ,	, ,		£1,491,512	£1,357,560	£1,223,60
	Small residential developments (flats - backland, infill e	11	£576,000	£1,720,397			£1,382,153	, ,	, ,		,	£818,412	£705,665	£592,91
	Small residential developments	25	£864,000	£3,992,874	, ,		£3,231,302	, ,			, ,	£1,960,721	£1,705,913	£1,451,10
	Residential development	50	£1,440,000	£7,812,630			£6,317,847		£5,321,326		, ,	£3,823,446	£3,323,341	£2,823,23
	Small scale mixed use, local centres	5	£115,200	£847,215	,		£694,490		£592,673		,	£439,948	£389,039	£338,13
	Small scale mixed use, local centres	5	£115,200	£784,262			£631,536		£529,720			£376,994	£326,086	£275,17
	Small mixed use	25	£864,000	£1,974,494			£1,257,306					£61,993	-£179,575	-£422,02
	Small mixed use	30	£1,152,000	£2,019,430			£1,160,542		£587,951			-£274,769	-£565,116	
	Mixed use	70	£1,728,000	£4,663,320		, ,	£2,728,918		£1,439,317	,		-£516,185	-£1,177,647	-£1,839,11
	Mixed use	150	£4,032,000	£7,037,619			£3,293,769	, , ,	£797,869	,	, ,	-£3,007,578	-£4,291,075	
	Mixed use incl community facility	118	£3,225,600	£4,623,313		£2,660,425	£1,677,423	,		, ,		-£3,332,643	-£4,339,403	, ,
	Mixed use incl health facility	60	£2,304,000	£7,648,396		, ,	£5,989,754		£4,882,782		£3,775,809	£3,222,322	£2,668,836	£2,115,34
	Mixed use incl leisure facility	150	£4,032,000	£11,490,462			£7,373,705				, ,	£461,171	-£936,282	-£2,342,62
	Mixed use	88	£2,419,200	£5,514,247			£3,164,508	, ,	£1,598,016	, , , , , , , , , , , , , , , , , , , ,	,	-£768,326	-£1,573,056	-£2,377,78
18	Large mixed use (employment led)	300	£4,608,000	£20,563,232	£17,951,901	£15,340,568	£12,729,236	£10,098,230			£2,195,531	-£444,910	-£3,116,420	-£5,804,09
19	Estate regeneration (small infill - houses)	10	£1,152,000	£1,853,377	£1,731,571	£1,609,765	£1,487,960	£1,366,154	£1,244,350	£1,122,544	£1,000,739	£878,933	£757,128	£635,32
20	Estate regeneration (small infill - flats)	10	£1,152,000	£1,439,136	£1,337,319	£1,235,502	£1,133,686	£1,031,868	£930,052	£828,235	£726,418	£624,601	£522,784	£420,96
21	Estate regeneration (large)	200	£23,040,000	£12,635,446	£10,809,881	£8,975,183	£7,140,484	£5,305,787	£3,471,089	£1,636,390	£201,114	-£2,065,353	-£3,952,313	-£5,839,27
22	Student housing	-	£1,728,000	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,00
23	Hotels	67	£1,152,000	£3,095,553	£2,871,171	£2,646,791	£2,422,410	£2,198,029	£1,973,648	£1,749,267	£1,524,886	£1,300,505	£1,076,124	£851,74
24	Commercial	-	£3,456,000	-£653,387	-£653,387	-£653,387	-£653,387	£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,38
25	Storage	-	£1,152,000	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	
26	Residential care home (7 units)	7	£172,800	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,92
27	Carpet Right	242	£1,612,800	-£2,116,836	-£3,947,341	-£5,799,552	-£7,655,929	-£9,512,306	-£11,368,683	3 -£13,225,060	-£15,081,438	-£16,937,815	-£18,794,192	-£20,650,57
	Lewisham Retail Park	536	£26,660,049	£28,555,977	£24,177,928	£19,761,555	£15,345,181	£10,928,808	£6,512,435	£2,050,379	9 -£2,451,588	-£6,997,905	-£11,592,931	-£16,218,46
29	Convoys Wharf	3,514	£135,936,000	-£75,251,156	-£97,378,070	-£119.809.523	-£142,614,067	-£165.861.578	-£189.163.182	2 -£212.464.788	3 -£235.766.394	-£259.068.000	-£282,369,606	-£305.671.21
	Timber Yard, Oxestalls Road	1,582	£26,496,000	£65,411,474	, , , , , , , , , , , , , , , , , , ,		£30,070,629		£6.038.703	3 -£6.103.919	£18.331.994	-£30.650.853	-£43.074.999	-£55.698.97
	New Bermondsey, Surrey Canal Triangle	3,500	£60,825,600	-£19,381,726	7 7		-£91,490,398		-£142.457.560	£168.137.592	2 -£193.817.626	-£219.497.658	-£245.177.692	-£270.857.72
	Lewisham Gateway	649	£90,311,987	£32,717,574	, ,	, ,	£19.076.114	, ,	, , , , , , , , , , , , , , , , , , , ,	, ,	, . , . , ,	-£3,806,280	-£8,489,530	-,,
	Heathside and Lethbridge	443	£0		, , , , , , , , , , , , , , , , , , ,	, ,	£4,785,599	. , , , - , - , - ,	, ,	, ,		-£7,224,385	-£9,660,404	, ,
	Creekside Village East, Thanet Wharf	393	£4,435,200	£20,000,053	, ,	, ,	£10,971,712	, , ,	,	, , ,	, ,	-£4,279,380	-£7,405,225	, ,
	Conington Road Tescos Island Site	365	£1,728,000	£11,128,332	, ,	, ,	£3,817,654	, , ,	-£1,106,450	, ,	, ,	-£8,646,828	-£11,197,913	, ,
	Land at Conington Road and Lewisham Road (Tesco)	585	£9,816,520	£35,221,986		, ,	£21,469,767		,,	,	, ,	-£1,729,685	-£6,471,157	-£11,262,91
	Leegate Shopping Centre	393	£10,140,210	, ,			£24,827,448	10 010 10		, ,		£7,138,349	£3,598,557	£24,00
	Hatcham Works	1,020	£58,735,514	£44.443.095	7 7	7 7	£23.058.411	, ,				-£13,271,042	-£20,763,964	,
	Goodwood Road and New Cross Road	260	£9,980,129	£21,153,328		, .,,	£14.060.733	,,	£9,305,756	12 7 2 2 7 2 2	, ,	£2,150,433	-£237,996	-£2,661,90
	New Cross Gate NDC scheme, Besson Street	324	£9,360,129	, ,			£17,372,766	, , , , , , , , , , , ,	£11,526,437	, ,	, ,	£2,707,295	-£249,702	-£3,245,01
	Plassy Island	636	£36,484,734	£29,447,643	, .,	, ,	£18.309.538					-£686.215	-£4.658.830	· · · · ·
	Catford Shopping Centre and Milford Towers	1,080	£23,772,834	~=o, : : : , o : o	223,1 13,3 13	~==,000,0=0	£21,766,024	011117	,,	, , , , , , , , , , , , , , , , , , , ,	, ,	040.075.070	004.000.000	200,000,00
	Wickes and Halfords	918	£21,098,481				£12,483,221					-£16,875,672 -£20,510,489		
	Laurence House and Civic Centre	300	£23,581,883	£6,997,145			£12,483,221 £243,255					-£11,186,349		
	Engate Street	299	£4,665,600		, ,			, ,	, ,	, ,	, ,	£3,996,722	£1,253,849	, ,
	Lewisham Shopping Centre	1,186	£104,218,725				£63,762,414					£3,996,722 £22,938,744		
	PLACE Ladywell	274	£104,218,725 £15,215,607									£22,938,744 £3,524,199	£14,728,487 £1,010,663	
	Ravensbourne Retail Park		£37,355,372									£3,524,199 £11,199,503	£1,010,663 £2,900,918	
		1,029												
	Lower Creekside LSIS	352	£6,336,000									-£2,615,616	-£5,849,927	
	Bell Green Gas Holders	277	£4,435,200									-£258,461	-£2,689,757	
	Bell Green Retail Park	2,219	£47,870,564		£101,211,324							-£5,732,749		
	Sainsbury's Bell Green	1,818	£75,754,191				£67,052,095	, ,				£2,072,436	-£11,339,519	
	Stanton Square LSIS	283	£5,529,600						£7,292,262			-£549,243	-£3,197,475	
	Worsley Bridge LSIS	245	£7,257,600									-£1,234,284		
55	Homebase/Argos, Bromley Road	255	£14,503,902	£20,997,657	£18,678,925	£16,360,192	£14,041,459	£11,722,726	£9,403,993	£7,071,931	£4,732,691	£2,393,452	£54,211	-£2,317,36

						LAR		SO						
								Resid	dual land values	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£172,800	£331,499	£313,858	£296,218	£278,577	£260,936	£243,295	£225,653	£208,012	£190,371	£172,730	£155,08
	2 Small residential developments (houses, backland, infi	5	£288,000	£1,518,193	£1,439,834	£1,361,475	£1,283,116	£1,204,757	£1,126,398	£1,048,040	£969,681	£891,322	£812,963	£734,60
;	3 Small residential developments (flats, backland, infill et	5	£288,000	£841,451	£787,285	£733,118	£678,952	£624,785	£570,619	£516,452	£462,286	£408,119	£353,953	£299,78
	4 Small residential developments (houses, backland, infi	11	£576,000	£2,731,258	£2,588,899	£2,446,540	£2,304,182	£2,161,823	£2,019,464	£1,877,106	£1,734,746	£1,592,388	£1,450,030	£1,307,67
	5 Small residential developments (flats - backland, infill e	11	£576,000	£1,864,709	£1,744,745	£1,624,782	£1,504,817	£1,384,854	£1,264,891	£1,144,927	£1,024,963	£904,999	£785,036	£665,07
	6 Small residential developments	25	£864,000	£4,317,798	£4,047,694	£3,777,591	£3,507,487	£3,237,383	£2,967,279	£2,697,175	£2,427,072	£2,156,968	£1,886,176	£1,614,98
•	7 Residential development	50	£1,440,000	£8,455,754	£7,925,337	£7,394,919	£6,864,502	£6,334,085	£5,803,668	£5,273,252	£4,742,835	£4,212,418	£3,680,145	£3,147,60
	8 Small scale mixed use, local centres	5	£115,200	£912,375	£858,209	£804,042	£749,876	£695,709	£641,543	£587,376	£533,210	£479,043	£424,877	£370,71
9	9 Small scale mixed use, local centres	5	£115,200	£849,422	£795,255	£741,089	£686,922	£632,756	£578,589	£524,423	£470,256	£416,090	£361,924	£307,75
10	0 Small mixed use	25	£864,000	£2,282,965	£2,028,478	£1,773,993	£1,519,507	£1,265,020	£1,010,534	£756,048	£501,561	£247,075	5 -£7,516	-£265,60
1	1 Small mixed use	30	£1,152,000	£2,388,847	£2,084,080	£1,779,313	£1,474,547	£1,169,780	£865,013	£560,248	£255,481	-£49,983	£359,062	-£668,14
1:	2 Mixed use	70	£1,728,000	£5,502,447	£4,815,690	£4,128,933	£3,442,176	£2,755,419	£2,068,663	£1,381,905	£695,149	£1,071	-£703,483	-£1,408,05
1:	3 Mixed use	150	£4,032,000	£8,698,397	£7,374,604	£6,043,236	£4,711,869	£3,380,501	£2,049,133	£717,767	-£622,284	-£1,977,695	£3,347,015	-£4,716,33
1.	4 Mixed use incl community facility	118	£3,225,600	£5,922,630	£4,876,219	£3,829,810	£2,783,399	£1,736,990	£679,213	-£384,682	-£1,458,189	-£2,531,695	-£3,605,201	-£4,678,70
1:	5 Mixed use incl health facility	60	£2,304,000	£8,362,462	£7,775,295	£7,188,128	£6,600,961	£6,012,503	£5,423,001	£4,833,500	£4,243,999	£3,654,498	£3,064,997	£2,475,49
10	6 Mixed use incl leisure facility	150	£4,032,000	£13,310,207	£11,846,968	£10,383,728	£8,920,489	£7,457,250	£5,994,010	£4,518,599	£3,042,164	£1,565,729	£89,294	-£1,406,77
1	7 Mixed use	88	£2,419,200	£6,541,289	£5,706,690	£4,872,092	£4,037,494	£3,202,895	£2,368,297	£1,533,698	£699,100	-£137,416	£992,214	-£1,849,74
18	B Large mixed use (employment led)	300	£4,608,000	£24,074,601		£18,500,800		£12,926,999	£10,128,181	£7,316,336	£4,504,490	£1,692,645	£1,135,038	-£3,986,67
	9 Estate regeneration (small infill - houses)	10	£1,152,000	£2,009,281	£1,879,680	£1,750,080	£1,620,479	£1,490,878	£1,361,277	£1,231,677	£1,102,076	£972,476	£842,875	£713,27
	Estate regeneration (small infill - flats)	10	£1,152,000	£1,569,456	£1,461,123	£1,352,791	£1,244,458	£1,136,125	£1,027,792	£919,459	£811,126	£702,793	£594,460	£486,12
	1 Estate regeneration (large)	200	£23,040,000	£15,047,112	£13,107,915	£11,168,717	£9,214,265	£7,257,579	£5,300,894	£3,344,209	£1,387,523	-£577,216	6 -£2,571,752	-£4,584,21
	2 Student housing	-	£1,728,000	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,00
	3 Hotels	67	£1,152,000	£3,386,094	£3,147,186	£2,908,277	£2,669,369	£2,430,461	£2,191,553	£1,952,645	£1,713,737	£1,474,829	£1,235,921	£997,01
24	4 Commercial	-	£3,456,000	-£653,387		-£653,387		-£653,387			-£653,387	-£653,387		-£653,38
	5 Storage	-	£1,152,000	£310,309	· ·	£310,309		£310,309		· ·		£310,309		£310,30
	6 Residential care home (7 units)	7	£172,800	£368,926	£368,926	£368,926	£368,926	£368,926	,	,	£368,926	£368,926	£368,926	£368,92
	7 Carpet Right	242	£1,612,800	£341.450	,	-£3,561,040	,			· ·	-£13.457.218			-£19.401.17
	8 Lewisham Retail Park	536	£26,660,049	£34,223,189	' '	£24,903,282	, ,	, ,		£6.109.523	£1,358,240	-£3,448,063	3 -£8,306,071	-£13,199,90
	9 Convoys Wharf	3,514	£135,936,000	-£45,838,563	-£69,086,916	-£92,620,528	-£116,509,763	-£140,826,339	-£165,643,355	-£190,512,950	-£215,382,544	-£240,252,138	-£265,121,732	-£289,991,32
	Timber Yard, Oxestalls Road	1,582	£26,496,000	£80,646,429	£68,238,707	£55,814,331	£43,279,757	£30,658,954	£17,910,558	£5,061,651	-£7,897,454	-£20,928,186	6 -£34,102,045	-£47,421,47
	New Bermondsey, Surrey Canal Triangle	3,500	£60,825,600	£10,543,995	-£14,078,806	-£39,158,516		-£90,775,888	-£117,778,920	-£145,104,196	-£172,429,471	-£199,754,747	7 -£227,080,023	-£254,405,29
	2 Lewisham Gateway	649	£90,311,987	£38,719,192	£33,888,065	£29,056,939	£24,225,812	£19,364,654	£14,495,996	£9,627,337	£4,758,678	-£111,536	6 -£5,061,023	-£10,055,95
	Heathside and Lethbridge	443	£0	£15,015,233	£12,490,484	£9,965,735	£7,440,986	£4,916,238	£2,391,489	-£135,147	-£2,699,209	-£5,295,932	2 -£7,892,654	-£10,489,37
	4 Creekside Village East, Thanet Wharf	393	£4,435,200	£24,065,381	£20,865,825	£17,666,269	£14,466,713	£11,239,225	£8,010,781	£4,782,337	£1,546,346	-£1,743,931	-£5,056,091	-£8,406,46
	5 Conington Road Tescos Island Site	365	£1,728,000	£14,453,250	£11,858,777	£9,264,306	£6,669,833	£4,057,082		-£1,205,119	-£3,872,539	-£6,568,766		-£12,003,67
	6 Land at Conington Road and Lewisham Road (Tesco)	585	£9,816,520	£41,438,189		£31,653,450		£21,868,711	£16,942,275	£12,005,734	£7,069,193	£2,117,251	-£2,917,335	-£7,985,40
	7 Leegate Shopping Centre	393	£10,140,210	£40,081,751	£36,332,092	£32,582,431	£28,816,945	£25,044,450	£21,271,953	£17,499,458	£13,726,961	£9,954,465	£6,181,969	£2,400,03
	8 Hatcham Works	1,020	£58,735,514	£54,033,558	£46,484,883	£38,912,422	£31,299,429	£23,686,435	£16,058,602	£8,366,947	£675,292	-£7,206,631	-£15,136,421	-£23,147,48
_	9 Goodwood Road and New Cross Road	260	£9,980,129	£24,288,494	, ,	£19,246,581				£9,140,813		£4,053,431		-£1,048,58
_	New Cross Gate NDC scheme, Besson Street	324	£0	, ,	, ,	£23,786,203	' '	£17,552,066	£14,434,998	£11,317,929	£8,200,861	£5,063,154	,,	-£1,254,01
	1 Plassy Island	636	£36,484,734	£34,979,005		£27,065,168	,,	£19,092,448		£11,038,443	£6,968,804	£2,860,098		-£5,605,06
	2 Catford Shopping Centre and Milford Towers	1,080	£23,772,834	£54,611,191	£46,616,414	£38,555,598	£30,494,781	£22,433,964	, , ,	, , , , , , , ,	-£2,047,513	-£10,406,954	, , , , , , , , , , , , , , , , , , , ,	-£27,381,33
	3 Wickes and Halfords	918	£21,098,481											-£29,493,19
	4 Laurence House and Civic Centre	300	£23,581,883	£9,976,262		£5,208,679						-£9,343,876	<del></del>	
	5 Engate Street	299	£4,665,600		, ,	£23,601,760		,	, ,		£9,106,259	£6,185,170		£334,68
	6 Lewisham Shopping Centre	1,186	£104,218,725			£81,724,365						£29,522,984		£11,996,39
	7 PLACE Ladywell	274	£15,215,607	~~,~~,										£168,34
	8 Ravensbourne Retail Park	1,029	£37,355,372						, ,					£213,56
	9 Lower Creekside LSIS	352	£6,336,000							£6,675,910				-£6,935,14
	D Bell Green Gas Holders	277	£4,435,200								£4,209,693			-£3,508,41
	1 Bell Green Retail Park	2,219	£47,870,564											
	2 Sainsbury's Bell Green	1,818	£75,754,191											
	3 Stanton Square LSIS	283	£5,529,600			£18,137,804								-£4,095,16
	4 Worsley Bridge LSIS	245	£7,257,600			£14,886,840					£2,973,087	£576,148		-£4,277,41
	5 Homebase/Argos, Bromley Road	255	£14,503,902		1 7 7 7 7 7									-£740,02
Ū.		_50	2,555,662	.,,	,000,000	,,								

