

Appendix 4 - BTR appraisal results

No Conventional AH Units 200 Site Area 0.29 Ha	Sales value inflation Build cost inflation Tenure	Base Base DMR @ LLR

Tenure %AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 0%	£110.001.652	£99.516.383	£99.409.627	£99.206.718	£98.699.444	£95.655.804	£93.964.893
10% DMR @ 10% LLR 10%	£110,001,652 £96,417,463	£99,516,383 £86,149,406	£86.042.651	£99,200,718 £85,839,742	£98,699,444 £85,332,468	£95,655,804 £82,288,829	£93,964,893
20% DMR @ 100% LLR 20%	£82.833.273	£72,782,431	£72.675.676	£72,472,766	£71.965.493	£68.921.853	£67,230,942
25% DMR @ 100% LLR 25%	£76.041.179	£66.098.943	£65.992.188	£65,789,278	£65.282.005	£62,238,365	£60,547,454
30% DMR @ 100% LLR 30%	£69.249.085	£59.415.456	£59.308.700	£59,105,791	£58,598,517	£55,554,877	£53,863,966
35% DMR @ 100% LLR 35%	£62,456,990	£52,731,967	£52,625,212	£52,422,303	£51,915,030	£48,871,390	£47,180,478
40% DMR @ 100% LLR 40%	£55.664.895	£46.048.479	£45.941.724	£45.738.814	£45.231.541	£42.187.902	£40.496.991
45% DMR @ 100% LLR 45%	£48,872,801	£39,364,992	£39,258,237	£39,055,327	£38,548,053	£35,504,413	£33,813,503
50% DMR @ 100% LLR 50%	£42,080,706	£32,681,504	£32,574,749	£32,371,839	£31,864,566	£28,820,926	£27,130,014

		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
Tenure	% AH	Building Safety Levy	2022 & Staircases	BREEAM Excellent	Biodiversity	Payments	Sustainability	Embodied Carbon
100% Market Rent	0%	£81,683,442	£71,198,173	£71,091,417	£70,888,508	£70,381,234	£67,337,594	£65,646,683
10% DMR @ 100% LLR	10%	£68.099.253	£57.831.196	£57.724.441	£57.521.532	£57.014.258	£53.970.619	£52.279.708
20% DMR @ 100% LLR	20%	£54,515,063	£44,464,221	£44,357,466	£44,154,556	£43,647,283	£40,603,643	£38,912,732
25% DMR @ 100% LLR	25%	£47,722,969	£37,780,733	£37,673,978	£37,471,068	£36,963,795	£33,920,155	£32,229,244
30% DMR @ 100% LLR	30%	£40,930,875	£31,097,246	£30,990,490	£30,787,581	£30,280,307	£27,236,667	£25,545,756
35% DMR @ 100% LLR	35%	£34,138,780	£24,413,757	£24,307,002	£24,104,093	£23,596,820	£20,553,180	£18,862,268
40% DMR @ 100% LLR	40%	£27,346,685	£17,730,269	£17,623,514	£17,420,604	£16,913,331	£13,869,692	£12,178,781
45% DMR @ 100% LLR	45%	£20,554,591	£11,046,782	£10,940,027	£10,737,117	£10,229,843	£7,186,203	£5,495,293
50% DMR @ 100% LLR	50%	£13.762.496	£4.363.294	£4.256.539	£4.053.629	£3.546.356	£502.716	-£1.188.196

Residual Land values compared to benchmark land values Medium Value Secondary Offices

		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
Tenure	% AH	Building Safety Levy	2022 & Staircases	BREEAM Excellent	Biodiversity	Payments	Sustainability	Embodied Carbon
100% Market Rent	0%	£93.417.712	£82.932.443	£82.825.687	£82.622.778	£82.115.504	£79.071.864	£77.380.953
10% DMR @ 100% LLR	10%	£79,833,523	£69,565,466	£69,458,711	£69,255,802	£68,748,528	£65,704,889	£64,013,978
20% DMR @ 100% LLR	20%	£66,249,333	£56,198,491	£56,091,736	£55,888,826	£55,381,553	£52,337,913	£50,647,002
25% DMR @ 100% LLR	25%	£59,457,239	£49,515,003	£49,408,248	£49,205,338	£48,698,065	£45,654,425	£43,963,514
30% DMR @ 100% LLR	30%	£52.665.145	£42.831.516	£42.724.760	£42.521.851	£42.014.577	£38.970.937	£37.280.026
35% DMR @ 100% LLR	35%	£45,873,050	£36,148,027	£36,041,272	£35,838,363	£35,331,090	£32,287,450	£30,596,538
40% DMR @ 100% LLR	40%	£39,080,955	£29,464,539	£29,357,784	£29,154,874	£28,647,601	£25,603,962	£23,913,051
45% DMR @ 100% LLR	45%	£32,288,861	£22,781,052	£22,674,297	£22,471,387	£21,964,113	£18,920,473	£17,229,563
50% DMR @ 100% LLR	50%	£25,496,766	£16,097,564	£15,990,809	£15,787,899	£15,280,626	£12,236,986	£10,546,074
Residual Land values compared to benchm Lower Value Secondary Offices / Community						£40,420.000	1	

£57,186,000

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Pavments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offsot Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£98.279.852	£87.794.583	£87.687.827	£87.484.918	£86.977.644	£83.934.004	£82.243.093
10% DMR @ 100% LLR	10%	£96,279,652 £84.695.663	£87,794,583 £74,427,606	£74.320.851	£74,484,918 £74,117,942	£80,977,044 £73,610,668	£70,567,029	£62,243,093 £68,876,118
20% DMR @ 100% LLR	20%	£71.111.473	£61.060.631	£60.953.876	£60,750,966	£60.243.693	£57,200.053	£55,509,142
25% DMR @ 100% LLR	25%	£64.319.379	£54.377.143	£54,270,388	£54.067.478	£53,560,205	£50,516,565	£48.825.654
30% DMR @ 100% LLR	30%	£57.527.285	£47.693.656	£47.586.900	£47.383.991	£46.876.717	£43.833.077	£42.142.166
35% DMR @ 100% LLR	35%	£50,735,190	£41,010,167	£40,903,412	£40,700,503	£40,193,230	£37,149,590	£35,458,678
40% DMR @ 100% LLR	40%	£43,943,095	£34,326,679	£34,219,924	£34,017,014	£33,509,741	£30,466,102	£28,775,191
45% DMR @ 100% LLR	45%	£37.151.001	£27.643.192	£27.536.437	£27.333.527	£26.826.253	£23.782.613	£22.091.703
50% DMR @ 100% LLR	50%	£30,358,906	£20,959,704	£20,852,949	£20,650,039	£20,142,766	£17,099,126	£15,408,214

