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Draft Lambeth Local Plan 2013 - Viability Study

Prepared for
London Borough of Lambeth

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the London Borough of Lambeth to viably meet the emerging planning policy requirements of Lambeth Council ('the Council') in its Draft Local Plan 2013 and proposed CIL rates. The study tests the cumulative impact of the Council's requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' (June 2012).

Methodology

- 1.2 The study methodology compares the residual land values of a range of development typologies on sites throughout the borough to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the Council's requirements will not adversely impact on viability.
- 1.3 The study utilises the residual land value method of calculating the value of each development typology. 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 Community Infrastructure Levy ('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.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed Local Plan policies and rates of CIL at a time when the market is recovering after a severe recession. Residential values in Lambeth have recovered to surpass their 2008 peak levels. Forecasts for future house price growth forecast continuing growth in 'prime' markets and mainstream London markets. We have allowed for this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10% and costs by 7.5%. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements both in today's terms but also in the future.
- 1.5 This study builds upon our recent viability studies undertaken on behalf of the Council's on the viability of CIL and affordable housing viability.

Key findings

- 1.6 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.
 - Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the Council's proposed policy requirements and standards. These schemes will not come forward until changes in market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated.

- In many cases, schemes can accommodate the Council's affordable housing requirement at a level somewhere between 20% to 40% without grant.
- When the cumulative effect of affordable housing and CIL is tested on developments, some schemes are able to accommodate less affordable housing in certain scenarios that have been tested.
- The Council's flexible approach to application of its affordable housing targets will ensure the viability of developments is not adversely affected over the economic cycle.
- The Council has recently consulted on its CIL Preliminary Draft Charging Schedule and our appraisals incorporate these rates as part of the cumulative costs, alongside the Mayoral CIL. The introduction of CIL will not adversely impact on viability, other than at the margins.
- This study demonstrates that the Council's flexible approach to applying its affordable housing requirements, including a pragmatic approach to the 'Affordable Rent' tenure and rent levels, ensures an appropriate balance between sustainability objectives and the need for competitive returns to landowners and developers.

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform the Council's draft Local Plan. The aim of the study is to assess the viability of the Council's draft planning policies and standards, alongside the Mayor's Crossrail Section 106, Mayoral CIL and Borough CIL.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of the Council's policies and a range of levels 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 conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations and that affordable housing requirements reflect site-specific viability.

National Policy Context

The National Planning Policy Framework

- 2.3 Since the Council adopted its Core Strategy in 2011, the old suite of planning policy statements and planning policy guidance has been replaced by a single document – the National Planning Policy Framework ('NPPF').
- 2.4 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention "*to viability and costs in plan-making and decision-taking*". The NPPF requires that "*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened*". After taking account of policy requirements, land values should be sufficient to "*provide competitive returns to a willing landowner and willing developer*".
- 2.5 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 Group¹ has 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 consider that a competitive return is determined by market value², although there is no consensus around this view.

The Community Infrastructure Levy

- 2.6 Lambeth has one of the highest population densities of any local authority area in the country. Significant infrastructure investment will be required to accommodate new development. The purpose of CIL is to raise funding for infrastructure that will support the development of the area. The CIL regulations state that in setting a charge, local authorities must aim to strike "*what appears to the Charging Authority to be an appropriate balance*" between funding infrastructure on the one hand and the potentially adverse

¹ Viability Testing Local Plans: Advice for planning practitioners, June 2012

² RICS Guidance Note: Financial Viability in Planning, August 2012

impact upon the viability of development on the other. Statutory Guidance states that authorities should undertake a broad test of viability taking a strategic view across their area. Regulation 14 recognises that the introduction of CIL may put some potential development sites at risk, although the Statutory Guidance suggests that charging authorities should set CIL rates that do not threaten *'the ability to develop viably the sites and the scale of development identified in the Local Plan should not be threatened'*³. 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).