						LAR		SO						
								Resid	dual land values	(£m)				
Site No		No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH		35% AH	40% AH		50% AH
	1 Very small residential (house)	1	£172,800	£352,333	£333,650		,	,		£240,237	£221,555	£202,872	,	
	2 Small residential developments (houses, backland, infi	5	£288,000	£1,610,735	£1,527,748		, ,		£1,195,805			£946,848		£780,87
	Small residential developments (flats, backland, infill et	5	£288,000	£906,610	£849,186		,	,		,	£504,640	£447,216	,	£332,36
	Small residential developments (houses, backland, infi	11	£576,000	£2,899,384	£2,748,619					£1,994,794	£1,844,029	£1,693,264		£1,391,73
	5 Small residential developments (flats - backland, infill e	11	£576,000	£2,009,020	£1,881,841				£1,373,124			£991,587		£737,22
	Small residential developments	25	£864,000	£4,642,722	£4,356,371				£3,210,972		£2,638,272	£2,351,923	, ,	£1,778,85
	7 Residential development	50	£1,440,000	£9,098,877	£8,536,304					£5,723,439	£5,160,865	£4,598,292		£3,471,96
	Small scale mixed use, local centres	5	£115,200	£977,535	£920,110						£575,564	£518,140		£403,29
	9 Small scale mixed use, local centres	5	£115,200	£914,582	£857,158				£627,460	£570,035	£512,611	£455,186		£340,33
	Small mixed use	25	£864,000	£2,591,435	£2,321,525				£1,241,887	£971,977	£702,067	£432,158		-£109,18
	Small mixed use	30	£1,152,000	£2,758,262	£2,435,025	, ,		£1,465,314		£818,838	£495,601	£172,364		-£480,82
	2 Mixed use	70	£1,728,000	£6,341,573	£5,612,860	, ,	, ,		£2,698,008	£1,969,295	£1,240,581	£511,123		-£976,99
	Mixed use	150	£4,032,000	£10,347,551	£8,945,591		, ,	7 7		£1,885,613	£470,828	-£957,315		-£3,858,10
	Mixed use incl community facility	118	£3,225,600	£7,221,946	£6,110,570			£2,776,443	£1,665,067	£542,087	-£590,495	-£1,730,746	, ,	-£4,011,25
	Mixed use incl health facility	60	£2,304,000	£9,076,527 £15,129,953	£8,453,657 £13,575,725	, ,	, ,	£6,585,046 £8,913,046	£5,962,176	£5,337,706 £5,804,592	£4,712,190 £4,238,768	£4,086,674		£2,835,64
	Mixed use incl leisure facility  Mixed use	150 88	£4,032,000 £2,419,200	£15,129,953 £7,568,330	£13,575,725 £6,682,379	, ,	, ,		£7,358,819 £3,138,578	£5,804,592 £2,252,627	£4,236,766 £1,366,677	£2,670,286 £480,727	, ,	-£473,28 -£1,321,70
		300	£4,608,000	£27,585,970	£24,623,501	, ,			£12,773,625		£6,813,449	£3,823,992		-£1,321,70 -£2,185,41
	B Large mixed use (employment led)  Estate regeneration (small infill - houses)	10	£1,152,000	£27,565,970 £2,165,185	£24,623,301 £2,027,790		, ,		£12,773,625 £1,478,206	£9,802,907 £1,340,810	£1,203,414	£3,623,992 £1,066,018	,	£791,22
	Estate regeneration (small infill - flats)	10	£1,152,000	£2,165,165 £1,699,776	£2,027,790 £1,584,928		, ,	, ,	£1,476,206 £1,125,532		£1,203,414 £895,834	£1,066,016 £780,985	·	£791,22 £551,28
	1 Estate regeneration (large)	200	£23,040,000	£17.458.779	, ,	, ,		£9.209.373	£7,123,332	, ,	,	£894.683		-£3.329.16
	2 Student housing	-	£1,728,000	£2,674,009	£2,674,009	,				£2,674,009	£2,674,009	£2,674,000		£2,674,00
	B Hotels	67	£1,152,000	£3,676,635	£3,423,200				£2,409,459	£2,156,024	£1,902,588	£1,649,153		£1,142,28
	4 Commercial	-	£3,456,000	-£653,387	-£653,387	, ,		-£653,387	-£653,387	-£653,387	-£653,387	-£653,387		-£653,38
	5 Storage	-	£1,152,000	£310.309	£310.309				£310,309		£310,309	£310,309		£310,30
	6 Residential care home (7 units)	7	£172,800	£368,926	£368,926			£368,926	£368,926	£368,926	£368,926	£368,926		£368,92
	7 Carpet Right	242	£1,612,800	£2,770,198	£722,361			-£5,514,226	-£7,620,484	-£9,726,741	-£11,832,998	-£13,939,256	,	-£18,151,77
	B Lewisham Retail Park	536	£26,660,049	£39,890,402	£34,947,087			, ,	£15,112,709		, , , , , , , , , , , , , , , , , , ,	£85,237	, ,	-£10.211.84
29	Convoys Wharf	3,514	£135,936,000	-£16,835,542	-£41,221,443	-£65,870,477	-£90,854,753	-£116,247,769	-£142,124,438	-£168,561,110	-£194,998,693	-£221,436,275	5 -£247,873,858	-£274,311,44
30	Timber Yard, Oxestalls Road	1,582	£26,496,000	£95,745,564	£82,691,098	£69,542,445	£56,372,975	£43,076,091	£29,686,118	£16,142,049	£2,501,685	-£11,296,303	3 -£25,140,419	-£39,182,62
3	New Bermondsey, Surrey Canal Triangle	3,500	£60,825,600	£39,860,335	£14,245,938	-£11,797,696	-£38,391,780	-£65,468,099	-£93,280,694	-£122,070,799	-£151,041,317	-£180,011,835	5 -£208,982,353	-£237,952,87
	2 Lewisham Gateway	649	£90,311,987	£44,720,810	£39,589,602	£34,458,394	£29,327,187	£24,195,979	£19,046,467	£13,874,443	£8,702,420	£3,530,396	£1,664,858	-£6,939,13
	Heathside and Lethbridge	443	£0	£18,116,606	£15,458,270	£12,777,322	, ,		£4,734,477	£2,053,529	-£636,298	-£3,367,478	-£6,124,905	-£8,882,33
	4 Creekside Village East, Thanet Wharf	393	£4,435,200	£28,130,709	£24,727,886	, ,	, ,		, ,	£7,661,361	£4,227,272	£780,472	2 -£2,731,930	-£6,263,01
	Conington Road Tescos Island Site	365	£1,728,000	£17,778,168	£15,017,450	, ,	, ,	,,	£3,959,789	£1,168,737	-£1,645,273	-£4,490,703	,. , ,	-£10,244,76
	Land at Conington Road and Lewisham Road (Tesco)	585	£9,816,520	£47,654,391	£42,451,211	, ,	, ,		£21,638,493	, ,	£11,156,997	£5,906,009	,	-£4,751,13
	7 Leegate Shopping Centre	393	£10,140,210	£44,728,794	<u> </u>	7 7			£24,792,098	£20,784,925		£12,770,581	£8,763,409	£4,756,23
	Hatcham Works	1,020	£58,735,514	£63,619,435	, ,		, ,	, ,	£23,344,928		, , , , , , , ,	-£1,154,106	, ,	-£18,024,99
_	Goodwood Road and New Cross Road	260	£9,980,129	£27,423,661	£24,745,946	, ,	· · ·		£14,035,086	£11,357,371	£8,658,703	£5,956,430	, . ,	£551,88
	New Cross Gate NDC scheme, Besson Street	324	03	£33,893,752	£30,587,448				£17,343,558	£14,032,585	£10,721,613	£7,410,640		£726,70
	Plassy Island	636	£36,484,734	£40,461,308	, . ,	,,	, ,				,,	£6,347,807		
	2 Catford Shopping Centre and Milford Towers	1,080	£23,772,834							£13,442,784		-£3,998,397	7 -£12,892,203	
	Wickes and Halfords Laurence House and Civic Centre	918 300	£21,098,481 £23,581,883					£20,175,901 £2,812,326		£5,525,624 -£2,328,943		-£9,433,572 -£7,510,008		
	Engate Street	299	£4,665,600									£8,370,423	, ,	
	Lewisham Shopping Centre	1,186	£104,218,725						12 /2 2/2			£36,080,055		£2,136,36 £17,511,93
	7 PLACE Ladywell	274	£15,215,607			, ,					, ,	£30,080,030 £7,535,133		
	B Ravensbourne Retail Park	1,029	£37,355,372		<u> </u>							£24,556,679		£5,824,79
	D Lower Creekside LSIS	352	£6,336,000							£9,604,351	£6,033,167	£2,461,981		
	D Bell Green Gas Holders	277	£4,435,200		<u> </u>							£3,561,474		
	1 Bell Green Retail Park	2,219	£47,870,564								£36,940,633	£19,564,569		
	2 Sainsbury's Bell Green	1,818	£75,754,191							£52,709,749		£23,335,542		
	Stanton Square LSIS	283	£5,529,600							£9,490,821	£6,557,605	£3,601,102		-£2,344,62
	Worsley Bridge LSIS	245	£7,257,600									£2,369,358		
	Homebase/Argos, Bromley Road	255	£14,503,902		£24,521,187	£21,894,966	£19,268,745	£16,642,525	£14,016,304					

						LAR		SO						
									dual land values					
Site No		No of units						20% AH	25% AH			40% AH		50% AH
	Very small residential (house)	1	£172,800	£373,167	£353,443	£333,718	,	£294,270			£235,097	£215,372		£175,92
	Small residential developments (houses, backland, infile	5	£288,000	£1,703,277	£1,615,664	£1,528,051	£1,440,438	£1,352,825		£1,177,599	£1,089,985	£1,002,373	,	£827,14
;	Small residential developments (flats, backland, infill et	t 5	£288,000	£971,770	£911,088	£850,405		£729,041		£607,676	£546,994	£486,311	£425,629	£364,94
	Small residential developments (houses, backland, infile	11	£576,000	£3,067,510	, ,	£2,749,168	, ,	£2,430,826		, ,	£1,953,312	£1,794,140		£1,475,79
	Small residential developments (flats - backland, infill e	11	£576,000	£2,153,332	, ,	£1,884,542		£1,615,752		£1,346,963	£1,212,567	£1,078,173	,	£809,38
	Small residential developments	25	£864,000	£4,967,645		£4,362,452	, ,	£3,757,261	£3,454,665	£3,152,069	£2,849,473	£2,546,876		£1,941,68
	Residential development	50	£1,440,000	£9,742,002	, ,	£8,552,543	, ,	£7,363,084			£5,578,896	£4,984,166		£3,794,70
	Small scale mixed use, local centres	5	£115,200	£1,042,695		£921,330	,	£799,965	,	£678,600	£617,918	£557,235		£435,87
	Small scale mixed use, local centres	5	£115,200	£979,742	,	£858,377	£797,695	£737,013		£615,648	£554,965	£494,282		£372,91
	Small mixed use	25	£864,000	£2,899,906	, ,	£2,329,240		£1,758,573		£1,187,907	£902,573	£617,240		£46,57
	Small mixed use	30	£1,152,000	£3,127,679		£2,444,263		£1,760,847	£1,419,139	£1,077,430	£735,723	£394,014		-£293,49
12	2 Mixed use	70	£1,728,000	£7,180,700	, ,	£5,639,361	£4,868,692	£4,098,022			£1,786,014	£1,015,344	·	-£545,93
	Mixed use	150	£4,032,000	£11,996,705		£9,027,871	£7,543,453	£6,049,866	£4,551,662		£1,555,257	£57,054	, ,	-£2,999,86
	Mixed use incl community facility	118	£3,225,600	£8,521,263		£6,168,580	£4,992,237	£3,815,896	£2,639,554	£1,463,213	£273,331	-£929,798	-£2,136,795	-£3,343,79
	Mixed use incl health facility	60	£2,304,000	£9,790,593	, ,	£8,473,446	, ,	£7,156,299		£5,839,151	£5,180,380	£4,518,850	£3,857,320	£3,195,78
	Mixed use incl leisure facility	150	£4,032,000	£16,949,698		£13,659,270	, ,	£10,368,842		£7,078,414	£5,433,200	£3,774,844	, ,	£453,78
17	7 Mixed use	88	£2,419,200	£8,586,192		£6,720,767	£5,783,465	£4,846,161		£2,971,556	£2,034,254	£1,096,951	,	-£793,67
18	B Large mixed use (employment led)	300	£4,608,000	£31,097,338		£24,821,264		£18,545,189	£15,407,151	£12,269,115	£9,122,410	£5,955,339	£2,788,270	-£384,16
19	Estate regeneration (small infill - houses)	10	£1,152,000	£2,321,089	£2,175,898	£2,030,708	£1,885,516	£1,740,325	£1,595,134	£1,449,943	£1,304,752	£1,159,561	£1,014,369	£869,179
20	Estate regeneration (small infill - flats)	10	£1,152,000	£1,830,096	£1,708,732	£1,587,367	£1,466,002	£1,344,636	£1,223,271	£1,101,906	£980,542	£859,177	£737,812	£616,44
2	Estate regeneration (large)	200	£23,040,000	£19,870,445	£17,690,081	£15,509,717	£13,329,353	£11,148,988	£8,960,506	£6,759,846	£4,559,187	£2,358,528	£157,869	-£2,074,108
2:	2 Student housing	-	£1,728,000	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009	£2,674,009
23	B Hotels	67	£1,152,000	£3,967,175	£3,699,213	£3,431,251	£3,163,289	£2,895,327	£2,627,365	£2,359,403	£2,091,441	£1,823,479	£1,555,516	£1,287,55
24	1 Commercial	-	£3,456,000	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,38
2	Storage	-	£1,152,000	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,309	£310,30
20	Residential care home (7 units)	7	£172,800	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,926	£368,92
2	7 Carpet Right	242	£1,612,800	£5,198,948	£3,029,672	£860,396	-£1,327,401	-£3,527,374	-£5,746,384	-£7,977,581	-£10,208,779	-£12,439,975	£14,671,173	-£16,902,37
28	Lewisham Retail Park	536	£26,660,049	£45,557,614	£40,330,939	£35,104,265	£29,877,590	£24,650,916	£19,412,846	£14,136,446	£8,860,045	£3,570,423	£1,793,658	-£7,223,79
29	Convoys Wharf	3,514	£135,936,000	£11,646,126	-£13,730,505	-£39,510,164	-£65,601,840	-£92,080,745	-£119,023,542	-£146,609,270	-£174,614,841	-£202,620,412	£230,625,984	-£258,631,55
	Timber Yard, Oxestalls Road	1,582	£26,496,000	£110,820,136	£97,012,624	£83,204,393	£69,322,687	£55,391,469	£41,331,062	£27,152,121	£12,790,625	-£1,664,421	-£16,300,467	-£31,035,69
3.	New Bermondsey, Surrey Canal Triangle	3,500	£60,825,600	£68,491,504	£42,047,865	£15,002,105	-£12,538,395	-£40,684,109	-£69,442,834	-£99,073,947	-£129,653,163	-£160,268,924	-£190,884,684	-£221,500,44
	Lewisham Gateway	649	£90,311,987	£50,722,428	£45,291,139	£39,859,851	£34,428,562	£28,997,273	£23,565,984	£18,121,549	£12,646,161	£7,170,773	£1,695,384	-£3,833,49
	Heathside and Lethbridge	443	£0	£21,204,642	£18,393,752	£15,582,860	£12,751,761	£9,914,614	£7,077,466	£4,240,319	£1,403,172	-£1,454,269	£4,357,157	-£7,275,28
	Creekside Village East, Thanet Wharf	393	£4,435,200	£32,190,769	£28,589,948	£24,983,859	£21,377,770	£17,771,682	£14,165,593	£10,540,384	£6,900,651	£3,260,919	£407,769	-£4,142,50
	Conington Road Tescos Island Site	365	£1,728,000	£21,082,206	£18,176,122	£15,249,158	£12,322,195	£9,395,230	£6,468,266	£3,525,777	£566,365	-£2,426,911	-£5,455,210	-£8,497,77
	Land at Conington Road and Lewisham Road (Tesco)	585	£9,816,520	£53,810,379	£48,333,895	£42,842,613	£37,328,624	£31,814,635	£26,300,645	£20,786,655	£15,244,800	£9,679,367	£4,113,933	-£1,520,38
	Leegate Shopping Centre	393	£10,140,210	£49,375,837	£45,161,473	£40,947,109	£36,732,745	£32,518,380	£28,304,015	£24,070,394	£19,828,545	£15,586,696	£11,344,847	£7,102,99
	Hatcham Works	1,020	£58,735,514	£73,172,710	£64,698,048	£56,190,784	£47,683,521	£39,176,257	£30,616,413	£22,033,889	£13,435,529	£4,762,317	-£4,005,362	-£12,909,14
39	Goodwood Road and New Cross Road	260	£9,980,129	£30,558,827	£27,724,354	£24,889,880	£22,055,407	£19,220,933	£16,386,460	£13,551,987	£10,717,513	£7,859,427	£4,998,570	£2,137,71
40	New Cross Gate NDC scheme, Besson Street	324	£0	£37,733,425	£34,251,257	£30,766,748	£27,261,871	£23,756,995	£20,252,119	£16,747,242	£13,242,366	£9,737,489	£6,232,395	£2,689,91
	Plassy Island	636	£36,484,734	£45,903,065		£36,974,902	, ,	£27,999,706		£18,953,873	£14,389,622	£9,792,003	7 7	£447,95
	Catford Shopping Centre and Milford Towers	1,080	£23,772,834	£74,910,692	, , , , , , , , , , , , , , , , , , , ,	£56,895,311	, , , , , , , , , , , , , , , , , , , ,	£38,858,968			£11,534,451	£2,351,049	0=01=0=0	-£16,492,37
	Wickes and Halfords	918	£21,098,481	£57,772,670						£11,709,432	£3,942,593	-£3,972,907		
	Laurence House and Civic Centre	300	£23,581,883	£15,934,496				£5,213,729			-£2,932,786	-£5,676,140		-£11,169,62
	Engate Street	299	£4,665,600	£36,610,843			, ,	, ,			£13,793,333	£10,533,689		£3,982,09
	Lewisham Shopping Centre	1,186	£104,218,725		, ,						£52,449,059	£42,637,126	£32,825,193	£22,976,40
	PLACE Ladywell	274	£15,215,607	£33,421,239			,,					£9,524,449		£3,510,79
	Ravensbourne Retail Park	1,029	£37,355,372								£41,006,190	£31,207,665		
	Lower Creekside LSIS	352	£6,336,000	£35,058,949							£8,752,432	£4,972,074		
	Bell Green Gas Holders	277	£4,435,200								£8,343,104	£5,469,639	£2,595,228	-£283,13
	Bell Green Retail Park	2,219	£47,870,564								£50,250,004	£31,958,274		
	2 Sainsbury's Bell Green	1,818	£75,754,191	£156,557,504							£49,378,134	£33,873,519		£2,484,92
	Stanton Square LSIS	283	£5,529,600								£8,779,392	£5,672,442		-£594,07
	Worsley Bridge LSIS	245	£7,257,600	£25,546,456							£6,849,835	£4,162,568		
	Homebase/Argos, Bromley Road	255	£14,503,902	£30,222,282					1 1			£7,982,568		
3	Tiomesase/Aigos, biomiey Noau	200	214,503,902	200,222,202	221,442,011	LZ4,00Z,003	221,002,309	213,102,423	210,322,400	213,342,490	210,702,002	£1,302,300	23,100,017	£2,500,97