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution

_		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CiL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Statrcases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
Tenure	% AH	Building Safety Levy	2022 & Staircases	BREEAM Excellent	Biodiversity	Payments	Sustainability	Embodied Carbon
100% Market Rent	0%	£104,027,362	£93,542,093	£93,435,337	£93,232,428	£92,725,154	£89,681,514	£87,990,603
10% DMR @ 100% LLR	10%	£90,443,173	£80,175,116	£80,068,361	£79,865,452	£79,358,178	£76,314,539	£74,623,628
20% DMR @ 100% LLR	20%	£76,858,983	£66,808,141	£66,701,386	£66,498,476	£65,991,203	£62,947,563	£61,256,652
25% DMR @ 100% LLR	25%	£70,066,889	£60,124,653	£60,017,898	£59,814,988	£59,307,715	£56,264,075	£54,573,164
30% DMR @ 100% LLR	30%	£63,274,795	£53,441,166	£53,334,410	£53,131,501	£52,624,227	£49,580,587	£47,889,676
35% DMR @ 100% LLR	35%	£56,482,700	£46,757,677	£46,650,922	£46,448,013	£45,940,740	£42,897,100	£41,206,188
40% DMR @ 100% LLR	40%	£49.690.605	£40.074.189	£39.967.434	£39.764.524	£39.257.251	£36.213.612	£34.522.701
45% DMR @ 100% LLR	45%	£42,898,511	£33,390,702	£33,283,947	£33,081,037	£32,573,763	£29,530,123	£27,839,213
50% DMR @ 100% LLR	50%	£36,106,416	£26,707,214	£26,600,459	£26,397,549	£25,890,276	£22,846,636	£21,155,724

C7 - 200 Bed BTR with DMR Affordable Housing Value Area CIL Zone B No Conventional At Units 200 Sales value inflation Base			
No Conventional AH Units 200 Sales value inflation Base	Value Area	lue Area CIL Zone B	
Site Area 0.29 Ha Build cost inflation Base Tenure DMR @ LLF	0.29 Ha Build cost inflation	ild cost inflation Base	

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, BIOdiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£85.308.736	£72.725.793	£72.618.628	£72.414.988	£71.905.888	£68.851.287	£67.154.286
10% DMR @ 100% LLR	10%	£74,296,518	£61,889,662	£61,782,497	£61,578,856	£61,069,757	£58,015,156	£56,318,154
20% DMR @ 100% LLR	20%	£63,284,299	£51,053,531	£50,946,365	£50,742,725	£50,233,626	£47,179,024	£45,482,023
25% DMR @ 100% LLR	25%	£57,778,190	£45,635,465	£45,528,300	£45,324,660	£44,815,560	£41,760,959	£40,063,959
30% DMR @ 100% LLR	30%	£52,272,081	£40,217,399	£40,110,234	£39,906,594	£39,397,495	£36,342,893	£34,645,893
35% DMR @ 100% LLR	35%	£46,765,972	£34,799,334	£34,692,169	£34,488,528	£33,979,429	£30,924,828	£29,227,827
40% DMR @ 100% LLR	40%	£41.259.863	£29.381.268	£29.274.103	£29.070.464	£28.561.363	£25.506.762	£23.809.762
45% DMR @ 100% LLR	45%	£35,753,753	£23,963,203	£23,856,038	£23,652,398	£23,143,298	£20,088,696	£18,391,696
50% DMR @ 100% LLR	50%	£30.247.644	£18.545.137	£18.437.972	£18.234.333	£17.725.232	£14.670.631	£12.973.631

Residual Land values compared to benchmark land values Higher Value Secondary Offices

Residual Land values compared to benchma Higher Value Secondary Offices	irk land values					£97,649,000]	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CLL, Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£56.990.526	£44.407.583	£44.300.418	£44.096.778	£43.587.678	£40.533.077	£38.836.076
10% DMR @ 100% LLR	10%	£45.978.308	£33.571.452	£33,464,287	£33,260,646	£32.751.547	£29,696,946	£27,999,944
20% DMR @ 100% LLR	20%	£34.966.089	£22,735,321	£22.628.155	£22,424,515	£21.915.416	£18.860.814	£17.163.813
25% DMR @ 100% LLR	25%	£29,459,980	£17.317.255	£17.210.090	£17.006.450	£16,497,350	£13.442.749	£11,745,749
30% DMR @ 100% LLR	30%	£23,953,871	£11,899,189	£11,792,024	£11,588,384	£11,079,285	£8,024,683	£6,327,683
35% DMR @ 100% LLR	35%	£18,447,762	£6,481,124	£6,373,959	£6,170,318	£5,661,219	£2,606,618	£909,617
40% DMR @ 100% LLR	40%	£12,941,653	£1,063,058	£955,893	£752,254	£243,153		-£4,508,448
45% DMR @ 100% LLR	45%	£7,435,543						-£9,926,514
50% DMR @ 100% LLR	50%	£1.929.434	-£9.773.073	-£9.880.238	-£10.083.877	£10.592.978	-£13.647.579	-£15.344.579

Residual Land values compared to benchmark land values Medium Value Secondary Offices

		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
Tenure	% AH	Building Safety Levy	2022 & Staircases	BREEAM Excellent	Biodiversity	Payments	Sustainability	Embodied Carbon
100% Market Rent	0%	£68.724.796	£56.141.853	£56.034.688	£55.831.048	£55.321.948	£52.267.347	£50.570.346
10% DMR @ 100% LLR	10%	£57,712,578	£45,305,722	£45,198,557	£44,994,916	£44,485,817	£41,431,216	£39,734,214
20% DMR @ 100% LLR	20%	£46,700,359	£34,469,591	£34,362,425	£34,158,785	£33,649,686	£30,595,084	£28,898,083
25% DMR @ 100% LLR	25%	£41,194,250	£29,051,525	£28,944,360	£28,740,720	£28,231,620	£25,177,019	£23,480,019
30% DMR @ 100% LLR	30%	£35.688.141	£23.633.459	£23.526.294	£23.322.654	£22.813.555	£19.758.953	£18.061.953
35% DMR @ 100% LLR	35%	£30,182,032	£18,215,394	£18,108,229	£17,904,588	£17,395,489	£14,340,888	£12,643,887
40% DMR @ 100% LLR	40%	£24,675,923	£12,797,328	£12,690,163	£12,486,524	£11,977,423	£8,922,822	£7,225,822
45% DMR @ 100% LLR	45%	£19,169,813	£7,379,263	£7,272,098	£7,068,458	£6,559,358	£3,504,756	£1,807,756
50% DMR @ 100% LLR	50%	£13,663,704	£1,961,197	£1,854,032	£1,650,393	£1,141,292	£1,913,309	-£3,610,309
Residual Land values compared to benchm Lower Value Secondary Offices / Communit						£40,420,000]	