- 2.7 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL. Following consultation, a charging schedule must be submitted for independent examination.
- 2.8 The regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief would not constitute state aid.
- 2.9 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.
- 2.10 The 2010 regulations set out clear timescales for payment of CIL, which 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 allow local authorities to set their own timescales for the payment of CIL 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).
- 2.11 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdon, Wandsworth, Shropshire, Croydon, Bristol, Poole, Barnet, Brent and Redbridge) have been through the examination process and are at various stages of implementation.

Local Policy context

- 2.12 The study takes into account the proposed LB Lambeth CIL, the Mayor's CIL, and other proposals, and emerging policies and standards set out in the draft Local Plan 2013, which include *inter alia* an affordable housing requirement; sustainability; open space; and section 106 requirements addressing on-site issues.

³ CLG CIL Statutory Guidance (December 2012)

Draft Local Plan – policy sifting

- 2.13 The Council has undertaken an initial sifting exercise of the Draft Local Plan requirements to identify which policies might have cost implications for developments. These policies are identified in Table 2.13.1. Following this initial sifting exercise, we reviewed each policy to determine whether they have a cost implication for development. Policies with cost implications are identified in Table 2.13.1. Additional commentary for each policy is provided at **Appendix 1**. There are no other policies than those identified by the Council that would have a potential cost implication.

Table 2.13.1: Draft Local Plan policies with potential cost implications for development

Local Plan reference	Policy	Cost implications for development
D3	Infrastructure	Yes
D4	Planning obligations	Yes
H2	Delivering affordable housing	Yes
H4	Housing mix in new developments	Yes
H5	Housing standards	Yes
H7	Student housing	No
ED2	Business uses outside KIBAs [Key Industrial and Business Areas]	No ⁴
ED3	Large offices (greater than 1,000 square metres)	No ⁵
ED6	Town Centres	No
ED12	Visitor attractions, leisure, arts and culture uses	No
ED13	Hotels and other visitor attraction	No
ED15	Employment and training	No
S1	Safeguarding existing community facilities	No
T2	Walking	No
T3	Cycling	No
T6	Assessing impacts of development on transport capacity	No
T7	Parking	No
T8	Servicing	No
EN1	Open space	No
EN3	Low carbon and energy	Yes
EN4	Sustainable design and construction	Yes
EN6	Sustainable drainage systems and water management	No
EN7	Sustainable waste management	No
Q1	Access for disabled people	No ⁶

⁴ Potentially generates a need for cross-subsidy from private housing, which may reduce scheme's ability to meet affordable housing target

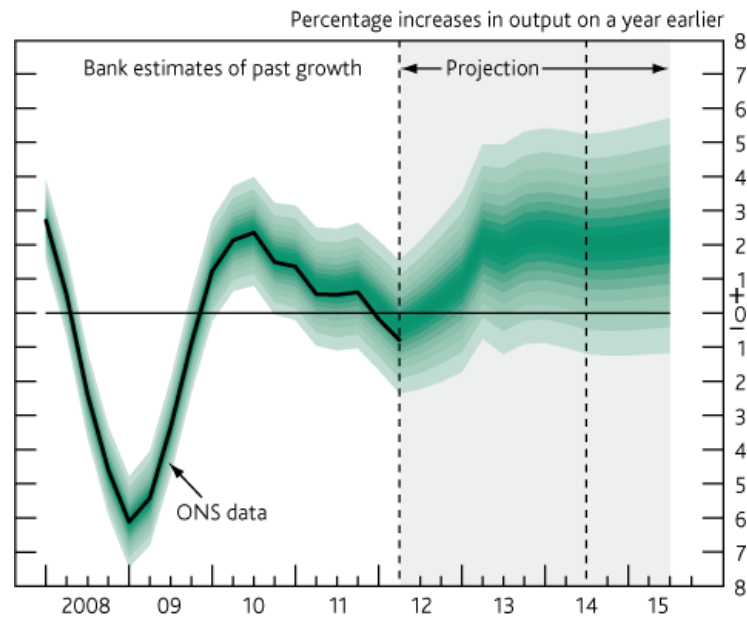
⁵ Ditto

Local Plan reference	Policy	Cost implications for development
Q1	Amenity	No
Q3	Community safety	No
Q8	Urban design: new development	No
Q9	Design quality: construction detailing	No
Q10	Landscaping	No
Q11	Trees	No
Q13	Refuse /recycling storage	No
Q14	Cycle store	No
Q20	Westminster World Heritage site	No
Q13	Conservation area	No
Q25	River Thames	No
Q26	Views	No
Q27	Tall buildings	No
Sec 11	Places and neighbourhoods	No

Economic and housing market context

- 2.14 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.15 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see August 2012 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2015) has meant that consumer confidence has started to improve to some extent.

