

HOUNSLOW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,948 psm

£9,241.173 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£2000 PER UNIT SECTION 106

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Small scheme - 8 houses (40 dph)	8	E1,248.235	2,436.862	2,313.902	2,191.779	2,070.495	1,950.049	1,830.441	1,711.671	1,593.739	1,476.646	1,360.390	1,244.973	20%
2 Small scheme - 8 houses and flats (50 dph)	8	E1,478.588	2,499.911	2,326.900	2,204.745	2,083.419	1,962.932	1,843.263	1,724.417	1,606.486	1,489.363	1,373.066	1,257.600	25%
3 Small scheme - 8 flats (70 dph)	8	E1,016.529	1,585.235	1,484.217	1,383.900	1,284.282	1,185.364	1,087.146	989.627	892.809	796.690	701.271	606.552	30%
4 Small scheme - 8 flats (90 dph)	8	E831.706	2,456.905	2,333.372	2,211.187	2,089.830	1,969.311	1,849.660	1,730.827	1,612.833	1,495.677	1,379.360	1,263.880	35%
5 Small scheme - 8 flats (170 dph)	8	E462.059	1,377.810	1,283.573	1,189.962	1,097.066	1,004.795	913.179	822.220	731.915	642.266	553.273	464.836	40%
6 Small scheme - 8 flats (190 dph)	8	E369.647	2,456.746	2,333.723	2,211.538	2,090.191	1,969.682	1,850.072	1,731.278	1,613.185	1,495.629	1,379.711	1,264.231	45%
7 Small scheme - 8 flats (220 dph)	8	E309.547	1,411.913	1,316.961	1,221.970	1,126.940	1,031.870	936.761	841.612	746.473	651.344	556.215	461.086	50%
8 Small scheme - 8 flats (350 dph)	8	E184.823	2,456.728	2,333.670	2,211.538	2,090.191	1,969.682	1,850.072	1,731.278	1,613.185	1,495.629	1,379.711	1,264.231	55%
9 Medium scheme - 20 houses (40 dph)	20	E4,620.586	3,914.256	3,681.869	3,447.232	3,192.344	2,915.205	2,609.816	2,285.177	2,184.288	1,944.145	1,705.750	1,469.113	0%
10 Medium scheme - 20 houses and flats (50 dph)	20	E3,086.469	6,139.229	5,831.671	5,526.266	5,222.941	4,921.516	4,622.983	4,325.311	4,030.326	3,737.436	3,446.641	3,157.942	40%
11 Medium scheme - 20 flats (70 dph)	20	E2,940.335	3,759.636	3,511.801	3,275.015	3,041.912	2,812.397	2,587.476	2,362.151	2,136.426	1,910.299	1,684.672	1,458.545	20%
12 Medium scheme - 20 flats (90 dph)	20	E2,053.594	2,588.483	2,369.997	2,153.046	1,937.632	1,723.753	1,511.410	1,300.603	1,091.333	883.508	677.390	472.736	35%
13 Medium scheme - 20 flats (170 dph)	20	E1,087.197	2,448.216	2,226.619	2,006.584	1,788.113	1,571.203	1,355.857	1,142.073	929.852	719.194	510.098	302.564	40%
14 Medium scheme - 20 flats (190 dph)	20	E972.755	2,150.242	1,938.381	1,728.018	1,519.156	1,311.792	1,105.927	901.562	698.695	497.327	297.459	99.590	25%
15 Medium scheme - 20 flats (220 dph)	20	E840.107	1,850.522	1,745.153	1,641.241	1,538.786	1,437.787	1,338.246	1,239.161	1,140.532	1,043.360	944.646	84.387	20%
16 Medium scheme - 20 flats (350 dph)	20	E528.067	1,440.022	1,259.892	1,072.114	885.686	700.609	516.853	334.507	153.482	26.602	-207.336	-387.308	10%
17 Large scheme - 50 houses (40 dph)	50	E11,851.466	8,932.124	8,351.114	7,774.134	7,201.183	6,632.260	6,067.369	5,506.504	4,949.689	4,396.865	3,848.080	3,303.343	0%