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£73.586.936	£61.003.993	£60.896.828	£60.693.188	£60.184.088	£57,129,487	£55.432.486
10% DMR @ 100% LLR	10%	£62,574,718	£50,167,862	£50,060,697	£49,857,056	£49,347,957	£46,293,356	£44,596,354
20% DMR @ 100% LLR	20%	£51,562,499	£39,331,731	£39,224,565	£39,020,925	£38,511,826	£35,457,224	£33,760,223
25% DMR @ 100% LLR	25%	£46.056.390	£33.913.665	£33.806.500	£33.602.860	£33.093.760	£30.039.159	£28.342.159
30% DMR @ 100% LLR	30%	£40,550,281	£28,495,599	£28,388,434	£28,184,794	£27,675,695	£24,621,093	£22,924,093
35% DMR @ 100% LLR	35%	£35,044,172	£23,077,534	£22,970,369	£22,766,728	£22,257,629	£19,203,028	£17,506,027
40% DMR @ 100% LLR	40%	£29,538,063	£17,659,468	£17,552,303	£17,348,664	£16,839,563	£13,784,962	£12,087,962
45% DMR @ 100% LLR	45%	£24.031.953	£12.241.403	£12.134.238	£11.930.598	£11.421.498	£8.366.896	£6.669.896
50% DMR @ 100% LLR	50%	£18.525.844	£6.823.337	£6.716.172	£6.512.533	£6.003.432	£2.948.831	£1.251.831

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution

Residual Land values compared to benchma Secondary Industrial/Storage/Distribution	irk land values			£20,601,000]			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Ronewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£79.334.446	£66.751.503	£66.644.338	£66.440.698	£65.931.598	£62.876.997	£61,179,996
10% DMR @ 100% LLR	10%	£68,322,228	£55,915,372	£55,808,207	£55,604,566	£55,095,467	£52,040,866	£50,343,864
20% DMR @ 100% LLR	20%	£57,310,009	£45,079,241	£44,972,075	£44,768,435	£44,259,336	£41,204,734	£39,507,733
25% DMR @ 100% LLR	25%	£51,803,900	£39,661,175	£39,554,010	£39,350,370	£38,841,270	£35,786,669	£34,089,669
30% DMR @ 100% LLR	30%	£46,297,791	£34,243,109	£34,135,944	£33,932,304	£33,423,205	£30,368,603	£28,671,603
35% DMR @ 100% LLR	35%	£40,791,682	£28,825,044	£28,717,879	£28,514,238	£28,005,139	£24,950,538	£23,253,537
40% DMR @ 100% LLR	40%	£35.285.573	£23.406.978	£23.299.813	£23.096.174	£22.587.073	£19.532.472	£17.835.472
45% DMR @ 100% LLR	45%	£29,779,463	£17,988,913	£17,881,748	£17,678,108	£17,169,008	£14,114,408	£12,417,406
50% DMR @ 100% LLR	50%	£24,273,354	£12,570,847	£12,463,682	£12,260,043	£11,750,942	£8,696,341	£6,999,341

C7 - 200 Bed BTR with DMR Affordable Housing	Value Area	CIL Zone C
No Conventional AH Units 200 Site Area 0.29 Ha	Sales value inflation Build cost inflation Tenure	Base Base DMR @ LLR
Residual land values:		

Tenure	% АН	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, BIOdiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£85,485,164	£67.296.682	£67.189.518	£66.985.878	£66.476.777	£63.422.176	£61.725.176
10% DMR @ 100% LLR	10%	£74,472,945	£56,460,551	£56,353,387	£56,149,746	£55,640,646	£52,586,045	£50,889,044
20% DMR @ 100% LLR	20%	£63,460,727	£45,624,420	£45,517,256	£45,313,615	£44,804,515	£41,749,914	£40,052,913
25% DMR @ 100% LLR	25%	£57,954,618	£40,206,354	£40,099,190	£39,895,550	£39,386,449	£36,331,849	£34,634,848
30% DMR @ 100% LLR	30%	£52,448,509	£34,788,289	£34,681,124	£34,477,484	£33,968,384	£30,913,783	£29,216,782
35% DMR @ 100% LLR	35%	£46,942,399	£29,370,224	£29,263,059	£29,059,418	£28,550,318	£25,495,718	£23,798,716
40% DMR @ 100% LLR	40%	£41.436.290	£23.952.158	£23.844.993	£23.641.353	£23.132.252	£20.077.652	£18.380.651
	45%	£35.930.181	£18,534,093	£18.426.928	£18.223.287	£17,714,188	£14.659.586	£12.962.585
45% DMR @ 100% LLR	50%	£30,424,072	£13.116.027	£13.008.862	£12.805.222	£12.296.122	£9.241.521	

Residual Land values compared to benchmark land values Higher Value Secondary Offices

Residual Land values compared to benchma Higher Value Secondary Offices	rk land values					£97,649.000	1	
· · · · · · · · · · · · · · · · · · ·						201,040,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, BIodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£57,166,954	£38,978,472	£38,871,308	£38,667,668	£38,158,567	£35,103,966	£33,406,966
10% DMR @ 100% LLR	10%	£46.154.735	£28.142.341	£28.035.177	£27.831.536	£27.322.436	£24.267.835	£22.570.834
20% DMR @ 100% LLR	20%	£35,142,517	£17,306,210	£17,199,046	£16,995,405	£16,486,305	£13,431,704	£11,734,703
25% DMR @ 100% LLR	25%	£29,636,408	£11,888,144	£11,780,980	£11,577,340	£11,068,239	£8,013,639	£6,316,638
30% DMR @ 100% LLR	30%	£24,130,299	£6,470,079	£6,362,914	£6,159,274	£5,650,174	£2,595,573	£898,572
35% DMR @ 100% LLR	35%	£18,624,189	£1,052,014	£944,849	£741,208	£232,108		-£4,519,494
40% DMR @ 100% LLR	40%	£13,118,080						-£9,937,559
45% DMR @ 100% LLR	45%	£7,611,971						-£15,355,625
50% DMR @ 100% LLR	50%	£2.105.862						-£20.773.690