Very small residence (Supplement Concessors)   Fig. 200   C. 200							LAR		SO						
Very small response flower)									Resid	lual land values	(£m)				
South devolutional devolutional for Composers (Inches)   Composers (In	Site No	Site name	No of units	` ,		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Some received development   South Standard (1971)	1	1 Very small residential (house)	1	£172,800	£390,735	£370,132	,		,					,	£184,707
Small residential developments (include betweath of the Laboration of the Laborati				-											£866,16
Spring recolorate development flant - toucknown (inflit   11   2576.00   12,200.00   12,000.00   12,	3	3 Small residential developments (flats, backland, infill et	5				,		,	£707,954	,	,		,	£391,34
Security and previous and pre			11	£576,000	£3,209,267	£3,043,009	£2,876,749	£2,710,490	£2,544,231	£2,377,972	£2,211,712	£2,045,454	£1,879,194	£1,712,935	£1,546,67
Foundation development   50	5	5 Small residential developments (flats - backland, infill e		£576,000	£2,270,256	£2,130,015	£1,989,773	£1,849,533	£1,709,292	£1,569,051	£1,428,809	£1,288,568	£1,148,327	£1,008,087	£867,84
Small cole mixed use, boal centres   5			25	£864,000	£5,230,905	£4,915,146			£3,967,869	£3,652,109	£3,336,350		£2,704,832		£2,073,31
9 First Face invention, local contents			50	£1,440,000	£10,261,883	£9,641,159	£9,020,436	£8,399,712	£7,778,989	£7,158,265	£6,537,542	£5,916,819	£5,296,096		£4,054,64
10 Small mixed use	3	Small scale mixed use, local centres	5	£115,200	£1,095,489	£1,032,167	£968,845	£905,523	£842,200	£778,878	£715,556	£652,234	£588,912	£525,589	£462,26
11   Send mode use	9	9 Small scale mixed use, local centres	5	£115,200	£1,032,536	£969,214	£905,892	£842,569	£779,247	£715,925	£652,603	£589,281	£525,958	£462,636	£399,31
12   More use	10	Small mixed use	25	£864,000	£3,145,839	£2,848,210	£2,550,580	£2,252,950	£1,955,320	£1,657,690	£1,360,060	£1,062,431	£764,800	£467,171	£169,54
13   Mised use in community ficility   118   53,225,000   123,238,000	11	1 Small mixed use	30	£1,152,000	£3,422,204	£3,065,769	£2,709,335	£2,352,901	£1,996,466	£1,640,032	£1,283,598	£927,163	£570,729	£214,295	-£144,15
14   Mised use ind community facility	12	2 Mixed use	70	£1,728,000	£7,848,053	£7,044,016	£6,239,980	£5,435,942	£4,631,905	£3,827,868	£3,023,830	£2,219,793	£1,415,756	£611,719	-£203,21
15   Mixed use in chean's facility   60   F2.304.000   E10.802.000   E	13	Mixed use	150	£4,032,000	£13,283,966	£11,735,186	£10,186,405	£8,637,625	£7,088,844	£5,527,665	£3,964,396	£2,401,127	£837,857	-£735,678	-£2,330,36
15   Mixed use in chean's facility   60   F2.304.000   E10.802.000   E	14	Mixed use incl community facility	118	£3,225,600	£9,528,785	£8,302,067	£7,075,350	£5,848,632	£4,621,914	£3,395,197	£2,168,479	£936,568	-£308,916	£1,567,655	-£2,826,39
17 Mixed use	15	Mixed use incl health facility	60			£9,672,261	£8,985,254	£8,298,246	£7,611,239	£6,924,232	£6,237,225	£5,550,217	£4,862,557	£4,172,384	£3,482,21
17 Mixed use			150			£16,687,353			£11,533,363	£9,815,366			£4,657,854	£2,923,742	£1,189,63
19   Estate regimental (regimental color)   10   51,152,000   12,44,469   12,244,469   12,44,469   1					£9,387,256	£8,416,777	£7,446,298	£6,470,829	£5,493,093	£4,515,357	£3,537,621	£2,559,886	£1,582,150	£604,414	-£378,60
19 Estate regeneration (small inilit - Initiality) 10 C1152 000 E2447-80 E1305.684 F1,000.084 F1,623.085 F1,023.085 F1,02	18	Large mixed use (employment led)										£10,943,791	£7,647,005	£4,338,963	£1,030,92
20 Estate regeneration (small infill fills) 1						£2,295,899	£2,144,392	£1,992,885	£1,841,378					£1,083,843	£932,330
21 Estate regementation (large) 20			10			£1.809.040	£1,682,395		, ,		£1,175,819	£1,049,174	£922.530		£669,24°
22 Student housing 67						,,.	, ,	, ,				, ,			-£1.082.704
22  Intells		0 ( 0 /							,,		20,120,110	20,020,010		,,	
24 Commercial - 15,486,000			67			<u> </u>	, ,								<u> </u>
25 Storage - £1,152,000								, ,		, ,					
2R Residential Care home (f units) 7			_						·					,	
27 Carpet Right 242 F1.612.800 F2.08.650 F2.08			7						,						
28 Lewisham Relail Park 536 (22,800,00 \$49,939,846 \$44,522,324 (39,075,051 \$23,827,777 \$28,805,030 \$22,733,229 \$17,503,86 \$62,299,90 \$17,6070 \$44,917.49 \$19,000,900,900,900,900,900,900,900,900,9		,	•				,		,	,	,	,			
29 Convoys Wharf 30 Timber Yard, Oxestalis Road 4 1,582 52,6486,000 52,227,682 53 Timber Yard, Oxestalis Road 5,550 5,55		, ,					, ,	,	, ,	· · · · ·		· · ·			
31 New Bernondsey, Survey Canal Triangle 3,500 £69,26,560 £69,26,570 £69,265,570 £75,5						1- 1- 1-	, ,	, ,	, ,	, ,	, ,	· · ·	,,		<u> </u>
31 New Bermondsey, Surrey Canal Triangle 3,500 £69,625,600 £89,656,173 £62,273,305 £34,221,330 £62,521,305 £24,622,130 £26,623,695 £113,874,875 £145,704,350 £17,753,325 £209,305,331 \$12,000 £13,000 £17,753,325 £14,000 £17,753,		,					211,010,000	~ :0,000,00	, , , , , ,	,,		, ,		, , , , , , , , , , , , , , , , , , , ,	
32 Lewisham Gateway 649 590,311,987 565,349,649 540,4619 528,361,954 52,092,20 527,036,626 521,373,900 515,684,100 523,694,94 51,6619,05 523,694,94 51,6619,05 523,694,94 51,6619,05 51,694,871,971,972,972,974,975 51,694,874,975 51,694,874,974,975 51,694,874,974,975 51,694,874,974,975 51,694,874,974,975 51,694,874,974		·						, ,	, ,	, ,		, ,		, ,	
33 Heathside and Leithindige								, , , , , , , , , , , , , , , , , , ,	, ,			, ,		, ,	
4435,200 £35,342,800 £35,342,800 £35,342,800 £23,5342,800 £23,535,847 £20,551,196 £17,582,931 £142,805 £3,597,431 £12,780,164 £8,985,394 £5,185,298 £1,348,627 £22,838,944 £24,074,286 £20,309,579 £18,544,871 £12,780,164 £8,985,394 £5,185,298 £1,348,627 £24,892,300 £35,800,800 £44,290,579 £30,800,800 £44,290,579 £30,880,406 £35,480,335 £31,080,240 £26,890,128 £22,245,474 £17,834,814 £17,800,140,240 £26,890,128 £22,245,474 £17,834,814 £17,800,140,240 £26,890,128 £22,245,474 £17,835,862 £13,446,391 £20,714,400,240 £18,815,715,715,715,715,715,715,715,715,715,7						, , .	12 12 12	,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , , ,		,		,,	
55 Conington Road Tescos Island Site 365									, ,					, ,	
36 Land at Conington Road and Lewisham Road (Tesco) 586												, ,	, ,	, ,	
37   Legate Shopping Centre									· · · · · · · · · · · · · · · · · · ·		, ,	, ,		,,	
38   Hatcham Works									, ,						
39 Goodwood Road and New Cross Road 40 New Cross Gate NDC scheme, Besson Street 524 £ 24,082,958 £ 23,167,315 £ 23,531,671 £ 22,984,859 £ 22,574,901 £ 18,915,172 £ 15,255,444 £ 11,959,715 £ 19,595,715 £ 19,395,897 £ 24,984,859 £ 22,674,901 £ 18,915,172 £ 15,255,444 £ 11,959,715 £ 19,595,715 £ 19,907,189 £ 17,208,146 £ 12,417,968 £ 7,685,898 £ 17,208,146 £ 12,417,968 £ 17,685,898 £ 17,208,146 £ 12,417,968 £ 17,208,146 £ 12,417,968 £ 17,208,146 £ 12,417,968 £ 17,208,146 £ 12,417,968 £ 17,208,146 £ 12,417,989 £ 12,418,141 £ 26,137,518 £ 16,658,232 £ 7,086,693 £ 22,588,388 £ 18,418,141,141,208 £ 12,417,141 £ 12,						<u> </u>			, ,			1 7 7 7		1 1	
40 New Cross Gate NDC scheme, Besson Street 324 £ £ £ 64,0802,958 £ 37,167,315 £ 33,531,671 £ 29,894,359 £ 26,234,629 £ 22,574,901 £ 18,915,172 £ 15,255,444 £ 11,595,715 £ 7,935,987 £ 4,257,000 £ 19,1000 £ 19,1000 £ 19,1000 £ 19,1000 £ 10,1000 £											1 1 1 1 1				
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48       Ravensbourne Retail Park       1,029       £37,355,372       £117,654,854       £107,562,137       £97,445,207       £87,296,654       £77,148,102       £66,999,550       £56,840,711       £46,618,585       £36,396,460       £26,129,981       £15,816,2         49       Lower Creekside LSIS       352       £6,336,000       £38,361,157       £34,446,165       £30,531,172       £22,701,186       £18,786,194       £14,867,756       £10,920,614       £6,973,471       £3,026,329       -£933,8         50       Bell Green Gas Holders       277       £4,435,200       £30,753,609       £27,781,965       £24,810,320       £21,838,676       £18,867,032       £15,895,389       £12,923,745       £9,952,101       £6,971,150       £3,971,614       £972,0         51       Bell Green Retail Park       2,219       £47,870,564       £190,020,773       £171,784,616       £153,485,756       £116,626,598       £98,012,103       £79,216,070       £60,368,593       £41,370,039       £22,211,143       £2,852,6         52       Sainsbury's Bell Green       1,818       £75,754,191       £169,542,807       £153,725,542       £137,876,426       £121,962,466       £106,048,505       £90,115,697       £74,083,458       £58,051,219       £41,887,008       £25,665,396       £9,322,6      <		11 0													£27,173,782
49 Lower Creekside LSIS  50 Bell Green Gas Holders  51 Bell Green Retail Park  52 £4,870,564  52 £4,870,564  53 Sainsbury's Bell Green  54 Worsley Bridge LSIS  55 £4,810,320  £5,529,600  £24,810,320  £24,810,320  £24,810,320  £24,810,320  £24,810,320  £24,810,320  £21,838,676  £18,867,032  £15,895,389  £12,923,745  £10,920,614  £6,973,471  £3,026,329  £6,973,471  £3,026,329  £49,973,761  £3,971,614  £972,0  £10,920,614  £6,973,471  £3,026,329  £4,973,030  £10,920,614  £6,973,471  £3,026,329  £4,971,150  £3,971,614  £972,0  £10,920,614  £6,973,471  £3,026,329  £10,920,614  £6,973,471  £3,026,329  £10,920,614  £6,973,471  £3,026,329  £10,920,614  £6,973,471  £3,026,329  £10,920,614  £10,920,735  £110,920,614  £10,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735  £110,920,735		,										,			
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51       Bell Green Retail Park       2,219       £47,870,564       £190,020,773       £171,784,616       £135,103,456       £116,626,598       £98,012,103       £79,216,070       £60,368,593       £41,370,039       £22,211,143       £2,852,6         52       Sainsbury's Bell Green       1,818       £75,754,191       £169,542,807       £137,876,426       £121,962,466       £106,048,505       £90,115,697       £74,083,458       £58,051,219       £41,887,008       £25,665,396       £9,322,6         53       Stanton Square LSIS       283       £5,529,600       £33,210,424       £29,973,752       £26,737,080       £23,500,408       £20,263,735       £17,027,063       £13,790,391       £10,553,719       £7,317,046       £4,061,216       £794,11         54       Worsley Bridge LSIS       245       £7,257,600       £27,909,654       £25,120,548       £22,331,442       £19,542,336       £16,753,231       £13,964,125       £11,175,019       £8,385,913       £5,596,103       £2,780,834       -£34,99															-£933,84
52       Sainsbury's Bell Green       1,818       £75,754,191       £169,542,807       £137,876,426       £121,962,466       £106,048,505       £90,115,697       £74,083,458       £58,051,219       £41,887,008       £25,665,396       £9,322,6         53       Stanton Square LSIS       283       £5,529,600       £33,210,424       £29,973,752       £26,737,080       £23,500,408       £20,263,735       £17,027,063       £13,790,391       £10,553,719       £7,317,046       £4,061,216       £794,1         54       Worsley Bridge LSIS       245       £7,257,600       £27,909,654       £25,120,548       £22,331,442       £19,542,336       £16,753,231       £13,964,125       £11,175,019       £8,385,913       £5,596,103       £27,808,834       -£34,9															£972,07
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	55	Homebase/Argos, Bromley Road	255	£14,503,902	£32,681,936	£29,778,989	£26,876,042	£23,973,096	£21,070,149	£18,167,202	£15,264,255	£12,361,308	£9,458,361	£6,554,526	£3,624,348