⁶ Lifetime Homes only; no other additional costs above statutory requirements.



Source: Bank of England

- 2.16 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributes at least some of the recent recovery in sales values to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012.
- 2.17 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossessions and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages. However, central London markets (including Lambeth) are likely to benefit from continuing overseas investment, with prices increasing strongly since 2009.

Figure 2.12.1: House prices in Lambeth



Figure 2.12.2: Sales volumes in Lambeth



Source: Land Registry

- 2.18 According to Land Registry data, residential sales values in Lambeth have recovered since the lowest point in the cycle in May 2009. Prices increased by 29% between May 2009 and November 2012. In July 2012, sales values were 6.3% higher than the previous (November 2007) peak value.
- 2.19 The future trajectory of house prices is currently uncertain, although Savills' current prediction 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 2013 to 2017⁷. Savills predict that values in mainstream London markets (i.e. non-prime) will increase by 1.5% in 2013, 4% in 2014, 4.5% in 2015, 5% in 2016 and 4.5% in 2017. This equates to cumulative growth of 21% between 2013-2017 inclusive, compared to a UK average of 11.5% cumulative growth over the same period.

Development context

- 2.20 Developments in Lambeth range from small in-fill sites to major regeneration schemes, including sites in the Nine Elms Vauxhall ('NEV') Opportunity Area (see paragraph 2.21). There are significant variations in residential sales values between different parts of Lambeth, with areas in the north of the Borough (including Vauxhall and Waterloo) with the highest values and the areas to the south with lowest values. Outside the NEV Opportunity Area and Waterloo, commercial development is likely to be more limited in scale. The Borough's retail centres are performing well, but the Council does not expect to see development of a significant amount of additional floorspace in the medium term. New office development is also likely to be limited to the north of the Borough, while industrial development is likely to be limited throughout the Borough.
- 2.21 The NEV Opportunity Area is considered to be capable of delivering the following scale of new development:
- 16,000 new homes;
 - 300,000 sqm of employment space at Battersea Power Station (60,000 sqm of retail; 160,000 sqm offices and 80,000 sqm of other employment uses); and
 - 200,000 sqm of mixed employment use on other sites.
- 2.22 These objectives are set out in the 'Vauxhall Nine Elms Opportunity Area Planning Framework' ('OAPF') produced by the Greater London Authority

⁷ Savills Research: Residential Property Focus, Quarter 4, 2012

(‘GLA’) with the support of Lambeth and Wandsworth Councils.