Residual Land values compared to benchmark land values Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Statrcases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staliccases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£68.901.224	£50.712.742	£50.605.578	£50.401.938	£49.892.837	£46.838.236	£45.141.236
10% DMR @ 100% LLR	10%	£57,889,005	£39,876,611	£39,769,447	£39,565,806	£39,056,706	£36,002,105	£34,305,104
20% DMR @ 100% LLR	20%	£46,876,787	£29,040,480	£28,933,316	£28,729,675	£28,220,575	£25,165,974	£23,468,973
25% DMR @ 100% LLR	25%	£41,370,678	£23,622,414	£23,515,250	£23,311,610	£22,802,509	£19,747,909	£18,050,908
30% DMR @ 100% LLR	30%	£35.864.569	£18.204.349	£18.097.184	£17.893.544	£17.384.444	£14.329.843	£12.632.842
35% DMR @ 100% LLR	35%	£30,358,459	£12,786,284	£12,679,119	£12,475,478	£11,966,378	£8,911,778	£7,214,776
40% DMR @ 100% LLR	40%	£24,852,350	£7,368,218	£7,261,053	£7,057,413	£6,548,312	£3,493,712	£1,796,711
45% DMR @ 100% LLR	45%	£19,346,241	£1,950,153	£1,842,988	£1,639,347	£1,130,248	-£1,924,354	-£3,621,355
50% DMR @ 100% LLR	50%	£13.840.132	£3.467.913		£3 778 718		£7.342.419	-£9.039.420

£57,186,000

£40,420,000

Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space

_		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S 106, CiL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Statrcases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Sustainability &
Tenure	% AH	Building Safety Levy	2022 & Staircases	BREEAM Excellent	Biodiversity	Payments	Sustainability	Embodied Carbon
100% Market Rent	0%	£73,763,364	£55,574,882	£55,467,718	£55,264,078	£54,754,977	£51,700,376	£50,003,376
10% DMR @ 100% LLR	10%	£62,751,145	£44,738,751	£44,631,587	£44,427,946	£43,918,846	£40,864,245	£39,167,244
20% DMR @ 100% LLR	20%	£51,738,927	£33,902,620	£33,795,456	£33,591,815	£33,082,715	£30,028,114	£28,331,113
25% DMR @ 100% LLR	25%	£46.232.818	£28.484.554	£28.377.390	£28.173.750	£27.664.649	£24.610.049	£22.913.048
30% DMR @ 100% LLR	30%	£40,726,709	£23,066,489	£22,959,324	£22,755,684	£22,246,584	£19,191,983	£17,494,982
35% DMR @ 100% LLR	35%	£35,220,599	£17,648,424	£17,541,259	£17,337,618	£16,828,518	£13,773,918	£12,076,916
40% DMR @ 100% LLR	40%	£29,714,490	£12,230,358	£12,123,193	£11,919,553	£11,410,452	£8,355,852	£6,658,851
45% DMR @ 100% LLR	45%	£24.208.381	£6.812.293	£6.705.128	£6.501.487	£5.992.388	£2.937.786	£1.240.785
50% DMR @ 100% LLR	50%	£18,702,272	£1,394,227	£1,287,062	£1,083,422	£574,322		-£4,177,280

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution

Residual Land values compared to benchma Secondary Industrial/Storage/Distribution	irk land values					£20,601,000]	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent	0%	£79.510.874	£61.322.392	£61.215.228	£61.011.588	£60.502.487	£57.447.886	£55.750.886
10% DMR @ 100% LLR	10%	£68,498,655	£50,486,261	£50,379,097	£50,175,456	£49,666,356	£46,611,755	£44,914,754
20% DMR @ 100% LLR	20%	£57,486,437	£39,650,130	£39,542,966	£39,339,325	£38,830,225	£35,775,624	£34,078,623
25% DMR @ 100% LLR	25%	£51,980,328	£34,232,064	£34,124,900	£33,921,260	£33,412,159	£30,357,559	£28,660,558
30% DMR @ 100% LLR	30%	£46,474,219	£28,813,999	£28,706,834	£28,503,194	£27,994,094	£24,939,493	£23,242,492
35% DMR @ 100% LLR	35%	£40,968,109	£23,395,934	£23,288,769	£23,085,128	£22,576,028	£19,521,428	£17,824,426
40% DMR @ 100% LLR	40%	£35.462.000	£17.977.868	£17.870.703	£17.667.063	£17.157.962	£14.103.362	£12.406.361
45% DMR @ 100% LLR	45%	£29,955,891	£12,559,803	£12,452,638	£12,248,997	£11,739,898	£8,685,296	£6,988,295
50% DMR @ 100% LLR	50%	£24,449,782	£7,141,737	£7,034,572	£6,830,932	£6,321,832	£3,267,231	£1,570,230