						LAR		SO						
								Resid	lual land values	(£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£172,800	£411,568	£389,924	£368,280	£346,635	£324,990	£303,346	£281,702	£260,057	£238,413		£195,12
	2 Small residential developments (houses, backland, infi	5	£288,000	£1,873,847	£1,777,705	£1,681,564	£1,585,422	£1,489,281	£1,393,139	£1,296,997	£1,200,856	£1,104,715	£1,008,573	£912,43
;	3 Small residential developments (flats, backland, infill et	5	£288,000	£1,089,724	£1,023,144	£956,564	£889,985	£823,404	£756,824	£690,244		£557,083		£423,92
	4 Small residential developments (houses, backland, infi	11	£576,000	£3,377,395	£3,202,729	£3,028,063	£2,853,398	£2,678,732	£2,504,067	£2,329,401	£2,154,736	£1,980,070	£1,805,404	£1,630,73
	5 Small residential developments (flats - backland, infill e	11	£576,000	£2,414,567	£2,267,110	£2,119,654	£1,972,198	£1,824,740	£1,677,284	£1,529,828	£1,382,371	£1,234,914	£1,087,458	£940,00
	6 Small residential developments	25	£864,000	£5,555,828	£5,223,824	£4,891,818	£4,559,813	£4,227,807	£3,895,802	£3,563,796	£3,231,791	£2,899,787	£2,567,781	£2,235,77
	7 Residential development	50	£1,440,000	£10,905,007	£10,252,127	£9,599,248	£8,946,368	£8,293,488	£7,640,609	£6,987,729	£6,334,850	£5,681,970	£5,029,090	£4,376,21
	8 Small scale mixed use, local centres	5	£115,200	£1,160,648	£1,094,069	£1,027,489	£960,909	£894,329	£827,748	£761,168	£694,588	£628,008	£561,427	£494,84
	9 Small scale mixed use, local centres	5	£115,200	£1,097,696	£1,031,115	£964,535	£897,956	£831,376	£764,795	£698,215	£631,635	£565,055	£498,475	£431,89
1	0 Small mixed use	25	£864,000	£3,454,310	£3,141,257	£2,828,203			£1,889,043	£1,575,990	£1,262,935	£949,882	£636,829	£323,77
1	1 Small mixed use	30	£1,152,000	£3,791,620	£3,416,716	£3,041,810	£2,666,905	£2,292,000	£1,917,094	£1,542,190	£1,167,284	£792,379	£417,474	£42,56
1:	2 Mixed use	70	£1,728,000	£8,687,180	£7,841,186	£6,995,193	£6,149,200	£5,303,206	£4,457,213	£3,611,219	£2,765,225	£1,919,232	£1,073,239	£224,66
1	3 Mixed use	150	£4,032,000	£14,933,120	£13,301,881	£11,670,644	£10,039,406	£8,408,169	£6,776,930	£5,132,243	£3,485,555	£1,838,869	£192,181	-£1,475,08
1-	4 Mixed use incl community facility	118	£3,225,600	£10,828,102	£9,536,418	£8,244,735	£6,953,051	£5,661,368	£4,369,684	£3,078,000	£1,786,317	£485,167	7 -£833,451	-£2,158,93
1:	5 Mixed use incl health facility	60	£2,304,000	£11,073,333	£10,350,622	£9,627,912	£8,905,201	£8,182,491	£7,459,780	£6,737,070	£6,014,359	£5,291,649	£4,568,546	£3,842,35
1	6 Mixed use incl leisure facility	150	£4,032,000	£20,225,094	£18,416,110	£16,607,126	£14,798,143	£12,989,159	£11,180,175	£9,371,192	£7,562,208	£5,753,224	£3,936,253	£2,110,09
	7 Mixed use	88	£2,419,200	£10,403,649	£9,382,351	£8,361,053	£7,339,754	£6,314,727	£5,285,639	£4,256,551	£3,227,463	£2,198,375	£1,169,287	£140,19
1	8 Large mixed use (employment led)	300	£4,608,000	£37,397,497	£33,944,452	£30,491,407	£27,038,362	£23,585,316	£20,132,271	£16,679,226	£13,226,181	£9,773,136	£6,292,698	£2,807,04
	9 Estate regeneration (small infill - houses)	10	£1,152,000	£2,603,311	£2,444,009	£2,284,707	£2,125,405	£1,966,102	£1,806,799	£1,647,497		£1,328,893	£1,169,591	£1,010,28
2	0 Estate regeneration (small infill - flats)	10	£1,152,000	£2,066,004	£1,932,844	£1,799,684	£1,666,523	£1,533,363	£1,400,202	£1,267,042	£1,133,882	£1,000,722	£867,562	£734,40
	1 Estate regeneration (large)	200	£23,040,000	£24,211,253	£21,813,848	£19,416,444	£17,019,040	£14,621,634	£12,224,230	£9,826,826		£4,992,605	£2,572,439	£152,27
2	2 Student housing	-	£1,728,000	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,466	£2,572,46
	3 Hotels	67	£1,152,000	£4,489,100	£4,195,041	£3,900,983	£3,606,925		£3,018,809	£2,724,750		£2,136,633		£1,548,51
2	4 Commercial	-	£3,456,000	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387	-£653,387		-£653,38
	5 Storage	-	£1,152,000	£624,079	£624,079				£624,079	£624,079		£624,079	,	£624,07
	6 Residential care home (7 units)	7	£172,800	£360,464	£360,464				£360,464	£360,464		£360,464		£360,46
2	7 Carpet Right	242	£1,612,800	£9,464,907	£7,082,333	£4,699,760	£2,317,187	-£66,313	-£2,482,602	-£4,905,139	-£7,355,797	-£9,806,455	-£12,257,111	-£14,707,76
	8 Lewisham Retail Park	536	£26,660,049	£55,549,155	£49,860,385	£44,171,614	£38,444,908	£32,714,273	£26,983,639	£21,253,005	£15,486,172	£9,700,070	+	-£1,972,06
2	9 Convoys Wharf	3,514	£135,936,000	£63,170,577	£35,882,506	£8,594,436	-£19,277,916	-£47,596,935	-£76,320,741	-£105,615,039	-£135,555,282	-£166,204,636	6 -£196,912,826	-£227,621,01
	0 Timber Yard, Oxestalls Road	1,582	£26,496,000	£137,161,562	£122,137,815	£107,114,068	£91,983,495	£76,846,598	£61,591,780	£46,258,769	£30,779,182	£15,083,328	3 -£752,707	-£16,802,18
3	1 New Bermondsey, Surrey Canal Triangle	3,500	£60,825,600				£31,275,791	£1,506,059	-£29,126,258	-£60,354,693	-£92,589,558	-£125,961,438	3 -£159,436,157	-£192,910,87
	2 Lewisham Gateway	649	£90,311,987	£61,351,566	£55,388,821	£49,426,076	£43,463,330	£37,500,584	£31,537,839	£25,575,093	£19,612,347	£13,615,401	£7,602,960	£1,590,52
	3 Heathside and Lethbridge	443	£0	£26,724,247	£23,637,376	£20,550,505	£17,463,633	£14,376,762	£11,264,126	£8,147,867	£5,031,609	£1,915,351	-£1,217,901	-£4,403,56
	4 Creekside Village East, Thanet Wharf	393	£4,435,200	£39,358,287	£35,418,350	£31,478,415	£27,529,815	£23,561,841	£19,593,868	£15,625,893	£11,657,920	£7,653,031	£3,647,290	-£382,45
	5 Conington Road Tescos Island Site	365	£1,728,000	£26,866,831	£23,674,945	£20,483,059	£17,291,173	£14,072,741	£10,853,432			£1,159,006	£2,126,077	-£5,453,10
	6 Land at Conington Road and Lewisham Road (Tesco)	585	£9,816,520	£64,770,069	£58,745,601	£52,721,133	£46,696,664	£40,668,238	£34,600,897	£28,533,557	£22,466,218	£16,395,248	£10,270,157	£4,145,06
	7 Leegate Shopping Centre	393	£10,140,210	£57,737,846	£53,105,381	£48,472,916	£43,840,451	£39,207,987	£34,575,522	£29,943,057		£20,651,769	£15,987,831	£11,323,89
	8 Hatcham Works	1,020	£58,735,514	£89,874,014	£80,591,737				£43,319,014	£33,968,417	£24,535,783	£15,100,611	£5,582,312	-£4,040,76
	9 Goodwood Road and New Cross Road	260	£9,980,129	£36,201,877	£33,085,251				£20,618,748	£17,502,122	£14,385,496	£11,268,871	£8,137,512	£4,991,29
4	0 New Cross Gate NDC scheme, Besson Street	324	£0	£44,642,631	£40,815,003	£36,987,376	£33,159,749	£29,332,121	£25,483,461	£21,629,829	£17,776,196	£13,922,564	£10,068,931	£6,215,29
	1 Plassy Island	636	£36,484,734	£55,453,733	£50,555,097	£45,632,262	£40,706,985	£35,766,589	£30,810,379	£25,831,711	£20,833,352	£15,802,150	£10,726,951	
	2 Catford Shopping Centre and Milford Towers	1,080	£23,772,834	,	£82,775,965	,	,,	, ,	£43,266,379	£33,323,457	, ,	£13,316,465	, ,	-£7,054,86
	3 Wickes and Halfords	918	£21,098,481	£73,252,862					£31,328,624			£5,838,695		
	4 Laurence House and Civic Centre	300	£23,581,883						£6,459,372			-£2,455,056		
	5 Engate Street	299	£4,665,600					1111111111				£14,427,393		£7,259,15
	6 Lewisham Shopping Centre	1,186	£104,218,725			£118,428,129			, ,	, ,	, ,	£54,168,536		£32,638,00
	7 PLACE Ladywell	274	£15,215,607									£13,092,592		£6,518,03
	8 Ravensbourne Retail Park	1,029	£37,355,372							£64,443,839		£42,972,371		£21,358,78
	9 Lower Creekside LSIS	352	£6,336,000							£17,767,943		£9,483,563	£5,327,246	
	0 Bell Green Gas Holders	277	£4,435,200									£8,866,664		
	1 Bell Green Retail Park	2,219	£47,870,564									£53,613,723		
	2 Sainsbury's Bell Green	1,818	£75,754,191							£86,120,583	£69,228,549	£52,321,009		
	3 Stanton Square LSIS	283	£5,529,600					the state of the s				£9,364,551		
	4 Worsley Bridge LSIS	245	£7,257,600							£13,243,023		£7,369,382	£4,424,609	
1	5 Homebase/Argos, Bromley Road	255	£14,503,902									£11,303,286		



# Appendix 6 - Build for rent appraisal results

Sales values:	£6,500 per sqm	0% Rented	100% Intermediate
		LAR	London Living Rent

						LAR		London Living	Rent					
								Resid	dual land values	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
	Very small residential (house)	1	£144,000	£150,197	£138.321	£126.444		£102.692				£55.186		£31,433
	2 Small residential developments (houses, backland, inf	i 5	£240,000	£713,041	£660,287	£607,533	7	£502,026	1200,010			£291,010	,	£185,503
	Small residential developments (flats, backland, infill e		£240,000	£297,411	£261,223	£225,035	£188,847	£152,658			,	£7,904		-£65,384
	Small residential developments (houses, backland, infiling		£480,000	£1,269,066	£1,173,226	£1,077,385	,			,		£502,342		£310,662
	Small residential developments (flats - backland, infill of	11	£480,000	£659,799	£579,652	£499,504		£339,211		£178,916		£302,342 £18,621	-£62,396	-£143,678
											,			
	Small residential developments	25	£720,000	£1,593,195	£1,412,322	£1,231,448	, ,	£869,700		£507,953		£146,205		-£218,592
	Residential development	50	£1,200,000	£3,071,852	£2,717,731	£2,363,608				£947,117		£237,201	-£122,561	-£485,679
	Small scale mixed use, local centres	5	£96,000	£380,821	£344,632	£308,444	£272,256	£236,067		£163,691	£127,502	£91,314	,	£18,937
	Small scale mixed use, local centres	5	£96,000	£321,910	£285,721	£249,533				· · · · · ·	·	£32,403		-£40,540
	Small mixed use	25	£720,000	-£35,492	-£207,368	-£379,244	· ·	-£722,996	<del>'</del>	-£1,066,748	· · · · · · · · · · · · · · · · · · ·	-£1,410,499	, ,	-£1,754,251
	Small mixed use	30	£960,000	-£352,678	-£558,512	-£764,346	-£970,181	-£1,176,015	£1,381,849	-£1,587,684	,	-£1,999,353	-£2,205,187	-£2,411,022
12	Mixed use	70	£1,440,000	-£699,732	-£1,167,282	-£1,634,832	-£2,102,382	-£2,569,933	£3,037,483	-£3,505,033	-£3,972,584	-£4,440,134	-£4,907,685	-£5,375,235
13	Mixed use	150	£3,360,000	-£3,632,099	-£4,532,048	-£5,431,996	-£6,331,945	-£7,231,894	£8,131,843	-£9,031,791	-£9,931,740	-£10,831,688	-£11,731,638	-£12,631,586
14	Mixed use incl community facility	118	£2,688,000	-£3,563,757	-£4,271,338	-£4,978,918	-£5,686,499	-£6,394,080	-£7,101,661	-£7,809,241	-£8,516,822	-£9,224,403	-£9,931,984	-£10,639,565
15	Mixed use incl health facility	60	£1,920,000	£2,611,066	£2,219,665	£1,828,263	£1,436,863	£1,045,461	£654,060	£261,837	-£135,795	-£537,133	-£938,471	-£1,339,809
	Mixed use incl leisure facility	150	£3,360,000	-£277,607	-£1,264,361	-£2,257,810	-£3,258,410	-£4,259,009	-£5,259,608	-£6,260,207	-£7,260,806	-£8,261,406	-£9,262,004	-£10,262,603
	Mixed use	88	£2,016,000	-£1,113,187	-£1,680,724	-£2,248,261	-£2,815,798	-£3,383,335	£3,950,873	-£4,518,410	-£5,085,946	-£5,653,484	-£6,221,021	-£6,788,558
	B Large mixed use (employment led)	300	£3,840,000	-£1,654,973		-£5,415,220	· · · · · · · · · · · · · · · · · · ·	-£9,206,535	<del>' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' </del>	, ,	· · · · · · · · · · · · · · · · · · ·	-£16,789,164	· · · · ·	-£20,580,479
	Estate regeneration (small infill - houses)	10	£960,000	£732,202	£645,617	£559,031	£472,446	£385,860			· · · · · · · · · · · · · · · · · · ·	£39.517	· · · · · · · · · · · · · · · · · · ·	-£135.545
	Estate regeneration (small infill - flats)	10	£960,000	£481,378	£409,002	£336,624	£264,248	£191,871	£119,495	£47,117	-£25,617	-£99,018	, ,	-£245,820
	Estate regeneration (large)	200	£19,200,000	-£3.788.343				-£9.092.626	, , , , , , , , , , , , , , , , , , ,			-£14.396.911	,	-£17.049.052
	2 Student housing	200	£1,440,000	£5,580,201	£5,580,201	£5,580,201	,,	£5,580,201	, -,	, , , , , , , , , , , , , , , , , , , ,	,,	£5,580,201	,	£5,580,201
		67			£1,821,646		, ,	, ,			, ,	, ,	, ,	<u> </u>
	Hotels	07	£960,000	£1,980,552	, ,	, ,		£1,344,926			·	£706,336		£386,425
	Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
	Storage		£960,000	£860,932	£860,932	£860,932	,	£860,932	,	£860,932		£860,932		£860,932
	Residential care home (7 units)	7	£144,000	£580,654	£580,654			£580,654				£580,654	,	£580,654
	Carpet Right	242	£1,344,000	-£15,307,594	-£16,605,610	-£17,903,626	-£19,201,642	-£20,499,658	-£21,797,673	-£23,095,689	-£24,393,705	-£25,691,721	-£26,989,737	-£28,287,752
	Lewisham Retail Park	536	£22,216,708	-£8,058,805	-£11,306,858	-£14,556,694	-£17,859,328	-£21,161,962	-£24,464,597	-£27,767,232	-£31,069,866	-£34,372,500	-£37,675,134	-£40,977,769
29	Convoys Wharf	3,514	£113,280,000	-£235,107,334	-£251,382,107	-£267,656,879	-£283,931,653	-£300,206,425	-£316,481,198	-£332,755,970	-£349,030,744	-£365,305,517	-£381,580,289	-£397,855,062
30	Timber Yard, Oxestalls Road	1,582	£22,080,000	-£35,079,952	-£43,828,615	-£52,725,691	-£61,622,768	-£70,519,844	£79,416,920	-£88,313,997	-£97,211,073	-£106,108,150	-£115,005,226	-£123,902,302
31	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£203,925,697	-£222,130,757	-£240,335,817	-£258,540,877	-£276,745,936	£294,950,996	-£313,156,056	-£331,361,116	-£349,566,176	£367,771,236	-£385,976,295
32	Lewisham Gateway	649	£62,716,658	-£1,221,541	-£4,508,741	-£7,795,941	-£11,083,142	-£14,370,342	£17,664,938	-£21,003,114	-£24,341,290	-£27,679,467	-£31,017,643	-£34,355,819
33	Heathside and Lethbridge	443	£0	-£8,841,561	-£10,556,858	-£12,272,156	-£13,987,454	-£15,702,752	£17,418,049	-£19,133,347	-£20,848,645	-£22,563,943	-£24,279,240	-£25,994,538
	Creekside Village East, Thanet Wharf	393	£3,696,000	-£5,114,848	-£7,307,060	-£9,499,273	-£11,697,188	-£13,926,605	£16,156,022	-£18,385,437	-£20,614,854	-£22,844,271	-£25,073,686	-£27,303,103
	Conington Road Tescos Island Site	365	£1,440,000	-£9.007.370	-£10.782.620	-£12.565.733	-£14.348.845	-£16.131.959	£17.915.072	-£19.698.184	-£21.481.297	-£23.264.411	-£25.047.523	-£26.830.636
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	-£4,116,652	-£7,438,036	-£10.790.099	-£14,142,161	-£17,520,261	-£20,929,212	-£24.338.162	-£27.747.113	-£31,156,064	-£34,565,014	-£37.973.965
	Leegate Shopping Centre	393	£8,450,175	£5.646.117	£3,133,728	£621.338	-£1 917 811	-£4,465,753	-£7 013 695	-£9.588.067	-£12 173 924	-£14 759 779	-£17,345,635	-£19 931 491
	Hatcham Works	1,020	£40,788,551	-£14,155,707	, ,	-£24.627.744	-£29.926.421	-£35 290 145	£40.682.540	-£46 074 934	-£51 467 329	-£56,859,723	-£62 252 118	-£67 644 512
	Goodwood Road and New Cross Road	260	£6,930,645	-£66.381	-£1.768.711	-£3,492,603	-f5 216 495	-£6,940,388	-£8 664 280	-£10,388,172	-£12 112 064	-£13,835,957	-£15,559,849	-£17 283 741
	New Cross Gate NDC scheme, Besson Street	324	£0	£229,885	-£1,872,129	-£3 077 305	-£6.108.576	-£8.245.169	£10.381.762	-£12,518,356	-£14.654.949	-£16,701,542	£10,000,045	-£21.064.728
	Plassy Island	636	£25,336,621	-£5.008.324	, ,	-£10.498.701	, ,	,,	-£19.104.683		, ,	£10,791,342	-£31.059.738	
	Catford Shopping Centre and Milford Towers			,,	,,	-, -, -, -,	, ,		, ,	,000,100	,,,_		,	
		1,080	£19,810,695	-£17,916,008	, , , , , , , , , , , , , , , , , , ,	, ,	· · · · · ·		<u> </u>		-£57,522,568		-£68,941,757	
	Wickes and Halfords	918	£17,582,068	-£22,779,547	-£27,510,756		, , , , ,	, , , ,			· · · · · · · · · · · · · · · · · · ·	-£61,204,545	, ,	
	Laurence House and Civic Centre	300	£19,651,569	-£6,610,618		-£9,811,893		-£13,056,446	<del>' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' </del>				, ,	
	Engate Street	299	£3,888,000	£2,899,567	£971,804	-£969,486		, , , , , , , , ,	, ,	, ,	-£10,833,998		-£14,798,950	
	Lewisham Shopping Centre	1,186	£72,374,114				, ,		, ,				<del> </del>	
	PLACE Ladywell	274	£10,566,393	£2,133,971	£367,393	-£1,418,986							· · · · ·	
	Ravensbourne Retail Park	1,029	£31,129,477	£5,662,816					, ,		-£36,687,352	-£42,923,013	,,,	
	Lower Creekside LSIS	352	£5,280,000	-£1,743,192	-£4,016,593	-£6,289,993	-£8,563,393	-£10,840,321	-£13,148,967	-£15,457,612	-£17,766,258	-£20,074,903	-£22,383,550	-£24,692,195
50	Bell Green Gas Holders	277	£3,696,000	-£705,132	-£2,414,380	-£4,126,191	-£5,859,423	-£7,592,656	£9,325,888	-£11,059,121	-£12,792,353	-£14,525,586	-£16,258,818	-£17,992,051
	Bell Green Retail Park	2,219	£39,892,137	-£13,439,836	-£24,692,593	-£36,099,008	-£47,643,990	-£59,364,959	£71,309,141	-£83,301,939	-£95,294,737	-£107,287,535	-£119,280,333	-£131,273,131
52	Sainsbury's Bell Green	1,818	£63,128,492	-£2,220,432	-£11,652,099	-£21,169,895	<del></del>					-£80,343,558	<del>                                     </del>	
	Stanton Square LSIS	283	£4,608,000	£272,553		-£3,452,468	-£5,316,906	, ,	, ,		-£12,868,566	-£14,759,169	-£16,649,772	-£18,540,375
	Worsley Bridge LSIS	245	£6,048,000	-£582,112			, ,		, ,			<u> </u>	· · · ·	
	Homebase/Argos, Bromley Road	255	£12,086,585	£1,459,951	-£186,733		<del></del>						-£13,662,918	
30	Tromosado/Aigoo, Bronnioy Road	200	212,000,000	~1, <del>100,0</del> 01	2,100,100	~ ~ 1, <del>007,0</del> 11	20,021,720	20,200,210	20,000,001	20,000,001	210,201,701	~11,012,111	210,002,010	£10,000,000