18 Large scheme - 50 houses and flats (50 dph)	50	E9,241.173	9,045.874	8,464.486	7,887.127	7,313.798	6,744.498	6,179.227	5,617.985	5,060.773	4,507.590	3,958.436	3,413.312	15%
19 Large scheme - 50 flats (70 dph)	50	E6,850.358	3,871.666	3,299.391	2,727.558	2,155.725	1,583.892	1,012.059	440.226	1,276.089	2,428.018	3,724.967	5,020.555	25%
20 Large scheme - 50 flats (90 dph)	50	E5,133.985	8,916.152	8,077.441	7,238.511	6,400.530	5,562.549	4,724.568	3,886.587	3,048.606	2,210.625	1,372.644	502.663	10%
21 Large scheme - 50 flats (170 dph)	50	E2,717.992	5,433.960	4,924.889	4,419.414	3,913.533	3,407.652	2,901.771	2,395.890	1,890.009	1,384.128	878.246	373.363	25%
22 Large scheme - 50 flats (190 dph)	50	E2,431.888	4,731.401	4,244.804	3,758.334	3,271.864	2,785.394	2,300.924	1,816.454	1,331.984	847.514	363.044	138.574	20%
23 Large scheme - 50 flats (220 dph)	50	E2,100.287	4,055.960	3,590.685	3,125.239	2,660.651	2,200.063	1,739.475	1,278.887	818.299	359.716	16.725	-216.690	15%
24 Large scheme - 50 flats (350 dph)	50	E1,320.168	2,929.159	2,499.744	2,070.744	1,642.159	1,213.574	784.989	356.402	1,040.829	1,600.429	2,159.022	2,717.613	10%
25 Large scheme - 100 flats and houses (70 dph)	100	E13,201.678	10,778.973	10,022.214	9,265.469	8,508.724	7,751.979	7,000.234	6,249.489	5,498.744	4,747.999	4,000.254	3,242.509	15%
26 Large scheme - 100 flats (90 dph)	100	E10,267.970	12,918.582	11,842.849	10,774.674	9,714.057	8,646.990	7,579.923	6,512.856	5,445.789	4,378.722	3,311.655	2,244.588	10%
27 Large scheme - 100 flats (170 dph)	100	E5,435.984	10,578.293	9,576.790	8,582.361	7,588.008	6,593.655	5,600.302	4,606.949	3,613.596	2,620.243	1,626.890	623.537	25%
28 Large scheme - 100 flats (190 dph)	100	E4,833.775	9,180.838	8,223.830	7,273.606	6,323.382	5,373.158	4,422.934	3,472.710	2,522.486	1,572.262	622.038	-102.411	20%
29 Large scheme - 100 flats (220 dph)	100	E4,200.533	8,246.812	7,319.475	6,396.731	5,474.576	4,552.421	3,630.266	2,708.111	1,785.956	863.801	1,007.043	122.024	15%
30 Large scheme - 100 flats (350 dph)	100	E2,640.335	5,905.299	5,052.181	4,205.172	3,354.272	2,509.368	1,664.472	860.410	40.281	-791.603	-1,617.803	-2,437.727	10%
31 Large scheme - 200 flats and houses (70 dph)	200	E26,403.351	20,913.959	20,000.473	19,087.308	18,174.102	17,260.937	16,347.772	15,434.607	14,521.442	13,608.277	12,695.112	11,781.947	15%
32 Large scheme - 200 flats (90 dph)	200	E20,335.940	23,436.000	21,444.884	19,453.768	17,462.652	15,471.536	13,480.420	11,489.304	9,498.188	7,507.072	5,515.956	3,524.840	10%
33 Large scheme - 200 flats (170 dph)	200	E10,871.968	19,900.453	17,137.971	15,146.731	13,155.491	11,164.251	9,173.011	7,181.771	5,190.531	3,199.291	1,208.051	-343.038	5%
34 Large scheme - 200 flats (190 dph)	200	E9,727.500	16,323.000	14,546.784	12,776.808	11,010.490	9,244.833	7,479.176	5,713.519	3,947.862	2,182.205	416.548	-685.648	0%