C7 - 200 Bed BTR with Convention	nal Affordable	Housing		Value Area	CIL Z	one A		
			1	Sales value inflation		Base	1	
Site Area	0.29 Ha			Build cost inflation		Base		
Residual land values:				Tenure		Conventional Affordable Housing	: LAR : CIR	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR	0%	£118,178,017 £110,039,534	£107,313,853 £99,553,659	£107,206,687 £99,446,904	F107 003 047	£106,493,948 £98,736,721 £90,955,766	£103,439,346	£101,742,346 £94,002,170 £86,236,828
00% LAR: 40% CIR 00% LAR: 40% CIR	5% 10% 20% 25% 30% 35% 40% 45% 50%	£110333334 £101378,027 £93,693,694 £85,486,734 £77,257,346 £69,005,727 £60,732,079 £52,436,598 £44,119,483 £33,780,934	E35 (330 63 E31 (769,987 E73 (963,047) E76 (33,027) E66 (260,129) E66 (260,129) E60 (404,572) E52 (506,549) E44 (569,263) E36 (643,919) E28 (679,716)	£39,440,804 £91,683,607 £78,857,001 £76,027,288 £68,174,670 £60,299,353 £52,401,536 £44,481,425 £36,539,222 £28,575,130	E99,243,994 E91,461,367 E83,655,369 E75,826,203 E87,974,073 E80,099,182 E52,201,735 E44,281,335 E34,239,9865 E228,376,087	E80 (36) (2 E90 (36) (2 E93 (5) (26 E73 (23) (26 E73 (23) (27) (26 E74 (25) (27) (27) (27) (27) (27) (27) (27) (27	£20,033,061 £27,032,163 £20,126,804 £72,307,218 £64,433,618 £56,566,216 £44,705,224 £40,709,856 £32,853,326 £24,832,843	E8, 236, 828 E78, 446, 535 E70, 446, 535 E70, 631, 511 E62, 791, 972 E54, 928, 136 E47, 040, 219 E33, 128, 438 E31, 193, 012 E23, 234, 156
Residual Land values compared to	o benchmark l	and values					1	
Higher Value Secondary Offices	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staticcases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	E37,649,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Bodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	£89,859,807 £81,721,324	£78,995,643 £71.235.449	£78,888,477 £71,128,694	£78,684,837 £70.925.784	£78,175,738 £70,418.511	£75,121,136 £67.374.871	£73,424,136 £65.683.960
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	10%	£73,559,817 £65,375,484	£63,451,777 £55,644,830	£63,345,397 £55,538,791	£63,143,157 £55,337,159	£62,637,556 £54,833,078	£59,603,953 £51,808,594	£57,918,618 £50,128,325
60% LAR : 40% CIR	15% 20% 25%	£57,168,524 £48,939,136	£47,814,811 £39,961,919	£47,709,078 £39,856,460	£47,507,993 £39,655,863	£47,005,281 £39,154,369	£43,989,008 £36,145,408	£42,313,301 £34,473,762
60% LAR : 40% CIR 60% LAR : 40% CIR	30% 35%	£40.687.517 £32,413,869	£32.086.362 £24,188,339	£31.981.143 £24,083,326	£31.780.972 £23,883,525	£31.280.548 £23,384,024	£28.278.006 £20,387,014	£26.609.926 £18,722,009
60% LAR : 40% CIR 60% LAR : 40% CIR	40% 45%	£24,118,388 £15,801,273	£16,268,053 £8,325,709	£16,163,215 £8,221,012	£15,963,725 £8,021,775	£15,464,999 £7,523,680	£12,472,646 £4,535,116	£10,810,228 £2,874,802
60% LAR : 40% CIR	50%	£7,462,724	£361,506	£256,920	£57,877	-£439,729	-£3,425,367	-£5,084,054
Residual Land values compared to Medium Value Secondary Offices	o benchmark i	and values				£57,186,000]	
						Base Build Costs,	Base Build Costs.	Base Build Costs, Access Prt M4(2),
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR	0% 5%	Access Prt M4(2) &	Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E90419,107 E8260.054	Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E89910008 E82,12781	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	Access Prt M4(2) &	Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10% 15% 20%	Access Prt M4(2) &	Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E90419,107 E8260.054	Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E89910008 E82,12781	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
100% Market Rent 60% LAR: 40% CIR 60% LAR: 40% CIR	0% 5% 10% 25% 25% 30% 35%	Access Prt M4(2) &	Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E90419,107 E8260.054	Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E89910008 E82,12781	Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 2006 56:00 279:09:141 279:33:23 250:2270 250:2270 250:2270 250:2270 250:2270 250:2270 250:2270 250:2270	Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
100% Market Rent 60% LAR: 40% CIR 60% LAR: 40% CIR	0% 5% 10% 15% 20%	Access Prt M4(2) & Building Safety Levy £101,594,077 £33,455,594 £85,294,087 £77,109,754 £68,902,794 £68,002,794	Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent 590/52/37 12:52-54 17:5/75/67 15:59/780 55:590/780 543/15/413	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E90419,107 E8260.054	Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E8910008 E8212781 F74371288 (2008) 509 56304818	Building Safety Levy, S106, CLL, Build Rega 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsat Payments & Sustainability 2018 00 40 Cf 5 4 20 Cf 5 4 20	Building Safety Levy, S106; CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Ext 158-69 F77 41820 F67 652.88 F67
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C7 - 200 Bed BTR with Conventio	onal Affordable	Housing		Value Area	CIL Z	lone B		
Site Area	0.29 Ha	1	•	Sales value inflation Build cost inflation		Base		
Residual land values:	0.29 Ha			Tenure		Conventional Affordable Housing	: LAR : CIR]
Tenure 100% Manuta Red 100% LAR 40% CR 00% LAR 40% CR	% AH 0% 10% 25% 25% 33% 40% 45% 56% 56% 56% 56% 56% 56% 56% 5	Base Build Costs and Access Prt M4(2) & Building Safety Levy 105 813/17 Fr236564 Fr236564 Fr2365745 Fr2365745 Fr23705 Fr23705	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Statrcases 2028 (58), 202 PE4 45199 PE4 451999 PE4 4519	Base Build Costs, Access Prt M4(2), Building Safety Levy, S105, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 0725353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05353/7 B05357 B05357 B0537 B05	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staticrases, Wohair Prt M4(3), BREEAM Excellent & Biodovesty 205, 355, 307 205, 307	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodivorsity & Renewable Offset Payments Pr65/26/40	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staticrases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability 2025 Stati 2007 Excollent, 2007 Excollent, 20	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodowraity, Ranewable Codowraity, Ranewa