Sales values: £6,750 per sqm 0% Rented 100% Intermediate LAR London Living Rent

					LAR		London Living R						
								al land values					
Site No Site name	No of units			% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Very small residential (house)	1	£144,000	£165,482	£152,706	£139,930	£127,156	£114,380	£101,604	£88,828	£76,053	£63,277	£50,501	· · · · · · · · · · · · · · · · · · ·
2 Small residential developments (houses, backland, inf	fil 5	£240,000	£780,933	£724,185	£667,438	£610,690	£553,944	£497,196			£326,954	£270,206	£213,459
3 Small residential developments (flats, backland, infill e	et 5	£240,000	£345,216	£306,215	£267,215	£228,214	£189,214	£150,213	£111,213	£72,213	£33,213	£5,870	-£45,422
4 Small residential developments (houses, backland, inf	fil 11	£480,000	£1,392,411	£1,289,315	£1,186,219	£1,083,123	£980,027	£876,931	£773,835	£670,739	£567,642	£464,546	£361,450
5 Small residential developments (flats - backland, infill of		£480,000	£765,672	£679,297	£592,922	£506,547	£420,172	£333,797	£247,422	£161,046	£74,671		
6 Small residential developments	25	£720,000	£1,833,646	£1,638,627	£1,443,609	£1,248,592	£1,053,574	£858,556	£663,537	,			
7 Residential development	50	£1,200,000	£3,547,788	£3,165,669	£2,783,550	£2,401,431	£2,019,312	£1,637,194			£490.837		· · · · · ·
8 Small scale mixed use, local centres	5	£96,000	£428,625	£389,624	£350,624	£311,624	£272,623	£233,623		,			· · · · · ·
9 Small scale mixed use, local centres	5	£96,000	£369,713	£330,713	£291,713	£252,713	£213,712	£174,712		·	£57,710		
,											,		
10 Small mixed use	25	£720,000	£191,309	£8,518	-£176,737	-£362,114	-£547,489	-£732,866	, , , , , , , , , , , , , , , , , , ,	, ,	,,	, , , , , , , , , , , , , , , , , ,	12 /2 2 7
11 Small mixed use	30	£960,000	-£77,825	-£299,827	-£521,829	-£743,831	-£965,833	-£1,187,836	, ,	, ,	-£1,853,842	, ,	1 7 7
12 Mixed use	70	£1,440,000	-£67,251	-£572,006	-£1,076,761	-£1,581,516	-£2,086,271	-£2,591,026	,,	, ,		. , , ,	1227 722
13 Mixed use	150	£3,360,000	-£2,372,830	-£3,346,854	-£4,320,877	-£5,294,900	-£6,268,924	-£7,242,947	, -,-	,,	-£10,165,016	£11,139,040	-£12,113,063
14 Mixed use incl community facility	118	£2,688,000	-£2,584,414	-£3,349,603	-£4,114,792	-£4,879,981	-£5,645,171	-£6,410,359	-£7,175,549	-£7,940,738	-£8,705,927	<sup>7</sup> -£9,471,116	-£10,236,305
15 Mixed use incl health facility	60	£1,920,000	£3,139,500	£2,717,015	£2,294,529	£1,872,043	£1,449,558	£1,027,072	£604,587	£181,003	-£249,710	-£682,983	-£1,116,256
16 Mixed use incl leisure facility	150	£3,360,000	£1,076,841	£24,412	-£1,042,566	-£2,114,091	-£3,196,427	-£4,278,764	-£5,361,100	-£6,443,436	-£7,525,772	£8,608,108	-£9,690,444
17 Mixed use	88	£2,016,000	-£338,410	-£951,523	-£1,564,635	-£2,177,747	-£2,790,859	-£3,403,972	-£4,017,083	-£4,630,196	-£5,243,308	-£5,856,421	-£6,469,532
18 Large mixed use (employment led)	300	£3,840,000	£974,181	-£1,036,929	-£3,061,825	-£5,102,808	-£7,156,185	-£9,209,562	-£11,262,939	-£13,316,314	-£15,369,691	£17,423,068	-£19,476,444
19 Estate regeneration (small infill - houses)	10	£960,000	£846,580	£753,267	£659,952	£566,638	£473,325	£380,011	£286,697	£193,383	£100,070	, , , , , , , , , , , , , , , , , , , ,	/ - /
20 Estate regeneration (small infill - flats)	10	£960,000	£576,985	£498,985	£420,984	£342.983	£264.982	£186,983			-£47.686	<u> </u>	· · · · · ·
21 Estate regeneration (large)	200	£19,200,000	-£1,946,831	-£3,381,227	-£4,815,622	-£6,250,017	-£7.684.413	-£9.118.807		,			,
22 Student housing	200	£1,440,000	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	, ,	£5,580,201	£5,580,201	, , , , , , , , , , , , , , , , , , , ,	,,
23 Hotels	67		£2,193,704	£2,022,259	£1.850.815	£1.679.370	£1,507,925	£1,336,010		£991,132			
		£960,000	,,		,000,000	11	2.,00.,000	, ,	, ,	,	,		
24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781			-£485,781		-£485,781
25 Storage	-	£960,000	£860,932	£860,932	£860,932	£860,932	£860,932	£860,932		,		,	,
26 Residential care home (7 units)	7	£144,000	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	,	,			,
27 Carpet Right	242	£1,344,000	-£13,474,381	-£14,880,233	-£16,286,084	-£17,691,936	-£19,097,788	-£20,503,640	-£21,909,491	-£23,315,344	-£24,721,196	£26,127,048	-£27,532,899
28 Lewisham Retail Park	536	£22,216,708	-£3,689,574	-£7,180,458	-£10,686,412	-£14,192,366	-£17,756,263	-£21,320,874	-£24,885,486	-£28,450,097	-£32,014,708	3 -£35,579,320	-£39,143,931
29 Convoys Wharf	3,514	£113,280,000	-£212,100,621 -	£229,728,730	-£247,356,839	-£264,984,948	-£282,613,057	£300,241,166	-£317,869,274	-£335,497,383	-£353,125,492	2 -£370,753,601	-£388,381,710
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	-£23,126,155	-£32,574,976	-£42,023,796	-£51,620,696	-£61,232,206	-£70,843,716	-£80,455,226	-£90,066,735	-£99,678,245	£109,289,755	-£118,901,265
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£179,785,454 -	£199,410,529	-£219,035,603	-£238,660,676	-£258,285,751	£277,910,825	-£297,535,899	-£317,160,973	-£336,786,047	-£356,411,121	-£376,036,195
32 Lewisham Gateway	649	£62,716,658	£3,251,503	-£219,287	-£3,760,729	-£7,316,943	-£10,873,157	-£14,429,372	-£17,999,058	-£21,610,330	-£25,221,602	2 -£28,832,875	-£32,444,146
33 Heathside and Lethbridge	443	£0	-£6,483,584	-£8.337.585	-£10.191.588	-£12.045.590	-£13.899.593	-£15.753.595	-£17.607.598	-£19.461.600	-£21.315.601	-£23.169.604	-£25.023.606
34 Creekside Village East, Thanet Wharf	393	£3,696,000	-£2.009.172	-£4.353.410	-£6.724.236	-£9.101.452	-£11.483.554	-£13.900.897	-£16.318.241	-£18.735.584	-£21.152.927	-£23.570.271	-£25.987.614
35 Conington Road Tescos Island Site	365	£1,440,000	-£6,466,461	-£8.369.662	-£10 288 557	-£12,223,481	-£14 158 405	-£16,093,331	-£18 028 255	-£19 963 180	-£21 898 104	-£23,833,028	-£25 767 954
36 Land at Conington Road and Lewisham Road (Tesco)		£6,817,028	£615.041	-£2,960,778	-£6.546.853	-£10,181,799	-£13.816.745	-£17 480 953	-£21 177 258	-£24 873 564	-£28 569 869	-£32 266 175	-£35,962,481
37 Leegate Shopping Centre	393	£8,450,175	£9,111,671	£6.414.932	£3.697.468	£980.003	-£1,762,049	-£4.517.967	-£7,273,886	-£10.063.107	-£12,860,127	2 -£15,657,055	-£18.453.983
38 Hatcham Works	1,020		£6.698.495	-£12.307.423	, ,	-£23.650.466	, , , , , , , ,		, , , , , , , , , , , , , , , , , , , ,	-£46.912.265	-£12,000,127	CE0.600.067	
		£40,788,551		1 1 1 - 1	, , , , , , , ,	,	-£29,397,426	-£35,216,463		,	-£52,760,166		-£64,455,968
39 Goodwood Road and New Cross Road	260	£6,930,645	£2,261,398	£448,209	-£1,384,296	-£3,244,996	-£5,109,709	-£6,974,423	,,		-£12,568,563	3 -£14,433,277	-£16,297,991
40 New Cross Gate NDC scheme, Besson Street	324	£0	£3,110,463	£865,127	-£1,399,740	-£3,676,850	-£5,977,954	-£8,288,949	, , .	,,	-£15,221,932	2 -£17,532,927	-£19,843,920
41 Plassy Island	636	£25,336,621	-£510,826	-£3,450,485	-£6,428,026	-£9,444,457	-£12,516,706	-£15,653,481		-£22,159,157	-£25,440,225	-£28,721,294	-£32,002,364
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	-£9,971,112	-£15,959,001	-£21,950,060	-£28,018,999	-£34,123,874	-£40,315,770	210,001,000	-£52,699,560	-£58,891,455	£65,083,349	-£71,275,245
43 Wickes and Halfords	918	£17,582,068		-£21,055,489	-£26,190,153	-£31,390,052	-£36,615,030	-£41,840,009	-£47,064,987	-£52,289,965	-£57,514,944	£62,739,922	, ,
44 Laurence House and Civic Centre	300	£19,651,569	-£4,368,294	-£6,100,833	-£7,833,371	-£9,565,909	-£11,316,886	-£13,073,795	-£14,830,703	-£16,587,611	-£18,344,520	-£20,101,427	-£21,858,336
45 Engate Street	299	£3,888,000	£5,575,447	£3,490,279	£1,405,112	-£689,678	-£2,804,353	-£4,925,709	-£7,070,131	-£9,214,552	-£11,358,972	2 -£13,503,393	-£15,647,813
46 Lewisham Shopping Centre	1,186	£72,374,114	£44,977,624	£38,763,701	£32,519,777	£26,275,855	£20,026,412	£13,759,506	£7,447,047	£1,129,282	-£5,261,904	£11,713,511	-£18,232,811
47 PLACE Ladywell	274	£10,566,393	£4,586,115	£2,675,293	£764,470	-£1,162,574	-£3,100,436	-£5,060,078	-£7,025,200	-£8,990,321	-£10,955,442	£12,920,563	-£14,885,685
48 Ravensbourne Retail Park	1,029	£31,129,477	£13,909,849	£7,624,872		-£5,142,660						2 -£44,992,307	· · · · · · · · · · · · · · · · · · ·
49 Lower Creekside LSIS	352	£5,280,000	£1,385,102	-£1,048,767		-£5,966,546	-£8,425,435	-£10.889.323	· · · · · · · · · · · · · · · · · · ·	<del></del>		£20.877.120	· · · · · · · · · · · · · · · · · · ·
50 Bell Green Gas Holders	277	£3,696,000	£1,637,876	-£187,380	, ,	-£3,884,250	-£5,757,007	-£7,631,443				,	7 7 7 7
51 Bell Green Retail Park	2,219	£39,892,137	£2,389,807	-£9,626,701		-£34,137,728	-£46,627,817		-£72,295,370			1 -£111,275,556	, ,
52 Sainsbury's Bell Green	1,818		£10,964,886	£984,396	, ,	-£34,137,728	-£40,027,817 -£29.863.822	-£39,330,306 -£40,380,171	, ,	, ,		· · ·	· · · · · ·
		£63,128,492				, ,			, ,	, ,		, ,	, , , , , , , , , , , , ,
53 Stanton Square LSIS	283	£4,608,000	£2,805,242	£817,837		, ,	-£5,217,176	-£7,248,016		-£11,335,779		-£15,423,542	
54 Worsley Bridge LSIS	245	£6,048,000	£1,618,621	-£91,234		-£3,556,753	-£5,289,514	-£7,046,320				-£14,074,855	
55 Homebase/Argos, Bromley Road	255	£12,086,585	£3,742,055	£1,963,736	£185,416	-£1,615,445	-£3,418,929	-£5,242,596	-£7,071,450	-£8,900,304	-£10,729,158	-£12,558,011	-£14,386,866

LB LEW	/ISHAM LOCAL PLAN VIABILITY		Sales values:	£7,000 per sqn	n	0% LAF	6 Rented	100% London Living F	Intermediate Rent					
									ual land value	_ `				
Site No		No of units	BLV (£ m)	0% AH		10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,00			£153,417	· · · · · ·	,	£112,394	,	,	,	· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,
	2 Small residential developments (houses, backland, infil		£240,00		,	£727,343	,	,	£545,120	£484,379	£423,63	£362,897	7 £302,15	55 £241,4°
	3 Small residential developments (flats, backland, infill et	5	£240,00			£309,394			£183,957	,	<u>'</u>			
	4 Small residential developments (houses, backland, infil	11	£480,00	£1,515,75	£1,405,403			0 £1,074,348	£963,996	£853,645	£743,29	£632,943	£522,59	
	5 Small residential developments (flats - backland, infill e	11	£480,00	£871,54	£778,941	£686,338	£593,73	£501,133	£408,530	£315,927	£223,32	4 £130,721	1 £38,11	
	6 Small residential developments	25	£720,00	£2,074,09	£1,864,933	£1,655,771	£1,446,60	£1,237,447	£1,028,285					
	7 Residential development	50	£1,200,00	£4,023,72	£3,613,608	£3,203,493	£2,793,37	£2,383,263	£1,973,148	£1,563,033	£1,152,91	£742,803	£332,68	
	8 Small scale mixed use, local centres	5	£96,00	£476,42	£434,616	£392,803	£350,99	1 £309,179	£267,367	£225,554	£183,74	£141,930	£100,11	£58,30
	9 Small scale mixed use, local centres	5	£96,00	£417,51	7 £375,705	£333,893	£292,08	0 £250,268	£208,456	£166,643	£124,83	£83,019	£41,20	)7 -£6′
	10 Small mixed use	25	£720,00	£417,61	4 £221,512	£25,411	1 -£173,10	7 -£371,984	-£570,860	-£769,737	7 -£968,61	5 -£1,167,491	1 -£1,366,36	68 -£1,565,24
	11 Small mixed use	30	£960,00	£194,27	'9 -£41,141	-£279,311	1 -£517,48	2 -£755,652	-£993,821	-£1,231,992	2 -£1,470,16	2 -£1,708,332	2 -£1,946,50	03 -£2,184,67
	12 Mixed use	70	£1,440,00	£557,34	£22,946	-£518,690	-£1,060,65	0 -£1,602,609	-£2,144,569	-£2,686,528	3 -£3,228,48	3 -£3,770,448	3 -£4,312,40	08 -£4,854,36
	13 Mixed use	150	£3,360,00	-£1,115,73	-£2,161,659	-£3,209,758	3 -£4,257,85	5 -£5,305,953	-£6,354,052	-£7,402,149	-£8,450,24	7 -£9,498,346	6 -£10,546,44	13 -£11,594,54
	14 Mixed use incl community facility	118	£2,688,00		'1 -£2,427,868	-£3,250,666	6 -£4,073,46	4 -£4,896,261	-£5,719,059	-£6,541,856	6 -£7,364,65	4 -£8,187,451	1 -£9,010,24	19 -£9,833,04
	15 Mixed use incl health facility	60	£1,920,00		· · ·		, ,	, , ,	£1,400,085	, ,	£492,94	£37,188	3 -£427,49	95 -£892,70
	16 Mixed use incl leisure facility	150	£3,360,00			£163,666		, ,	-£3,297,919		, , , , , , , , , , , , , , , , , , , ,		, , ,	,
	17 Mixed use	88	£2,016,00		, , ,	-£881,008	,		-£2,857,070	, ,	,	, ,	, ,	
	18 Large mixed use (employment led)	300	£3,840,00		,	-£729,819		, ,	-£7,316,931			- , - , , -		
	19 Estate regeneration (small infill - houses)	10	£960,00			£760,874	, ,		£460,748			,,		
	20 Estate regeneration (small infill - flats)	10	£960,00			£505.344			£254,470					
	21 Estate regeneration (large)	200	£19,200,00						-£7.818.917				,	
	22 Student housing	200	£1,440,00		,	£5,580,201	- , - , ,		£5,580,201	£5,580,201	, ,	= =, : : ; = :	£5,580,20	,,-
	23 Hotels	67	£960,00		, ,			, ,	£1,485,819	, ,				
	24 Commercial	07	£2,880,00			-£485,781			-£485,781				· · · · · · · · · · · · · · · · · · ·	
	25 Storage	-	£960,00			£860.932	,		£860.932		<u>'</u>		,	
	26 Residential care home (7 units)	7	£144,00		,	111111			£580.654	,	,			,
	27 Carpet Right	242	£1,344,00					,	-£19.209.607		,			
					, ,	-£14,000,040	0 -110,102,23	C14.350.563	-£19,209,607	,,		3 -£23,750,670	,,	
	28 Lewisham Retail Park	536	£22,216,70		0 0000,075,353	-£0,617,913	-£10,581,76	0 -£14,350,563	-£10,177,151	-£22,003,740	0 -£25,630,32	-£29,656,916	-£33,463,50	05 -£37,310,09
	29 Convoys Wharf	3,514	£113,280,00		0 -£208,075,354	-£227,056,798	2 -£.246,038,24	4 -£.265,019,689	-£284,001,133	-£302,982,578	3 -£321,964,02	4 -£340,945,468	3 -£359,926,91	3 -£378,908,3
	Timber Yard, Oxestalls Road	1,582	£22,080,00			-£31,476,329	-£41,628,31	3 -£51,944,567	-£62,270,511	-£72,596,455	-£82,922,39	9 -£93,248,342	2 -£103,574,28	36 -£113,900,2
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,00			-£197,735,388	3 -£218,780,47	7 -£239,825,565	-£.260,870,654	-£281,915,742	2 -£302,960,83	J -£324,005,918	3 -£345,051,00	07 -£366,096,08
	32 Lewisham Gateway	649	£62,716,65		<u>' ' '                                </u>	£243,567	,,	5 -£7,375,974	-£11,201,202	-£15,026,430	J -£18,879,36	9 -£22,763,737	7 -£26,648,10	07 -£30,532,4
	Heathside and Lethbridge	443	£					7 -£12,096,434	-£14,089,141	-£16,081,847	-£18,074,55	5 -£20,067,261	1 -£22,059,96	67 -£24,052,67
	34 Creekside Village East, Thanet Wharf	393	£3,696,00		, ,	,	,.	8 -£9,073,635	-£11,645,774	-£14,251,044	4 -£16,856,31	4 -£19,461,585	-£22,066,85	55 -£24,672,12
	35 Conington Road Tescos Island Site	365	£1,440,00					6 -£12,184,852	-£14,271,589	-£16,358,325	-£18,445,06	2 -£20,531,798	3 -£22,618,53	35 -£24,705,27
	Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,02		, ,		, .,		-£14,057,095	-£18,016,354	4 -£22,000,01	5 -£25,983,675	5 -£29,967,33	36 -£33,950,99
	Leegate Shopping Centre	393	£8,450,17		£9,661,806	£6,768,593	£3,851,05	7 £928,517	-£2,022,240	-£4,986,137	7 -£7,952,47	2 -£10,960,473	3 -£13,968,47	'4 -£16,976,47
	38 Hatcham Works	1,020	£40,788,55		0 -£5,314,741	-£11,342,258	3 -£17,442,04	1 -£23,569,754	-£29,764,996	-£36,053,794	4 -£42,357,20	1 -£48,660,608	3 -£54,964,01	6 -£61,267,42
	39 Goodwood Road and New Cross Road	260	£6,930,64	£4,588,25	£2,638,187	£688,125	-£1,279,79	5 -£3,279,030	-£5,284,566	-£7,290,100	-£9,295,63	6 -£11,301,171	1 -£13,306,70	)5 -£15,312,24
	40 New Cross Gate NDC scheme, Besson Street	324	£	£5,991,04	£3,576,260	£1,161,478	-£1,271,03	9 -£3,719,993	-£6,196,134	-£8,681,531	1 -£11,166,92	6 -£13,652,322	2 -£16,137,71	7 -£18,623,1
	41 Plassy Island	636	£25,336,62	£3,857,45	£738,354	-£2,442,348	-£5,670,54	9 -£8,945,652	-£12,284,522	-£15,704,734	4 -£19,236,10	3 -£22,809,476	6 -£26,382,85	-£29,956,22
	42 Catford Shopping Centre and Milford Towers	1,080	£19,810,69			-£14,937,061		5 -£27,933,539	-£34,528,159	-£41,202,355	-£47,876,55	1 -£54,550,747	7 -£61,224,94	-£67,899,13
	43 Wickes and Halfords	918	£17,582,06		.9 -£14,652,257	-£20,138,339			-£36,920,539	-£42,555,473	3 -£48,190,40	B -£53,825,342	2 -£59,460,27	'6 -£65,095,2
	44 Laurence House and Civic Centre	300	£19,651,56	9 -£2,125,97	'0 -£3,990,410	-£5,854,850	-£7,719,28	9 -£9,583,729	-£11,468,048	-£13,358,769	9 -£15,249,48	3 -£17,140,209	9 -£19,030,92	29 -£20,921,6
	45 Engate Street	299	£3,888,00		£6,008,755				-£3,003,442	-£5,288,739	-£7,595,10	5 -£9,901,470	-£12,207,83	36 -£14,514,20
	46 Lewisham Shopping Centre	1,186	£72,374,11						£19,447,437					1 -£14,821,87
	47 PLACE Ladywell	274	£10,566,39						-£3,282,879				5 -£11,733,33	30 -£13,846,85
	48 Ravensbourne Retail Park	1,029	£31,129,47					, ,	-£12,110,378				· · · · ·	12 -£48,103,19
	49 Lower Creekside LSIS	352	£5,280,00						-£8,658,454				· · · · ·	
	50 Bell Green Gas Holders	277	£3,696,00						-£5,936,998					
	51 Bell Green Retail Park	2,219	£39,892,13							, ,	,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,	79 -£117.264.77
	52 Sainsbury's Bell Green	1,818	£63,128,49					, ,	-£30,613,909		<u> </u>	, ,		
	53 Stanton Square LSIS	283	£4,608,00						-£5,419,626		· · · · ·			3 -£16,394,47
	541Worslay Bridge I SIS	2/15	ይዩ ሀላኔ ሀሀ	1 F2 811 22	11	£136 117	11 - 11 725 52	3 _£"3 E80 084	-£5 453 Q54	-t7 2/12 70t	-to 222 61	/  _£11_192_44	/   "+.1.3 (11.3 .) /	
	54 Worsley Bridge LSIS 55 Homebase/Argos, Bromley Road	245 255	£6,048,000 £12,086,58						-£5,453,954 -£3,588,721			7 -£11,123,447 1 -£9,486,137		