35 Large scheme - 200 flats (220 dph)	200	E8,401.066	14,338.536	12,811.887	11,097.135	9,384.881	7,672.627	6,027.283	4,381.931	2,736.585	1,091.239	812.248	-2,272.992	20%
36 Large scheme - 200 flats (350 dph)	200	E5,280.670	10,940.889	9,435.476	7,927.745	6,420.014	4,912.283	3,404.552	1,896.820	2,488.649	3,982.480	5,476.319	6,970.158	15%
37 West Cross Industrial Estate	1,800	E8,942.928	303,179.929	249,749.152	192,519.154	149,289.159	106,059.163	62,829.167	19,579.171	126,025.184	100,788.188	75,542.192	50,292.196	45%
38 Phoenix Business Park	750	E14,785.877	40,287.737	43,849.812	41,428.474	39,024.322	36,637.156	34,266.977	31,913.798	29,577.579	27,238.361	24,900.128	22,561.913	50%
39 Kew Bridge District Centre	260	E17,465.817	85,962.273	79,257.962	72,810.701	66,010.433	59,457.177	52,903.922	46,401.699	40,079.477	33,687.585	27,326.893	21,013.537	50%
40 EMC Tower	420	E13,881.759	54,823.875	50,826.357	46,828.837	42,831.313	38,833.793	34,836.273	30,838.753	26,841.233	22,843.713	18,846.193	14,848.673	50%
41 Lid Feltham	220	E3,248.981	3,339.795	2,988.791	2,637.787	2,286.783	1,935.779	1,584.775	1,233.771	882.767	531.763	180.759	-229.253	10%
42 Land at Hutton Fields	-	E521,202.155	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	45,583.513	0%
43 MOD Feltham	1,370	E130,300.539	123,233.794	114,546.261	105,919.250	97,292.240	88,664.791	80,044.259	71,423.727	62,803.195	54,182.663	45,562.131	36,941.596	0%
44 Leisure West	310	E41,585.278	11,864.441	9,755.137	7,646.537	5,537.937	3,429.337	1,320.737	659.672	2,734.338	4,703.889	6,674.441	8,644.993	0%
45 Land south of West International	-	E133,072.891	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	3,907.665	0%
46 Staines Road	120	E4,620.586	9,961.942	8,277.359	6,597.631	4,922.756	3,247.881	1,572.006	2,927.258	2,271.798	1,621.193	974.823	326.946	25%
47 Hounslow Bus Garage	830	E10,165.290	38,869.033	33,054.703	27,241.519	21,440.480	15,628.586	10,816.694	6,004.804	1,155.006	6,831.076	12,484.976	18,169.128	15%
48 Sainsbury's Chiswick	300	E16,634.111	50,184.509	46,767.867	43,350.103	39,932.346	36,514.582	33,096.818	29,679.054	26,261.298	22,843.542	20,425.786	18,008.530	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,038.992 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Small scheme - 8 houses (40 dph)	8	E1,807.718	2,436.862	2,313.902	2,191.779	2,070.495	1,950.049	1,830.441	1,711.671	1,593.739	1,476.646	1,360.390	1,244.973	20%
2 Small scheme - 8 houses and flats (50 dph)	8	E1,286.175	2,499.911	2,326.900	2,204.745	2,083.419	1,962.932	1,843.263	1,724.417	1,606.486	1,489.363	1,373.066	1,257.600	25%
3 Small scheme - 8 flats (70 dph)	8	E884.245	1,585.235	1,484.217	1,383.900	1,284.282	1,185.364	1,087.146	989.627	892.809	796.690	701.271	606.552	30%
4 Small scheme - 8 flats (90 dph)	8	E723.473	2,456.905	2,333.372	2,211.187	2,089.830	1,969.311	1,849.660	1,730.827	1,612.833	1,495.677	1,379.360	1,263.	