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100% Market Rent 60% LAR : 40% CIR	0% 5%	£56,990,526 £50,495,507	£44,407,583 £38,376,792	£44,300,418 £38,270.037	£44,096,778 £38.067.127	£43,587,678 £37,559.854	£40,533,077 £34.516.214	£38,836,076 £32,825,304
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	5% 10% 15% 20% 25%	£43,977,464 £37,436,595	£32,322,523 £26,244,980	£32,216,144 £26,138,940	£32,013,903 £25,937,307	£31,508,302 £25,433,227	£28,474,699 £22,408,743	£26,789,364 £20,728,475
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR		£30,673,099 £24,287,174 £17,679,020	£20,144,363 £14,020,875 £7,874,720	£20,038,630 £13,915,415 £7,769,500	£19,837,545 £13,714,818 £7,569,331	£19,334,833 £13,213,325 £7,068,907	£10,318,560 £10,204,363 £4.066.363	£ 14,042,854 £8,532,718 £2,398,284
	30% 35% 40%	£11,048,835 £4,396,819	£1,706,100 -£4,484,782	£1,601,087	£1,401,286	£901,785	-£2,095,225 -£8,280,190	-£3,760,230 -£9,942,608
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	40% 45% 50%	-£2,276,831 -£8,971,917	-£10,697,723 -£16,932,523	-£10,802,420 -£17,037,110	-£11,001,658 -£17,236,152	-£11,499,752 -£17,733,759	-£14,488,318 -£20,719,397	-£16.148.632 -£22,378,084
Residual Land values compared t Medium Value Secondary Offices	to benchmark l	and values				£57,186,000	1	
		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewabio Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
Tenure 100% Market Rent	% AH 0%	Building Safety Levy £68,724,796	2022 & Staircases £56.141.853	BREEAM Excellent £56.034.688	Biodiversity £55.831.048	Payments £55.321.948	Sustainability £52,267,347	Embodied Carbon £50.570.346
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	£62,229,777 £55,711,734	£50,111,062 £44,056,793	£50,004,307 £43,950,414	£49,801,397 £43,748,173	£49,294,124 £43,242,572	£46,250,484 £40,208,969	£44,559,574 £38,523,634
60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20%	£49.170.865 £42,607,369	£37.979.250 £31,878,633	£37.873.210 £31,772,900	£37.671.577 £31,571,815	£37.167.497 £31,069,103	£34.143.013 £28,052,830	£32.462.745 £26,377,124
80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR	25% 30% 35%	£36,021,444 £29,413,290	£25,755,145 £19,608,990 £13,440,370	£25,649,685 £19,503,770	£25,449,088 £19,303,601	£24,947,595 £18,803,177	£21,938,633 £15,800,633	£20,266,988 £14,132,554 £7.974.040
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	40%	£16.131.089 £9.457.439	£13,440,370 £7.249,488 £1.036.547	£13,335,357 £7,144,649 £931,850	£13,135,555 £6.945.159 £732,612	£6.446.433 £234.518	£9,639,045 £3.454.080	£1,974,040 £1.791.662
60% LAR : 40% CIR	50%	£2,762,353	+£5,198,253	+E5,302,840	-£5,501,882	-£5,999,489	-£8,985,127	-£10,643,814
Residual Land values compared t Lower Value Secondary Offices /	to benchmark la Community Sp	and values lace				£40,420,000]	
Tenure 100% Market Rest	% AH 0% 5%	Base Build Costs and Access Prt M4(2) & Building Safety Lovy Er1368:390	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill, Building Regs 2022 & Staircases 2010/2005	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 100 98 629	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 100023188	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 100,146.08	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Stailr Cases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 157, 129.497	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 156 432 498
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	10%	£67,091,917 £60,573,874	£54,973,202 £48,918,933	£54,866,447 £48,812,554	£54,663,537 £48,610,313	£54,156,264 £48,104,712	£51,112,624 £45,071,109	£49,421,714 £43,385,774
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20% 25% 30%	£47,469,509 £40,883,584	£42.841.390 £36,740,773 £30,617,285	£42.735.350 £36,635,040 £30,511.825	£42.533.717 £36,433,955 £30,311.228	£42.029.637 £35,931,243 £29.809.735	£39.005.153 £32,914,970 £26.800.773	£37.324.885 £31,239,264 £25.129.128
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	35%	£34,275,430 £27,645,245	£24,471,130 £18,302,510	£24,365,910 £18,197,497	£30,311,228 £24,165,741 £17,997,696	£23,665,317 £17,498,195	£26,800,773 £20,662,773 £14,501,185	£18,994,694 £12,836,180
60% LAR : 40% CIR 60% LAR : 40% CIR	40%	£20.993.229 £14,319,579	£12.111.628 £5,898,687	£12.006.789 £5,793,990	£11.807.299 £5,594,752	£11.308.573 £5,096,658	£8.316.220 £2,108,092	£6.653.802 £447,778
60% LAR : 40% CIR Residual Land values compared t	50% to benchmark l	£7,624,493 and values	-£336,113	-£440,700	-£639,742	±1,137,349	-£4,122,987	-£5,781,874
Secondary Industrial/Storage/Dis	stribution					£20,601,000		
Tenuro	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy (7333446	Base Build Costs, Access Pri M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2007;15:03	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent <u>1056044338</u>	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biodiversity <u>1556440588</u>	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 205531.598	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability <u>505276 997</u>	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 105177959
60% LAR : 40% CIR	0% 5% 10%	£72,839,427 £66,321,384	£60,720,712 £54,666,443	£60,613,957 £54,560,064	£60,411,047 £54,357,823	£59,903,774 £53,852,222	£56,860,134 £50,818,619	£55,169,224 £49,133,284
60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20% 25% 30%	£59,780,515 £53,217,019	£48.588.900 £42,488,283	£48.482.860 £42,382,550	£48.281.227 £42,181,465	£47.777.147 £41,678,753	£44,752,663 £38,662,480	£43.072.395 £36,986,774 £30.976.628
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	25% 30% 35%	£40,031,094 £40,022,940 £33,392,755	£36,364,795 £30,218,640 £24,050,020	£30,259,335 £30,113,420 £23,945,007	£30,058,738 £29,913,251 £23,745,208	£35,557,245 £29,412,827 £23,245,705	£32,548,283 £26,410,283 £20,248,695	£30,876,638 £24,742,204 £18,583,690
	30%	£33,392,755 £26,740,739	£17,859,138	£17.754.299	£23,745,208 £17.554.809	£17.056.083	£14.063.730	£18,583,690 £12,401,312
60% LAR : 40% CIR 60% LAR : 40% CIR	40%	£20.067.089	£11 646 197	£11 541 500	£11.342.262	£10 844 168	£7.855.602	£6 195 288