51 Bell Green Retail Park

52 Sainsbury's Bell Green

53 Stanton Square LSIS

54 Worsley Bridge LSIS

55 Homebase/Argos, Bromley Road

LB LEWISHAM LOCAL PLAN VIABILITY Sales values: £7,250 per sqm 0% Rented 100% Intermediate LAR London Living Rent Residual land values (£m) 35% AH Site No Site name 0% AH 5% AH 10% AH 15% AH 25% AH 30% AH 40% AH 45% AH 50% AH No of units BLV (£ m) 20% AH 1 Very small residential (house) £144,000 2 Small residential developments (houses, backland, infi 5 £240.000 £916.718 £851.983 £787.24 £722.5 3 Small residential developments (flats, backland, infill et 5 £240,000 £440,823 £396,199 £351,575 £306,951 £262,32 £1.051.06 4 Small residential developments (houses, backland, infil 11 £480,000 £1,639,098 £1,521,491 £1,403,885 £1,286,277 £1,168,670 £463.03 £977,416 £878,585 5 Small residential developments (flats - backland, infill e 11 £480,000 £779,755 £680.925 £582 094 £483 26 -£11 04 £751,40 25 £1.644.626 £1,421,321 6 Small residential developments £720,000 £2,314,545 £2,091,238 £1,867,932 £1,200,000 £4 499 658 £4 061 547 £3 623 43! £3 185 324 £2,747,214 £2 309 102 £1,870,991 £1 432 8 7 Residential development 50 £345.735 £167.23 8 Small scale mixed use, local centres 5 £96.000 £524,232 £479.608 £434.984 £390.359 £301.111 £256,486 £211.862 9 Small scale mixed use, local centres 5 £96,000 £465,322 £420,696 £376,072 £331,448 £286,824 £242,200 £197,575 £152,951 £108,326 £19.07 £720,000 £1,470,74 10 Small mixed use 25 11 Small mixed use 30 £960,000 £214,508 -£545,470 £1,118,947 12 Mixed use £609,916 70 £1,440,000 £4.593.93 13 Mixed use 150 £3,360,000 £123,800 £3,220,811 -£4,342,983 -£7,709,501 -£8,831,674 -£11,076,01 14 Mixed use incl community facility 118 £2,688,000 £9,429,78 £3.227.06 £2,257,751 15 Mixed use incl health facility 60 £1,920,000 £4 196 368 £1,288,442 £803.788 £319 135 16 Mixed use incl leisure facility 150 £3,360,000 -£4,808,695 -£4,422.956 £901 644 £3 014 431 17 Mixed use 88 £2,016,000 -£5 831 48 300 £3,840,000 £1 579 829 £3 069 474 £5 424 301 £12 530 746 £14 899 561 £17,268,37 18 Large mixed use (employment led) 19 Estate regeneration (small infill - houses) £861,794 £755,024 £434,715 10 £960,000 £648,254 £541,485 £327,945 £221,175 £589,703 £411,206 £321,958 £232,709 £143,460 £54,212 20 Estate regeneration (small infill - flats) 10 £960,000 21 Estate regeneration (large) 200 £19.200.000 22 Student housing £1,440,000 23 Hotels 67 £1.833.03 £960.000 £2,423,48 £2,030,44 £1,635,62 £1,438,22 £1.043.40 24 Commercial £2,880,000 -25 Storage -£960.000 26 Residential care home (7 units) £144,000 7 27 Carpet Right 242 £1,344,000 28 Lewisham Retail Park £22,216,708 536 £4 884 790 29 Convoys Wharf 3,514 £113,280,000 -£227,091,539 -£247,426,321 -£267,761,101 -£288,095,882 | -£308,430,663 30 Timber Yard, Oxestalls Road 1.582 £22,080,000 £425.199 -£10.262.264 -£20,955,745 -£31,784,010 -£42,656,929 -£53,697,307 -£64,737,684 -£75,778,062 -£86.818.438 -£97.858.816 -£108.899.19 31 New Bermondsey, Surrey Canal Triangle 3.500 £50.688.000 .131.504.969 -£153.970.072 -£176.435.174 -£198.900.277 32 Lewisham Gateway 649 £62,716,658 £12,153,895 £8,162,494 £4,171,093 £179,692 -£7,973,032 -£12,067,274 -£16,161,518 -£20,305,874 -£8.161,863 -£14.556.097 443 £12.424.686 33 Heathside and Lethbridge -£9,415,824 34 Creekside Village East, Thanet Wharf 393 £3,696,000 -£14 977 045 35 Conington Road Tescos Island Site 365 £1,440,000 -£12,449,848 -£14.688.395 -£19.165.492 36 Land at Conington Road and Lewisham Road (Tesco) 585 £6,817,028 -£10,662,498 -£6.464.325 -£14.863.211 -£23.397.481 -£27.668.497 37 Leegate Shopping Centre 393 £8,450,175 £3,594,496 £11,260,211 £17.801.553 £24,385,607 £31,043,224 -£44,561,051 38 Hatcham Works 1.020 £40,788,551 39 Goodwood Road and New Cross Road 260 £6,930,645 £1,452,915 -£3,594,708 -£5,741,065 -£7,887,421 -£10,033,778 -£14,326,49 40 New Cross Gate NDC scheme, Besson Street 324 £1,486,026 -£4,106,824 -£6,763,118 -£9,422,914 -£12,082,711 41 Plassy Island 636 £25.336.621 £12,609,965 -£16,333,047 -£20,178,728 -£24.044,408 £1,458,237 42 Catford Shopping Centre and Milford Towers 1,080 £19,810,695 43 Wickes and Halfords 918 £17,582,068 -£14.143.936 25 969 669 -£44 090 850 44 Laurence House and Civic Centre £19.651.569 -£7.869.011 £11.886.834 -£13.911.367 -£15.935.899 300 -£17.960.432 299 £3,727,277 -£1,087,856 -£8,443,968 45 Engate Street £3,888,000 1,186 46 Lewisham Shopping Centre £72,374,114 39,481,190 £25,106,867 £17.874.788 £10.637.477 £3,380,382 £2,892,474 47 PLACE Ladywell 274 £10,566,393 £13.599.525 48 Ravensbourne Retail Park 1,029 £31,129,477 £23.109.083 £15.869.114 £8,615,522 £1,330,420 -£6.095.195 -£21.173.973 -£28,861,530 49 Lower Creekside LSIS 352 £5,280,000 £2.005.894 -£6.432.585 -£9.262.453 -£12.117.148 -£14.990.705 50 Bell Green Gas Holders 277 £12,816 £2,113,811 -£8,556,241 £3,696,000 -£4.242.553

-£35.944.182

-£20,979,479

-£3,606,546

£1,014,515

£104.234

-£1,288,838

-£50.434.717

-£5,924,254

-£65,276,823

-£80.271.413

-£10,620,643

-£70.225.014

-£12,971,083

-£11.951.701 -£13.974.23

-£15,321,52

£39,892,137

£63,128,492

£4,608,000

£6.048.000

£12.086.585

2,219

1,818

283

245

255

0% Rented LAR

100% Intermediate London Living Rent

								-oridori Living it		(0)				
01: 11	lou.		511//6	20/ 111		224 111	.=		ial land values	· · ·	·	100/ 111	4=04 411	
Site No		No of units	BLV (£ m)											50% AH
	1 Very small residential (house)	1	£144,000		£195,864	£180,390	£164,917	£149,444	£133,971	£118,499		£87,553	£72,080	,
	2 Small residential developments (houses, backland, infil	5	£240,000		£915,882	£847,154	£778,425	£709,697	£640,968	£572,240		£434,783	£366,054	
	3 Small residential developments (flats, backland, infill et	5	£240,000	£488,627	£441,190	£393,754	£346,318	£298,881	£251,445	£204,009	£156,572	£109,136	£61,700	£14,263
	4 Small residential developments (houses, backland, infil	11	£480,000	£1,762,442	£1,637,580	£1,512,717	£1,387,854	£1,262,992	£1,138,130	£1,013,267	£888,404	£763,542	£638,679	£513,816
	5 Small residential developments (flats - backland, infill e	11	£480,000	£1,083,289	£978,230	£873,171	£768,113	£663,055	£557,997	£452,938	£347,880	£242,821	£137,763	£32,705
	6 Small residential developments	25	£720,000	£2,554,994	£2,317,544	£2,080,094	£1,842,643	£1,605,194	£1,367,744	£1,130,293	£892,843		£417.942	
	7 Residential development	50	£1,200,000	£4,975,593	£4,509,486	£4,043,379	£3,577,271	£3,111,163	£2,645,056	£2,178,949		£1,246,735	£780,626	· · · · · · · · · · · · · · · · · · ·
	8 Small scale mixed use, local centres	5	£96,000		£524,599	£477,163	£429,728	£382,291	£334,855	£287,419		£192,546	£145,110	
	9 Small scale mixed use, local centres	5	£96,000		£465,689	£418,253	£370,816	£323.380	£275,944	£228,507		£133,634	£86,198	
	0 Small mixed use	25	£720,000		£647,500	£424,773	£202,047	-£20,971	-£246,850	-£472,727	-£698,605	-£924,482	£1 150 360	-£1,376,238
	1 Small mixed use	30	£960,000		£469,584	£202,853	-£64,782	-£335,288	-£605,793	-£876,300	,	-£1.417.311	-£1.687.817	-£1,958.322
	2 Mixed use	70			£1.193.387	£202,653 £589,117	-£18,916	-£335,285	-£005,795	-£1.868.023		, , , , , , , , , , , , , , , , , , , ,		-£1,956,522 -£4.333.501
			£1,440,000					·			, , , , , , , , , , , , , , , , , , , ,	-£3,100,762	-£3,717,132	,,
	3 Mixed use	150	£3,360,000	£1,347,766	£184,662	-£992,288	-£2,183,766	-£3,380,014	-£4,576,261	-£5,772,508	-£6,968,755	-£8,165,002	-£9,361,249	,,
	4 Mixed use incl community facility	118	£2,688,000		-£584,398	-£1,522,413	-£2,460,428	-£3,398,442	-£4,336,456		, , , , , , , , , , , , , , , , , , , ,	-£7,150,500	-£8,088,514	
	5 Mixed use incl health facility	60	£1,920,000		£4,209,064	£3,693,325	£3,177,587	£2,661,848	£2,146,109	£1,630,371	£1,114,632	£598,893	£82,315	,
	6 Mixed use incl leisure facility	150	£3,360,000	£5,128,567	£3,837,801	£2,547,034	£1,256,268	-£34,987	-£1,344,019	-£2,663,778	-£3,991,325	-£5,318,873	-£6,646,420	-£7,973,966
1	7 Mixed use	88	£2,016,000	£1,931,349	£1,201,542	£471,735	-£263,593	-£1,013,430	-£1,763,268	-£2,513,105	-£3,262,943	-£4,012,780	-£4,762,618	-£5,512,456
1	8 Large mixed use (employment led)	300	£3,840,000	£8,792,365	£6,335,830	£3,879,295	£1,422,760	-£1,048,403	-£3,539,700	-£6,058,204	-£8,584,739	-£11,111,272	-£13,637,807	-£16,164,340
	9 Estate regeneration (small infill - houses)	10	£960,000	£1,189,712	£1,076,214	£962,716	£849,218	£735,720	£622,222	£508,724	£395,226	£281,728	£168,230	£54,732
	0 Estate regeneration (small infill - flats)	10	£960,000	£863,808	£768,936	£674,063	£579,190	£484,318	£389,446	£294,573	£199,700	£104,828	£9,955	-£86,120
	1 Estate regeneration (large)	200	£19,200,000		£1.748.125	£37,503	-£1,700,401	-£3,459,769	-£5,219,137	-£6,978,505				<del></del>
	2 Student housing	-	£1,440,000		£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201	£5,580,201		, ,	£5.580.201	
	3 Hotels	67	£960,000	£2,833,159	£2,624,099	£2,415,039	£2,205,219	£1,995,327	£1,785,436	£1,575,544		£1,155,761	£945,870	,,
	4 Commercial	07	£2,880,000	-£485,781	-£485.781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
		-	-		£860.932	£860.932	£860.932	£860.932	£860.932	£860.932		£860.932	£860.932	£860.932
	5 Storage	-	£960,000			,	,	,	,	,		,	,	,
	6 Residential care home (7 units)	7	£144,000		£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	£580,654	
	7 Carpet Right	242	£1,344,000		-£9,704,099	-£11,433,459	-£13,162,820	-£14,892,179	-£16,621,540	-£18,350,900		-£21,809,620	-£23,538,981	-£25,268,341
	8 Lewisham Retail Park	536	£22,216,708		£4,985,151	£824,070	-£3,384,233	-£7,640,220	-£11,919,874	-£16,240,248	-£20,590,790	-£24,941,332	-£29,291,874	-£33,642,416
	9 Convoys Wharf	3,514	£113,280,000		£164,768,602 -	£186,456,719	-£208,144,835   -	-£229,832,952   ·	-£251,521,069	-£273,209,186	-£294,897,303	-£316,585,420	-£338,273,536	-£359,961,653
	0 Timber Yard, Oxestalls Road	1,582	£22,080,000	£12,038,054	£810,676	-£10,564,108	-£21,950,364	-£33,498,021	-£45,124,102	-£56,878,912	-£68,633,724	-£80,388,535	-£92,143,346	-£103,898,158
3	1 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£107,364,726 -	£131,249,843 -	£155,134,960	-£179,020,077	-£202,905,193	£226,790,310	-£250,675,428	-£274,560,545	-£298,445,662	-£322,330,779	-£346,215,896
3	2 Lewisham Gateway	649	£62,716,658	£16,605,092	£12,351,856	£8,098,620	£3,845,384	-£413,624	-£4,744,861	-£9,108,118	-£13,471,376	-£17,848,009	-£22,278,569	-£26,709,130
3	3 Heathside and Lethbridge	443	£0	£547,526	-£1,683,181	-£3,949,884	-£6,220,000	-£8,490,115	-£10,760,232	-£13,030,348	-£15,300,463	-£17,570,579	-£19,840,696	-£22,110,811
3	4 Creekside Village East, Thanet Wharf	393	£3,696,000	£7,145,200	£4,326,759	£1,487,626	-£1,382,649	-£4,273,976	-£7,195,795	-£10,128,017	-£13,097,775	-£16,078,899	-£19,060,023	-£22,041,148
	5 Conington Road Tescos Island Site	365	£1,440,000	£1.088.542	-£1,215,938	-£3.546.928	-£5.898.524	-£8,250,120	-£10.628.106	-£13.018.466	-£15.408.826	-£17.799.186	-£20.189.546	-£22.579.906
	6 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028		£10,222,203	£5.912.587	£1,559,676	-£2.839.316	-£7,267,902	-£11 751 498	-£16,252,916	-£20,811,287	-£25,369,657	-£29 928 027
	7 Leegate Shopping Centre	393	£8,450,175		£16,143,403	£12,845,091	£9,546,777	£6.248.464	£2,927,784	-£410.636	-£3.790.487	-£7 170 338	-£10 591 312	-£14 021 459
	8 Hatcham Works	1,020	£40,788,551	£15,134,624	£8,424,143	£1.704.181	-£5,159,212	-£12.061.283	-£19.044.184		20,100,101	-£40,461,493	£47,675,012	£54,900,222
	9 Goodwood Road and New Cross Road			, . , .	, , , , , , , , , , , , , , , , , , , ,	12 / 2 / 2		7 7				-£40,401,493	C44 052 502	-£34,090,333
		260	£6,930,645	£9,241,954	£7,018,145	£4,794,335	£2,570,525	£346,715	-£1,904,850	-£4,192,029		-£8,766,365	-£11,053,563	-£13,340,740
	0 New Cross Gate NDC scheme, Besson Street	324	£0	, ., ., .,	£8,998,526	£6,244,853	£3,491,179	£737,505	-£2,044,700	-£4,844,705	-£7,678,903	-£10,513,101	-£13,347,299	-£16,181,497
	1 Plassy Island	636	£25,336,621	£12,380,833	£8,835,512	£5,267,346	£1,666,256	-£2,006,026	-£5,756,316				-£21,705,965	
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695		£6,128,924	-£1,048,628	-£8,341,283	-£15,698,382	-£23,101,559	200,0:0,00:		, ,	<u> </u>	· · · · · · · · · · · · · · · · · · ·
	3 Wickes and Halfords	918	£17,582,068		-£2,001,756	-£8,182,887	-£14,430,423	-£20,724,765	-£27,081,601	-£33,536,447	-£39,991,292	-£46,446,138	-£52,900,984	-£59,355,829
	4 Laurence House and Civic Centre	300	£19,651,569		£227,221	-£1,897,807	-£4,026,050	-£6,154,292	-£8,282,535	-£10,414,900	-£12,573,245		,,	-£19,048,278
	5 Engate Street	299	£3,888,000		£11,041,752	£8,488,324	£5,930,942	£3,373,561	£816,180					, ,
4	6 Lewisham Shopping Centre	1,186	£72,374,114	£68,960,443	£61,353,256	£53,716,486	£46,079,716	£38,425,077	£30,766,296	£23,062,598	£15,353,668	£7,644,738	-£105,559	-£8,046,147
4	7 PLACE Ladywell	274	£10,566,393	£11,933,479	£9,598,993	£7,255,440	£4,911,887	£2,568,334	£224,780	-£2,148,756	-£4,538,197	-£6,948,531	-£9,358,864	-£11,769,198
	8 Ravensbourne Retail Park	1,029	£31,129,477		£30,763,066	£23,103,789	£15,395,825	£7,657,924	-£122,474					
	9 Lower Creekside LSIS	352	£5,280,000		£7,653,287	£4,713,980	£1,774,673	-£1,191,358	-£4,206,715		, ,			-£19,419,693
	0 Bell Green Gas Holders	277	£3,696,000		£6,403,006	£4,168,628	£1,934,249	-£304,375	-£2,570,372					
	1 Bell Green Retail Park	2,219	£39,892,137		£34,056,219	£19,700,504	£5,249,718	-£9,485,365	-£24.488.114					-£103,256,411
	2 Sainsbury's Bell Green	1,818	£63,128,492		£37,719,781	£25,586,396	£13,394,728	£1,127,889	-£11,427,491		· · · · ·			-£76,905,426
		283	£4,608,000											, ,
	3 Stanton Square LSIS				£7,968,959	£5,534,608	£3,100,259	£665,908	-£1,793,467	-£4,262,265				
	4 Worsley Bridge LSIS	245	£6,048,000		£6,100,940	£4,005,427	£1,909,913	-£188,226	-£2,313,393					-£13,045,350
	5 Homebase/Argos, Bromley Road	255	£12,086,585	£10,579,846	£8,407,327	£6,226,282	£4,045,238	£1,864,194	-£321,334	-£2,533,242	-£4,756,904	-£7,000,097	-£9,243,292	-£11,486,485