C7 - 200 Bed BTR with Conventio	nal Affordable	Housing		Value Area	CIL Z	ione C		
Site Area	0.29 Ha			Sales value inflation Build cost inflation Tenure		Base Base Conventional Affordable Housing	I LAR : CIR	1
Residual land values:				Tendre		Tooliventional Anordable Housing	, DAY, OK	
Tenure 100% Marker Rent 100% LuR : 40% CIR	% AH 0% 5%	Base Build Costs and Access Prt M4(2) & Building Safety Levy (5545-164	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Citl, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 597,189,518 591,38,509	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biodiversity 2050 6270	Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Bicdiversity & Renewable Offset Payments 2554777	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsot Payments & Sustainability 2653/22/76	Base Build Costs, Access Prt M4(2), Building Safety Levy, S165, CIL, Build Regg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewation, Sustainability & Embodied Carbon 91/72, 178
50% LAR : 40% CIR	10%	£76,969,471 £72,470,811	£51,545,364 £55,770,624		£61,235,700 £55,462,003	£54,956,403	£57,084,780 £51,922,800 £46.136.428 £40,325,884	£50,993,876 £50,237,465 £44,456,159 £38,650,178
50% LAR : 40% CIR 50% LAR : 40% CIR	15% 20%	£65.929.381 £59,365,379	£49.972.664 £44,151,686	£49.866.624 £44,045,953	£49.664.992 £43,844,868	£49.160.911 £43,342,156	£40.130.420 £40,325,884	£44,456,159 £38,650,178
30% LAR : 40% CIR 30% LAR : 40% CIR 30% LAR : 40% CIR	25% 30%	£52,779,006 £46,170,457	£38,307,892 £32,441,484	£38,202,432 £32,336,264	£38,001,835 £32,136,095	£37,500,342 £31,635,671	£34,491,380 £28,633,127	£32,819,735 £26,965,048
30% LAR : 40% CIR 30% LAR : 40% CIR 30% LAR : 40% CIR	35% 40% 45%	£39,539,932 £32,887,627 £26,213,744	£26,552,665 £20,641,636 £14,708,600	£26,447,652 £20,536,797 £14,603,904	£26,247,851 £20,337,307 £14,404,666	£25,748,349 £19.838.582 £13,906,572	£22,751,340 £16.846.229 £10,918,007	£21,086,334 £15,183,811 £9,257,693
80% LAR : 40% CIR 80% LAR : 40% CIR	45%	£26,213,744 £19,518,478	£14,708,600 £8,753,759	£14,603,904 £8,649,172	£14,404,666 £8,450,130	£13,906,572 £7,952,524	£10,918,007 £4,966,886	£9,257,693 £3,308,199
Residual Land values compared t	o benchmark l	and values					_	
ligher Value Secondary Offices						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR	0% 5%	£57,166,954 £50.671.261	£38,978,472 £33,227,154	£38,871,308 £33,120,399	£38,667,668 £32,917,490	£38,158,567 £32,410,216	£35,103,966 £29,366,576	£33,406,966 £27,675,666
30% LAR : 40% CIR 30% LAR : 40% CIR 30% LAR : 40% CIR 30% LAR : 40% CIR	5% 10% 15%	£50.671.261 £44,152,601 £37,611,171	£33,227,154 £27,452,414 £21,654,454 £15,833,476	£27,346,034 £21,548,414 £15,727,743	£27,143,793 £21,346.782	£26,638,193 £20,842.701	£29,366,576 £23,604,590 £17,818,218 £12,007,674	£21,919,255 £16,137,949
50% LAR : 40% CIR 50% LAR : 40% CIR	15% 20% 25%	£37,611,171 £31,047,169 £24,460,796	£15,833,476 £9,989.682	£15,727,743 £9,884,222	£15,526,658 £9,683.625	£15,023,946 £9,182,132	£12,007,674 £6,173,170	£10,331,968 £4,501.525
60% LAR : 40% CIR 60% LAR : 40% CIR	30% 35%	£17,852,247 £11,221,722	£4.123.274 £1.765.545	£4.018.054 £1.870.558	£3.817.885 £2.070.359	£3.317.461	£314.917	-£1.353.162 -£7.231.876
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	40%	£4,569,417 -£2,104,468	-£7,676,574 -£13,609,610					-£13,134,399 -£19,060,517
50% LAR : 40% CIR	50%	£8,799,732	-£19,564,451	-£19,669,038	-£19,868,080	-£20,365,686	-£23,351,324	-£25,010,011
Residual Land values compared t Medium Value Secondary Offices	o benchmark l	and values				£57,186,000	1	
			Base Build Costs, Access Prt M4(2),	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases,	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent,	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent,	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Biodiversity & Renewable Offset Payments	Biodiversity, Renewable Offset Payments &	Offset Payments, Sustainability & Embodied Carbon
	% AH		Building Safety Levy &	2022 & Staircases,	Wchair Prt M4(3), BREEAM Excellent &	Biodiversity & Renewable Offset	Biodiversity, Renewable	Offset Payments, Sustainability &
00% Market Rent 30% LAR : 40% CIR 30% LAR : 40% CIR	0% 5% 10%	Access Prt M4(2) &	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent &	Biodiversity & Renewable Offset	Biodiversity, Renewable Offset Payments & Sustainability £46.838.236 £41.100.846 £35.338.660	Offset Payments, Sustainability & Embodied Carbon £45,141,236 £33,409,936 £33,653,525
100% Market Rent 50% LAR : 40% CIR 50% LAR : 40% CIR 50% LAR : 40% CIR 50% LAR : 40% CIR	0% 5% 10% 15% 20%	Access Prt M4(2) &	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent &	Biodiversity & Renewable Offset	Biodiversity, Renewable Offset Payments & Sustainability E46,638,236 E41,100,846 E33,338,860 E29,552,488 E23,741,944	Offset Payments, Sustainability & Embodied Carbon £45,141,286 £39,409,996 £33,653,825 £27,872,219 £22,066,238
100% Market Rent 10% LAR : 40% CIR 10% LAR : 40% CIR	0% 5% 10% 20% 25% 30%	Access Prt M4(2) &	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent & Biodiversity 50,401.938 544,651,760 538,676,663 623,3081,052 627,260,928 615,552,155	Biodiversity & Renewable Offset Payments E49,892,837 E44,144,466 E33,274,663 E32,276,971 E26,758,216 E20,916,402 E15,051,731	Biodiversity, Renewable Offset Payments & Sustainability 546,838,236 625,338,880 623,538,880 623,541,944 617,907,440 612,049,187	Offset Payments, Sustainability & Embodied Carbon £45,141,236 £33,409,938 £33,653,525
00% Market Rent 0% LAR : 40% CIR 0% LAR : 40% CIR	0% 5% 10% 15% 20%	Access Prt M4(2) &	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent &	Biodiversity & Renewable Offset	Biodiversity, Renewable Offset Payments & Sustainability E46,638,236 E41,100,846 E33,338,860 E29,552,488 E23,741,944	Offset Payments, Sustainability & Embodied Carbon £45,141,226 £33,653,525 £27,872,219 £22,066,238
00% Market Rent 0% LAR: 40% CIR 0% LAR: 40% CIR	0% 5% 10% 20% 25% 30% 35%	Access Prt M4(2) &	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent & Biodiversity 50,401.938 544,651,760 538,676,663 623,3081,052 627,260,928 615,552,155	Biodiversity & Renewable Offset Payments E49,892,837 E44,144,466 E33,274,663 E32,276,971 E26,758,216 E20,916,402 E15,051,731	Biodiversity, Renewable Offset Payments & Sustainability 546,838,236 625,338,880 623,538,880 623,541,944 617,907,440 612,049,187	Offset Payments, Sustainability & Embodied Carbon £45,141,226 £33,653,525 £27,872,219 £22,066,238
00% Market Rent 00% LAR: 40% CIR 0% LAR: 40% CIR	0% 5% 10% 20% 25% 30% 35% 40% 45% 50% o benchmark i	Access Prt M4(2) & Building Safety Levy E68.901,224 E69.405,531 E69.69211 E69.69211 E69.69211 E69.69211 E69.692 E69.592 E18.303.687 E59.592 E18.303.687 E29.356.904 E2.304.633 E2.304.633	Building Safety Levy & S106, CIL, Building Regs	2022 & Staircases, Wchair Prt M4(3) &	Wchair Prt M4(3), BREEAM Excellent & Biodiversity 50,401:938 544,651,760 538,676,663 623,3081,052 627,360,928 615,552,155	Biodiversity & Renewable Offset Payments E49,892,837 E44,144,466 E33,274,663 E32,276,971 E26,758,216 E20,916,402 E15,051,731	Biodiversity, Renewable Offset Payments & Sustainability 268,632,258 263,258,268 263,254,268 263,254,268 263,254,268 263,254,268 263,254,258 263,255,258,258 263,255,258,258,258,258,258,258,258,258,258	Offset Payments, Sustainability & Embodied Carbon £45,141,226 £33,653,525 £27,872,219 £22,066,238
100% Market Rent 90% LAR : 40% CIR 90% LAR : 40% CIR	0% 5% 10% 20% 25% 30% 35% 40% 45% 50% o benchmark i	Access Prt M4(2) & Building Safety Levy E68.901,224 E69.405,531 E69.69211 E69.69211 E69.69211 E69.69211 E69.692 E69.592 E18.303.687 E59.592 E18.303.687 E29.356.904 E2.304.633 E2.304.633	Building Safety Levy & Stafe, Citt, Building Regs 2022 & Staficases Ex012742 Ex04581/43	2022 & Staircases, Wchair PH M4(3) & BREEAM Excellent 12006578 1210024 127746203 12746203 12746203 12746203 12746203 1286372 138772 1387772 1387772 1387772 1387772 13877772 138777777777777777777777777777777777777	Wchair Prt M4(3), BREEAM Excellent & Biodiversity Boodiversity Boodiversity <td>Biodiversity & Renewable Offset Payments 545 92577 545 4444459 545 92577 545 92577 545 92577 545 92577 545 9257 545 9257 545 9257 545 925 545 925 545</td> <td>Biodiversity, Renewable Offset Payments & Sustainability 168.0329 163.0346</td> <td>Offset Payments, Sustainability & Embodied Carbon (2) 940:926 (2) 960:924 (2) 960:924 (2)</td>	Biodiversity & Renewable Offset Payments 545 92577 545 4444459 545 92577 545 92577 545 92577 545 92577 545 9257 545 9257 545 9257 545 925 545	Biodiversity, Renewable Offset Payments & Sustainability 168.0329 163.0346	Offset Payments, Sustainability & Embodied Carbon (2) 940:926 (2) 960:924 (2)
00% Market Rent 0% LAR: 40% CIR 0% LAR: 40% CIR	0% 5% 10% 20% 25% 30% 35% 40% 45% 50% o benchmark i	Access Prt M4(2) & Building Safety Levy E68.901,224 E69.405,531 E69.69211 E69.69211 E69.69211 E69.69211 E69.692 E69.592 E18.303.687 E59.592 E18.303.687 E29.356.904 E2.304.633 E2.304.633	Building Safety Levy & 516, Citt, Building Regg 2022 & Staticcases E017274 E44,981,634 E018,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,064 E019,07,065 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,055 E019,07,07,07,07 E019,07,07 E019,07,07 E019,07,07 E019,07	2022 & Staircases, Wchair PH M4(3) & BREEAM Excellent 12000578 124054 12746213 12746212 12746212 12746212 1274621 12747621 12747621	Wchair Prt M4(3), BREEAM Excellent & Biodiversity Boodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, Stofe Citl, Build Regs 2015, 2016, Edited Registresses, Wehair Prt M4(3),	Biodiversity & Renewable Offset Payments 54596207 244,144489 244,144489 244,144489 244,144489 244,14489244,14489 244,1448924,14489 244,1448924,	Biodiversity, Renewable Offset Payments & Sustainability 165,0529 171,0540 170,040 170	Offset Payments, Sustainability & Embodied Carbon (2) 440 556 (2) 465 574 (2) 20 65 574 (2) 20 574
00% March Red 10% March 20% CR 10% LR 20% CR 10% CR 10	0% 5% 10% 15% 20% 22% 30% 33% 40% 45% 45% 55% 0 benchmark Ik Community Sp	Access Prt M4(2) & Building Safety Levy 108.001224 108.001224 108.0054 108.005	Building Safety Levy & S106, CLI, Building Regg 2022 & Staticases 55072762 144, 981, 944 1538, 744 1538, 7448,	2022 & Staircases, Wchair PH M(3) & BREEAM Excellent (5005578) (1002000) 1012000 1012000 1012000 1012000 1012000 1012000 1012000 1012000 1012000 1012000 101200 100000000	Wchair Prt M4(3), BREEAM Excellant & Blodiversity 50.01933 44.01930 C2.01933 C3.01933 C3.01933 </td <td>Biodiversity & Renewable Offset Payments #69.96277 #64.444.563 Payments Payments</td> <td>Biodiversity, Renewable Offset Payments & Sustainability 165529 17110040 1701040 1701040 17020000000000</td> <td>Offset Payments, Sustainability & Embodied Carbon (45,41,428) C2 (40,00) C2 (</td>	Biodiversity & Renewable Offset Payments #69.96277 #64.444.563 Payments	Biodiversity, Renewable Offset Payments & Sustainability 165529 17110040 1701040 1701040 17020000000000	Offset Payments, Sustainability & Embodied Carbon (45,41,428) C2 (40,00) C2 (
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