245

255

54 Worsley Bridge LSIS

55 Homebase/Argos, Bromley Road

£10.360.168 £8.155.642

£12,835,690

£6.048.000

£12.086.585

100% Intermediate

-£743,766

-£9.828.548 -£12.116.47

Sales values: £8,000 per sqm 0% Rented 100% Intermediate LAR London Living Rent

					LAR		London Living F	tent					
							Resid	ual land values	(£m)				
Site No Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	15% AH	50% AH
1 Very small residential (house)	1	£144,000	£238,638	£221,530	£204,422	£187,314	£170,206	£153,100	£135,992	£118,884	£101,776	£84,668	£67,561
2 Small residential developments (houses, backland, infil	5	£240,000	£1,105,880	£1,029,891	£953,900	£877,910	£801,921	£725,930	£649,940	£573,951	£497,960	£421,970	£345,981
3 Small residential developments (flats, backland, infill et	5	£240,000	£571,869	£519,427	£466,984	£414,542	£362,101	£309,659	£257,216	£204.774	£152.333	£99.891	£47,448
4 Small residential developments (houses, backland, infil	11	£480,000	£1,982,761	£1,844,706	£1,706,650	£1,568,595	£1,430,540	£1,292,485	£1,154,430	£1,016,375	£878,320	£740,264	£602,209
5 Small residential developments (flats - backland, infill e	11	£480,000	£1,267,646	£1,151,501	£1,035,357	£919,212	£803,067	£686,923	£570,778	£454.633	£338,489	£222,344	£106,200
6 Small residential developments	25	£720,000	£2,973,357	£2,710,745		£2,185,522	£1,922,911	£1,660,299	£1,397,688	£1,135,076	, , , , , , , , , , , , , , , , , , ,	£609.853	£347,241
7 Residential development	50	£1,200,000	£5,802,476	£5,286,626	£4,770,776	£4,254,925	£3,739,075	£3,223,224	£2,707,374	£2,191,523		£1.159.823	£643,972
	5	£1,200,000 £96,000	£655,278	£602,836	£550,394	£4,234,923 £497,952	£3,739,073 £445,510	£3,223,224 £393,068	£340,625	£2,191,323 £288,184	£235,742	£183,300	£130,857
8 Small scale mixed use, local centres				,		,					,		,
9 Small scale mixed use, local centres	5	£96,000	£596,366	£543,925	£491,483	£439,041	£386,598	£334,156	£281,715	£229,273	£176,830	£124,388	£71,947
10 Small mixed use	25	£720,000	£1,260,300	£1,014,077	£767,853	£521,630	£275,406	£29,183	-£220,111	-£469,819	,	-£969,234	-£1,218,942
11 Small mixed use	30	£960,000	£1,203,459	£908,588	£613,717	£318,846	£23,975	-£274,729	-£573,774	-£872,817	-£1,171,861	-£1,470,905	-£1,769,949
12 Mixed use	70	£1,440,000	£2,853,668	£2,189,007	£1,524,346	£859,683	£188,042	-£491,242	-£1,173,188	-£1,855,133	, ,	-£3,219,024	-£3,900,969
13 Mixed use	150	£3,360,000	£3,428,684	£2,139,934	£851,185	-£443,756	-£1,756,054	-£3,081,576	-£4,407,099	-£5,732,621	-£7,058,144	-£8,383,667	-£9,709,189
14 Mixed use incl community facility	118	£2,688,000	£1,982,824	£960,375	-£64,260	-£1,102,486	-£2,140,712	-£3,178,937	-£4,217,163	-£5,255,389	-£6,293,614	-£7,331,841	-£8,370,066
15 Mixed use incl health facility	60	£1,920,000	£5,634,223	£5,063,688	£4,493,153	£3,922,618	£3,352,083	£2,781,548	£2,211,013	£1,640,478	£1,069,943	£499,408	-£74,322
16 Mixed use incl leisure facility	150	£3,360,000	£7,451,155	£6,029,276	£4,598,081	£3,166,886	£1,735,690	£304,495	-£1,142,644	-£2,603,436	-£4,075,468	-£5,547,501	-£7,019,534
17 Mixed use	88	£2,016,000	£3,219,925	£2,412,393		£797,327	-£10,350	-£837,916	-£1,667,673	-£2,497,431	-£3,327,189	-£4,156,946	-£4,986,704
18 Large mixed use (employment led)	300	£3,840,000	£13,263,193	£10,545,194	£7,818,705	£5,092,214	£2,365,724	-£365,871	-£3,130,943	-£5,920,252	-£8,724,540	-£11.528.828	-£14,333,116
19 Estate regeneration (small infill - houses)	10	£960,000	£1,388,878	£1,263,404		£1,012,455	£886,980	£761,505	£636,030	£510,555	£385,081	£259,606	£134,132
20 Estate regeneration (small infill - flats)	10	£960,000	£1,030,291	£925.408	£820,523	£715,640	£610,755	£505.872	£400.987	£296,104	£191,219	£86,336	-£18,811
21 Estate regeneration (large)	200	£19,200,000	£6.549.168	£4.652.438	,	£858.977	-£1.052.438	-£2.996.832	-£4.947.683	-£6.898.534		-£10.800,236	· · · · · · · · · · · · · · · · · · ·
22 Student housing	200	£1,440,000	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	,,	£5,478,659	£5,478,659
23 Hotels	- 67		· · ·	£2,969,076	£3,476,639 £2,737,133	£2,505,190		£3,478,639 £2,041,305				<u> </u>	
	67	£960,000	£3,200,306			, ,	£2,273,248 -£485,781	, ,	£1,809,362	£1,577,418		£1,113,532	£881,589
24 Commercial	-	£2,880,000	-£485,781	-£485,781	-£485,781	-£485,781		-£485,781	-£485,781	-£485,781	-£485,781	-£485,781	-£485,781
25 Storage		£960,000	£1,174,702	£1,174,702		£1,174,702	£1,174,702	£1,174,702	£1,174,702	£1,174,702	1 1	£1,174,702	
26 Residential care home (7 units)	7	£144,000	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192	£572,192		£572,192	£572,192
27 Carpet Right	242	£1,344,000	-£4,916,708	-£6,831,321	-£8,745,934	-£10,660,546	-£12,575,159	-£14,489,771	-£16,404,384	-£18,318,996	-£20,233,609	-£22,148,221	-£24,062,834
28 Lewisham Retail Park	536	£22,216,708	£16,262,818	£11,718,494	£7,174,169	£2,584,479	-£2,041,889	-£6,726,126	-£11,455,189	-£16,226,536	-£21,033,702	-£25,840,869	-£30,648,034
29 Convoys Wharf	3,514	£113,280,000	-£102,561,394	-£125,875,363	-£149,672,734	-£173,634,165	-£197,595,595	-£221,557,026	-£245,518,457	-£269,479,887	-£293,441,318 -	£317,402,749	-£341,364,181
30 Timber Yard, Oxestalls Road	1,582	£22,080,000	£31,398,370	£19,075,298	£6,670,906	-£5,814,621	-£18,394,549	-£31,099,333	-£43,924,273	-£56,910,601	-£69,896,930	-£82,883,259	-£95,869,586
31 New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000	-£68,566,934	-£94,067,464	-£120,302,039	-£146,595,657	-£172,889,273	-£199,182,891	-£225,476,508	-£251,770,125	-£278,063,742 -	£304,357,360	-£330,650,978
32 Lewisham Gateway	649	£62,716,658	£24,094,456	£19,406,713	£14,699,483	£9,992,254	£5,285,025	£577,796	-£4,193,089	-£9,022,712	-£13,852,334	-£18,708,482	-£23,612,556
33 Heathside and Lethbridge	443	£0	£4,465,515	£2,021,951	-£427,580	-£2,918,297	-£5,431,585	-£7,944,873	-£10,458,162	-£12,971,450	-£15,484,738	-£17,998,026	-£20,511,315
34 Creekside Village East, Thanet Wharf	393	£3,696,000	£12,274,351	£9,146,203	£6,018,056	£2,889,910	-£277,666	-£3,487,148	-£6,719,173	-£9,974,171	-£13,270,985	-£16,580,066	-£19,889,147
35 Conington Road Tescos Island Site	365	£1,440,000	£5,214,841	£2,677,419		-£2,431,350	-£5.034.041	-£7.642.692	-£10.273.169	-£12.924.683	-£15.576.198	-£18.227.713	-£20.879.228
36 Land at Conington Road and Lewisham Road (Tesco)	585	£6,817,028	£22,373,509	£17.591.508		£8,025,150	£3,225,704	-£1,636,196	-£6.543.743	-£11,516,255	-£16.517.767	-£21.577.608	-£26,637,449
37 Leegate Shopping Centre	393	£8,450,175	£25,383,147	1 1	£18,070,848	£14,414,699	£10,758,548	£7.102.399	£3.435.701	-£262.876	-£4.010.072	-£7 757 267	-£11.559.425
38 Hatcham Works	1,020	£40,788,551	£27.076.883	£19.714.446		£4.848.624	-£2,678,815	-£10,315,065	-£18.043.765	-£25.854.269	,,.	-£/1 786 63/	-£40,784,001
39 Goodwood Road and New Cross Road	260	£6,930,645	£13,257,671	£10.793.750	£8,328,001	£5,862,252	£3,396,503	£930,753	, ,	-£4,088,067	-£6.624.173	-£9.160,279	£11 606 397
40 New Cross Gate NDC scheme, Besson Street	324	£0,930,043 £0	£15,257,671 £16.633.166	£10,793,730 £13.612.230	£10.591.295			£1,456,463	-£1,556,718		-£0,624,173 -£7,862,679	,,	-£11,090,307
			,			£7,562,386	£4,509,425		,,	-£4,720,412		-£11,004,946	-£14,147,213
41 Plassy Island	636	£25,336,621	£19,404,165	£15,494,437	£11,550,682	£7,579,208	£3,571,019	-£491,712	-£4,669,135	-£8,936,205	-£13,322,242	-£17,887,526	-£22,552,082
42 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£25,925,885	£18,096,528	£10,219,805	£2,337,385	-£5,714,980	-£13,834,964	-£22,032,774	-£30,352,437	-£38,803,667	-£47,272,420	-£55,741,174
43 Wickes and Halfords	918	£17,582,068	£15,309,464	£8,649,794			-£11,767,489			-£32,910,030		-£47,230,646	
44 Laurence House and Civic Centre	300	£19,651,569	£5,989,123	£3,688,069		-£965,564		-£5,675,214		-£10,387,718	, ,	-£15,164,162	, ,
45 Engate Street	299	£3,888,000	£18,145,380		£12,525,488				£1,209,594	-£1,649,028		-£7,439,446	, ,
46 Lewisham Shopping Centre	1,186	£72,374,114	£82,328,895	£73,927,535				£40,157,464	£31,689,374	£23,162,123	£14,634,873	£6,104,125	-£2,543,725
47 PLACE Ladywell	274	£10,566,393	£16,120,273		£10,970,271	£8,380,861	£5,782,341	£3,183,820	£585,300	-£2,041,709	-£4,690,969	-£7,363,635	-£10,036,302
48 Ravensbourne Retail Park	1,029	£31,129,477	£52,226,826	£43,801,872	£35,332,536	£26,834,425		£9,749,644	£1,147,221	-£7,651,175	-£16,560,064	-£25,594,851	-£34,803,793
49 Lower Creekside LSIS	352	£5,280,000	£15,883,097	£12,625,103				-£412,629	-£3,751,703	-£7,094,438		-£13,831,354	-£17,225,605
50 Bell Green Gas Holders	277	£3,696,000	£12,601,747				£2,726,045	£251,064	-£2,255,388	-£4,773,225		-£9,864,428	-£12,410,029
51 Bell Green Retail Park	2,219	£39,892,137	£73,469,847		£42,116,161			-£5,861,648		-£39,295,075	, , , , , , , , , , , , , , , , , , ,	-£74,271,963	<u> </u>
52 Sainsbury's Bell Green	1,818	£63,128,492	£71,268,243			£31,241,681	£17,793,842	£4,210,520	-£9.614.628	-£23.665.616		-£52,549,057	· · · · · ·
53 Stanton Square LSIS	283	£4,608,000	£14,710,310					£1,287,793	-£1,429,850	-£4,165,717	,,	-£9,684,088	, , , , , , , , , , , , , , , , , , , ,
54 Worsley Bridge LSIS	245	£6,048,000	£11,936,455			£5,011,733	£2,688,238	£364,744		-£4,342,842			-£11,495,862
55 Homebase/Argos, Bromley Road	255					£7,273,663							
Jo nomenase/Argos, promiey Road	200	£12,086,585	£14,476,314	212,079,672	29,003,430	£1,273,003	24,000,031	12,437,001	£10,07U	-LZ,433,019	-24,099,003	-L1,300,418	-£9,873,752

Sales values: £8,250 per sqm 0% Rented 100% Intermediate

LAR London Living Rent

						LAR		London Living	Rent					
								Resid	lual land values	s (£m)				
Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
	1 Very small residential (house)	1	£144,000		£235,915	£217,909		£181,896	£163,888	£145,881	£127,875			
	2 Small residential developments (houses, backland, in	fil 5	£240,000		£1,093,790	£1,013,805	£933,822		£773,855	£693,871	£613,887	£533,904	£453,919	£373,936
	3 Small residential developments (flats, backland, infill e		£240,000			£509,165	£453,910	£398,656	£343,402	£288,148	£232,895	£177,640	£122,387	£67,132
	4 Small residential developments (houses, backland, in		£480,000							£1,234,240		£943,619		£652,997
	5 Small residential developments (flats - backland, infill		£480,000			, ,	, ,	£884,028	£761,657	£639,284		£394.539	,	,
	6 Small residential developments	25	£720,000			£2,660,295	, ,		,	,		£999,761	£723,006	£446,250
	7 Residential development	50	£1,200,000			, ,	· · · · · ·		£3,559,178	, ,			,	,
	8 Small scale mixed use, local centres	5	£96,000			£592,574			£426,811	£371,558		£261,049		
	9 Small scale mixed use, local centres	5	£96,000	· · · · · · · · · · · · · · · · · · ·		£533,662	· ·		,					£91,631
	0 Small mixed use	25	£720,000		,	£967,534		,	£188,929		,	,	-£861,230	, , , , , , , , , , , , , , , , , , , ,
	1 Small mixed use	30	£960,000					£231,224			,		-£1.341.563	, , , , , , , , , , , , , , , , , , , ,
	2 Mixed use	70	£1,440,000		, ,			£664,956					,. ,. ,	,,,,,,,
	3 Mixed use	150	£3,360,000							-£3,592,278		-£6,391,472	£7,791.070	
	4 Mixed use incl community facility	118	£2,688,000						-£2,192,001 -£2.487.637	-£3,583,471			12 , 2 , 2	,,
	5 Mixed use incl confinding facility	60	£1,920,000			£4,959,419			, , , , , , , , , , , , , , , , , , , ,	£2.552.941			,,	£146.464
	6 Mixed use incl leisure facility	150	£3,360,000						£1,257,842	10 10 10	12 / 12 / 12	£1,349,703		
	7 Mixed use	88	£3,360,000 £2,016,000		, ,			£2,766,463 £565,982	£1,237,642 -£291,015	,	,,	-£3,339,833 -£2,917,013	, ,	, , , , , , , , , , , , , , , ,
						, ,	, , , , , , , , , , , , , , , , , , ,		· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,	10 70 70 70 0		· · · · ·	12 /2 / /
	8 Large mixed use (employment led)	300	£3,840,000				, ,			-£1,420,806	1 7 - 7 - 7			
	9 Estate regeneration (small infill - houses)	10	£960,000					£974,445	£842,242	£710,040		£445,633		£181,227
	0 Estate regeneration (small infill - flats)	10	£960,000						£573,360	£462,852	£352,344	£241,835	£131,327	£20,820
	1 Estate regeneration (large)	200	£19,200,000		,,	£4,335,019		£330,984	-£1,696,942	, ,	,,	-£7,874,467	,	,
	2 Student housing	-	£1,440,000			£5,478,659	, ,	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	£5,478,659	
	3 Hotels	67	£960,000					£2,435,540						
	4 Commercial	-	£2,880,000			-£485,781		, .	-£485,781					
	5 Storage	-	£960,000			, ,	· · · · · ·							
	6 Residential care home (7 units)	7	£144,000			· · · · · · · · · · · · · · · · · · ·			,			£572,192		,
	7 Carpet Right	242	£1,344,000		,,		,,	, , , , , , , , , , , , , , , , , , , ,		-£15,218,186	-£17,240,636	-£19,263,084	-£21,285,532	-£23,307,982
	8 Lewisham Retail Park	536	£22,216,708		, . ,	£10,885,631	£6,093,875	£1,245,351	-£3,654,187	-£8,618,289	-£13,606,767	-£18,675,910	-£23,745,053	-£28,814,197
	9 Convoys Wharf	3,514	£113,280,000		-£104,748,966	-£129,449,610	-£154,687,460	-£180,002,227	-£205,316,994	-£230,631,761	-£255,946,528	-£281,261,295	-£306,576,062	-£331,890,828
	Timber Yard, Oxestalls Road	1,582	£22,080,000		£29,935,550	£16,917,543	£3,830,041	-£9,388,463	-£22,661,359	-£36,134,570	-£49,766,264	-£63,467,027	-£77,167,788	-£90,868,551
	New Bermondsey, Surrey Canal Triangle	3,500	£50,688,000			-£99,001,825	-£126,715,456	-£154,429,088	-£182,142,719	-£209,856,350	-£237,569,983	-£265,283,614	-£292,997,246	-£320,710,877
	Lewisham Gateway	649	£62,716,658	£28,497,470	£23,568,088			£8,688,881	£3,719,817	-£1,266,925	-£6,332,570	-£11,431,206	-£16,529,843	-£21,700,885
	Heathside and Lethbridge	443	£0					-£3,628,426	-£6,280,419	-£8,932,412	-£11,584,405	-£14,236,398	-£16,888,390	-£19,540,383
	4 Creekside Village East, Thanet Wharf	393	£3,696,000	£15,280,681	£11,986,083		£5,374,804	£2,063,845	-£1,298,795	-£4,690,640	-£8,124,147	-£11,579,642	-£15,076,650	-£18,573,657
	5 Conington Road Tescos Island Site	365	£1,440,000	£7,663,781	£5,002,412	£2,319,679	-£368,193	-£3,090,994	-£5,849,109	-£8,607,225	-£11,406,565	-£14,209,892	-£17,013,218	-£19,816,546
	6 Land at Conington Road and Lewisham Road (Tesco)		£6,817,028	£26,933,950	£21,925,841	£16,879,325	£11,824,746	£6,770,167	£1,686,106	-£3,476,427	-£8,687,425	-£13,947,452	-£19,278,770	-£24,625,965
3	7 Leegate Shopping Centre	393	£8,450,175	£28,826,495	£24,967,795	£21,109,096	£17,250,397	£13,391,697	£9,532,998	£5,674,299	£1,791,544	-£2,138,276	-£6,093,449	-£10,081,917
3	8 Hatcham Works	1,020	£40,788,551	£34,189,733	£26,408,892	£18,628,051	£10,778,917	£2,916,196	-£5,091,111	-£13,186,615	-£21,371,444	-£29,688,809	-£38,142,583	-£46,596,356
3	9 Goodwood Road and New Cross Road	260	£6,930,645	£15,557,747	£12,979,017	£10,381,105	£7,778,483	£5,175,860	£2,573,237	-£29,802	-£2,679,853	-£5,356,781	-£8,033,709	-£10,710,636
4	0 New Cross Gate NDC scheme, Besson Street	324	£0	£19,478,273	£16,289,977	£13,101,682	£9,913,388	£6,712,220	£3,489,813	£267,407	-£2,996,816	-£6,293,069	-£9,609,737	-£12,926,405
4	1 Plassy Island	636	£25,336,621	£23,518,008	£19,391,385	£15,239,976	£11,055,860	£6,838,066	£2,575,372	-£1,770,642	-£6,241,010	-£10,822,323	-£15,568,881	-£20,505,944
	2 Catford Shopping Centre and Milford Towers	1,080	£19,810,695	£33,457,137	£25,218,599	£16,947,449	£8,622,215	£273,335	-£8,269,176	-£16,889,909	-£25,605,917	-£34,462,959	-£43,414,013	-£52,365,068
	3 Wickes and Halfords	918	£17,582,068						-£13,929,713	-£21,316,594	-£28,810,472		-£43.951.001	+
	4 Laurence House and Civic Centre	300	£19,651,569						, ,		· · · · · · · · · · · · · · · · · · ·		-£14.093.664	· · · · · · · · · · · · · · · · · · ·
	5 Engate Street	299	£3,888,000			£14,859,389	·		, ,	, ,				· · · · · · · · · · · · · · · · · · ·
	6 Lewisham Shopping Centre	1,186	£72,374,114											
	7 PLACE Ladywell	274	£10,566,393								-£578,860			
	8 Ravensbourne Retail Park	1,029	£31,129,477								,	, ,	, -, -	, , , , , , , , , , , , , , , , , , , ,
	9 Lower Creekside LSIS	352	£5,280,000					£5,198,130						
	0 Bell Green Gas Holders	277	£3,696,000							-£724,326				· · · · · · · · · · · · · · · · · · ·
	1 Bell Green Retail Park	2,219	£39,892,137			£55,391,783							, ,	· · · · · ·
	2 Sainsbury's Bell Green	1,818	£63,128,492											· · · · · ·
	3 Stanton Square LSIS	283											, ,	· · · · · ·
	4 Worsley Bridge LSIS	245	£4,608,000 £6,048,000											-£11,385,803 -£10,566,982
											-£3,034,820 -£1,072,207			
	5 Homebase/Argos, Bromley Road	255	£12,086,585	£16,732,159	£14,203,019	£11,673,881	£9,144,741	£6,600,471	£4,047,899	£1,495,326	-21,072,207	-£3,000,902	-£0,281,511	-20,906,960



# Appendix 7 - Sample appraisal

Grant available

check box

# Local Authority London BoRough of European Source for Information (and intermediate housing peneratage of which position retermediate (and intermediate (and

Site area	0.25
Scheme above AH threshold	V

	GIA per unit	Units years 1 -5	Units years 6 - 10	Units years 11 - 15	GIA years 1 - 5	GIA years 6 - 10	GIA years 11 - 15	G to N flats	NIAs years 1 -5	NIAs years 1 -6	NIAs years 1 -7	Totals
Houses	84		-	-	-	-	-	100%	-	-	-	-
Flats	84	50	-	-	4,188	-	-	85%	3,559	-	-	3,559
Totals		50		-	4,188		-		3,559			3,559
								Private NIAs	1,780	-		1,780

						PRS units		-	-
evenue		Years 1 -5	Years 6 - 10	Years 11 - 15		Affordable NIAs	1,780	-	
alue psm	8250	8250	8,250	8,250					

Base costs	Per sqm	Years 1 -5	Years 6 - 10	Years 11 - 15
Houses	1,545	1,545	1,545	1,545
Houses externals	15%	232	232	232
Flats	1,749	1,749	1,749	1,749
Flats externals	10%	175	175	175
Costs + externals		8,056,331		

Growth/inflatio	n Year 1-5		Year 6 - 10		Year 11 - 15	
Sales		0.00%		0.00%		0.00%
Build		0.00%		0.00%		0.00%

PRS units to be sold at 85% of MV

Costs, s106, CIL, Timings, Other costs, Inflation

TIMINGS for cash flow

### LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LEWISHAM
Area(s)	0
Author	0
Date	25 November 2019
Reference	0

### **BUILD COSTS**

D0.120 000.0	25 000.0						ioi oddii iiow		,	0 0 0		o , o			
								Sales							
					Build	Build	Sales	period							
					start	period	period	start	S106 pay	ments	CIL Char	ges (incl	Mayoral	CIL)	Fees
	Build costs per	Build costs per		Gross to net				Quarters			£s p sq m				
	gross sqm -	gross sq m -	External works	adjustment for				from start on	£s per sqm	Quarter	private sales	Instal-ment	Instal-ment	Instal-ment	% of
Typology	HOUSES	FLATS	and other costs	flats	Quarters	Quarters	Quarters	site	all tenures	paid	only	1 - Qtr paid	2 - Qtr paid	3 - Qtr paid	<b>build cost</b>
Residential	£1,545	£1,749	£262	85.0%	2	6	4	8	£2,500	3	£172	1	2	3	10%
•															

NB externals included in base costs in 'sites page'

### OTHER COSTS

Developer return % GDV	Private	18.00%
Developer return % GDV	Affordable	6.00%
Zero carbon	All tenures	7.4%
Contingency		5%
Marketing costs % of sales values	3.00%	
Legal Fees % of GDV	0.50%	
Site acquisition costs % land value	6.80%	
Development Finance	6.00%	

Highways/S278	£50,000 (Total for scheme)
---------------	----------------------------

Employment & training	£0

PLANNING OBLIGATIONS / CIL

Cat 2 accessibility:	Applies to a	III dwellings	Nos of unit	s:
Houses	£521			
Flats	£924		50	

Cat 3 accessibility	Applies to 1	0% of affordable dwell	ings
Houses	£22,694		-
Flats	£7,906		5

## **COMMERCIAL INPUTS**

		Site 7							
Value	Retail A1-A5	Retail S'Market	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi institutio	D1	D2
Rent per sq m	£325.00	£250.00	£325.00	£180.00	£180.00	£425.00	£390.45	£250.00	£250.00
Yield	5.00%	5.00%	6.00%	6.00%	6.00%	5.00%	6.00%	7.00%	7.00%
Rent free/void period (years)	1.0	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Net floor area (sq m)	-	-	-	-	-	-	-	-	-
Purchaser's costs	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%
Disposal Costs									
Letting Agent's fee (% of rent )	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Agent's fees (on capital value)	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Legal fees (% of capital value)	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Demolition costs  Demolition area (sq m)	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm
Demolition costs	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm
Building costs	£1878 psm	£1878 psm	£2486 psm	£1157 psm	£1061 psm	£2922 psm	C2212 nom	£1580 psm	£1580 psm
Net to gross floor area	85.00%		-	•			£2313 psm 85.00%	85.00%	85.00%
External works	10.00%							10.00%	10.00%
CIL (incl Mayoral)	£150							£60	£60
Crossrail S106	£0							£0	£0
S106 (per net sq m)	£35 psm							£35 psm	£35 psm
Cashflow timing	Quarters								
Build start	2	2	2	2	2	2	2	2	2
Build period	6							6	6
Investment sale (quarters from start on site)	8							8	8
I I I I I I I I I I I I I I I I I									

Note: demolition of existing floorspace is loaded as a single amount on Retail A1-A5

Cash Flow 25/11/2019
1d 1
Levisham Local Plan appraisal model 11/11/9 x/sm

#### LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority LONDON BOROUGH OF LEWISHAM

Area(s)
Proxy number 7

Date 25 November 2019

And

DEVELOPMENT PERIOD CASHFLOW

dev hectarage																										
dev acreage					04	Or 2	Qtr3	Qtr4	Ov5	Qtr6	Otr 7	Qtr 8	Qtr 9	Otr 10	Otr 11	Otr 12	Qtr 13	Qtr 14	Otr 15	Otr 16	On 17	Otr 18	Otr 19	Qtr 20	Ot 21	000
	I	1	7	Project	Year 1		Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
			Revenue per Qtr	Totals	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
Revenue						_	-																-			
		£ 14,682,422	3670605.469	£ 14,682,422	0	0	0	0	0	0	0	3,670,605	3,670,605	3,670,605	3,670,605	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	(	£ 333,333	£ 83,393	£ 333,333	0	0	0	0	0		0	83,333	83,333	83,333	83,333	0	0		0	0	0	0	0	0	0	
GDV before costs of sale		Sub Total	4	£ 15.015.755		0				0		0.050.000	3,753,939		3,753,939		0	0		0	0	0	0		0	
Costs of Sale		Sub Total	4	£ 15,015,755		U	U	U	U	U	U	3,753,939	3,753,939	3,753,939	3,753,939	U	U	U	U	U	U	U	U	U	U	
Joses of Jale	Marketing costs	3.00%		£ 450,473								-112.618	-112.618	-112.618	-112.618										0	-
	Legal fees	0.50%	2	£ 75,079	0	0	0	0	0	0	0	-18,770	-18,770	-18,770	-18,770	0	0	0	0	0	0	0	0	0	0	. 0
			1			-		-						10,110		-					-		_	-	-	
		Sub Total	1	-£525,551	0	0	0	0	0	0	0	-131,388	-131,388	-131,388	-131,388	0	0	0	0	0	0	0	0	0	0	0
	Retail A1-A5	£ -	£ .	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ .	£ -	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	3	£ .	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	
	B2 industrial	£ .	E .	£ .	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage C1 Hotel	£ .	, ·	r ·	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	C2 resi institution	£ .	ē :	£ .	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0	- 0
	D1	£ .	ē :	f .	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	- 0
	D2	£ -	£ .	÷ 3	0	0	0	0	0	ō	0	0	0	Ö	Ö	0	0	ō	0	Ö	0	ō	0	0	0	0
otal commercial value		Sub Total	1	£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			]																							
peculative NDV			1	£ 14,490,204	0	0	0	0	0	0	0	3,622,551	3,622,551	3,622,551	3,622,551	0	0	0	0	0	0	0	0	0	0	0
ffordable Housing Revenue	-		1	1.																						
	No fees on sale		Revenue per Qtr	£																						
	(	£ 4,735,501	789,250	6 £ 4,735,501	0	789,250	789,250	789,250	789,250	789,250	789,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		<b>!</b>	1		<b>—</b>										-	-			-				-			
			1	1- 1	1										-	-										
	NDV	Total	1	£ 19,225,704	0	789,250	789,250	789.250	789,250	789,250	789,250	3.622.551	3.622.551	3,622,551	3,622,551	0	0	0	0	0	0	0	0	0	0	
			-	- 30,440,703	_	,	,			,===	,	-,,	.,,	*,***,***	4,000,000	_						-	_			
			1																							
			1																							
Standard Costs			1	$\overline{}$																						
			Cost per Qtr																							
	Residential GF infrastructure costs	£ 8,652,500	1,442,083	6 £ 8,652,500	0	1,442,083	1,442,083	1,442,083	1,442,083	1,442,083	1,442,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ .																								
	Retail A1-A5 Retail S'Market	£ .		6 £ -	0	0	0	0	0	0	0	0	0	0				0	0	0	0	0	0	0	0	0
	B1 office	£ .		e c	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	r .		e c	0	0	0	0	0	- 0	0	0	0		0	0	0	- 0	0	0	0	- 0	0	0	0	0
	B8 storage	ē .		6 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ .		6 £ .	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	. 0
	C2 resi institution	£ .		6 £ .	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ .		6 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ .	-	6 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 432,625	0	72,104	72,104	72,104	72,104	72,104	72,104	0	0		0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total	4	£ 9,085,125		1,514,187	1,514,187		1,514,187	1,514,187	1,514,187	0								_		0			0	
		Sub Total	-1	£ 9,085,125		1,514,187	1,514,18/	1,514,18/	1,514,18/	1,514,18/	1,514,187	U	0		0	0	0	0	0	0	U	U	U	U	U	
Other Costs	Professional fees	10.00%	1	£ 908,512	0	151,419	151,419	151,419	151,419	151,419	151,419	0	0		0	٥	0	0	0	0	٥	0	0	٥	0	
	i idiosamia roca	10.0070	9	2 300,512		101,410	101,410	101,410	101,410	101,410	101,410		·								Ů		, ,		Ů	
		Sub Total		£ 908,512	0	151,419	151,419	151,419	151,419	151,419	151,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
il.			1																							
	Total																									
Resi CIL		£ 120,300		£ 120,300	120,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 120,300	4	£ 120,300	0	120,300	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
		£ 120,300		£ 120,300	0	0	120,300	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
			-	t ·	- 0	- 0	0	0	0	- 0	0	0	0		- 0	0	0	- 0	0	0	0		0	0	0	0
		Sub Total	1	£ 360,900	120 300	120,300	120,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		-
	t		1	_ 500,500	120,300	120,300	120,300	-			,	- 0			-	-	٥		-		0				٥	
Resi Section 106 Costs	,	£ 125,000	1	£ 125,000	n	0	125,000	0	n	0	0	0	n	0	n	0	0	0	0	n	n	n	n	n	0	- 0
Accessibility standards		£ 85,730	1	£ 85,730	ő	ő	85,730	ő	ő	ŏ	ő	0	ő	0	ő	ő	ő	ŏ	ő	ő	ő	ŏ	ő	ő	ŏ	ő
Green roofs		£262,500	£43,750.00	£ 262,500	0	43,750	43,750	43,750	43,750	43,750	43,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment & Training levy		£ .		£ .	0																					
Highways/S278		£ 50,000	4	£ 50,000	50,000																					
		Sub Total	1	£ 523,230	50,000	43,750	254,480	43,750	43,750	43,750	43,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		£ 884,130	170.300	164,050	374,780																			
otal Other Costs		Sub Total	4	£ 884,130	170,300	164,050	374,780	43,750	43,750	43,750	43,750	0	0	0	0	0	0	0	0	0	0		0	0	0	0
otal Costs			-1	£ 10,877,767	470 200	1,829,656	2.040.200	4 700 350	1,709,356	1,709,356	1,709,356	0			0	0	0				0	0				_
our ovals			-1	10,077,767	170,300	1,029,056	2,040,386	1,709,356	1,709,356	1,709,306	1,709,300		U			- "					U			U	U	
			1	ę .	<b>—</b>						<del></del>	-			1	1			<b></b>	+						
			1	-	-						_		1		-	-										
eveloper's profit on GDV	% of GDV private	18.00%		£ 2,702,836	0	0	0	0	0	0	0	0	0	0	2,702,836	0	0	0	0	0	0	0	0	0	0	0
	% of GDV commercial	15.00%	1	e .	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ 284,130	0	0	Ö	Ö	0	0	ó	0	0	ō	284,130	ō	0	0	ő	0	Ö	ō	0	Ö	0	0
tesidual Sum before interest			]	£ 5,360,972	-170,300	-1,040,406	-1,251,136	-920,106	-920,106	-920,106	-920,106	3,622,551	3,622,551	3,622,551	635,585	0	0	0	0	0	0	0	0	0	0	0
•			]																							
umulative residual balance for inte	erest calculation		]		-170,300	-1,213,116	-2,481,418	-3,436,639	-4,405,377	-5,387,823	-6,384,172	-2,851,963	730,230	4,352,781	4,988,366	- 0	0	- 0	0	0	0	- 0	0	0	0	0
·			4																							
nterest		6.00%		£ 372,606	-2,410	-17,167	-35,114	-48,632	-62,340	-76,243	-90,342	-40,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tesidual Sum for quarter after inter	net		-1	£ 4,988,366	472 740	-1.057.573	-1,286,250	-968,738	-982.446	-996,349	-1 010 448	3 582 102	3 622 554	3 622 FF4	635,585	0	0	0	0	0	0	0	0	0	0	
concoun ours for quarter after inter	van		4	4,000,366	-1/2,/10	*1,007,073	*1,200,200	*900,738	*702,446	-990,349	21,010,446	5,002,193	3,022,007	3,022,051	630,085					9	U				U	
				£ 4,234,790																						
and Value				4,234,790																						

Site acquisition costs		
	6.80	visition seets
Site acquisition costs	5.8	Jisition costs

£ 4,234,7 £ 287,9 £ 3,946,8

Quarterly Interest 1.50% 28.479