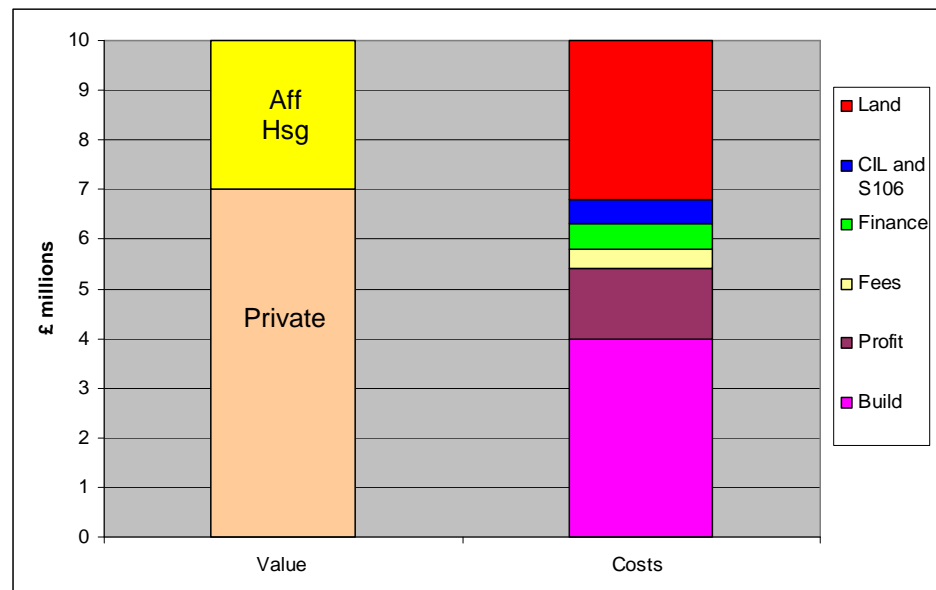
- 2.23 Within the Lambeth part of the NEV, a number of sites benefit from planning consents, including Parliament House (81 Black Prince Road); Wah Kwong House (10 Albert Embankment); Hampton House (20 Albert Embankment); Vauxhall Sky Gardens (143-161 Wandsworth Road). The application by Sainsburys for its site on Wandsworth Road has recently secured a resolution to grant, subject to the applicant and the Council entering into a Section 106 agreement. St George’s Tower, the final phase of the St George’s Wharf development is also currently under construction, scheduled for completion in 2014. Schemes that are currently under consideration are the Vauxhall Cross Island site (appeal decision awaited), the Banham’s site, 30 – 60 South Lambeth Road, the CLS site and Eastbury House. The application for the Albert Embankment Fire Station site has been refused and is the subject of a planning appeal due to be heard in March 2013.

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market circumstances and emerging planning policy requirements. The study is therefore specific to Lambeth and reflects the Council's planning policy requirements.
- 3.2 The approaches to testing viability that we have used in this study are consistent with those used in the CIL Viability Study (2012) and the Affordable Housing Viability Study (2013).

Approach to testing development viability

- 3.3 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 and the payment from a Registered Social Landlord ('RSL') for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income. The model then deducts the build costs, fees, interest, CIL (at varying levels) 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 red portion of the right hand bar in the diagram.



- 3.4 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'.
- 3.5 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 value⁸ 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. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' 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. 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 The NPPF does not prescribe any particular methodology for assessing the viability of developments in their areas for testing Local Plan policies. The Local Housing Delivery Group published guidance in June 2012⁹ which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*. The RICS Guidance Note 'Viability in Planning' (August 2012) which advocates market value as a benchmark for testing viability, is therefore not applicable to a test of planning policy.
- 3.8 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"*.
- 3.9 The recent examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted current 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."* (para 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"* (para 9).
- 3.10 In his concluding remark, the Examiner points out that

⁸ 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'.

⁹ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

*“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. (para 32 – emphasis added).*

4 Development appraisals

- 4.1 We have appraised 7 development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the borough. Details of the schemes are provided in Table 4.1.1 below. Development typologies 6 and 7 are run for Vauxhall and Waterloo only, as they reflect the high density, high rise development that is the predominant form of new schemes in those areas.

Table 4.1.1: Development typologies

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	9	Houses	80	0.11
2	25	Lower density Flats	180	0.14
3	100	Flats and houses	100	1.00
4	300	Medium density flats	150	0.50
5	50	Medium density flats	400	0.13
6*	250	High density flats	500	0.50
7*	125	Medium density flats	375	0.33

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. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for each scheme for testing purposes. This exercise indicates that developments in the borough will attract average sales values ranging from circa £2,703 per square metre (£251 per square foot) to £10,656 per square metre (£990 per square foot). Higher values are achieved for some units on sites in the north of the borough, especially those located adjacent to or with views of the River Thames.

Table 4.2.1: Sales values adopted in appraisals

Area	Average values £s per sq m	Average values £s per sq ft
Norwood Park	£2,703	£251
Streatham SW16	£3,277	£304
West Norwood SE27	£3,471	£322
Streatham Hill SW2	£3,746	£348
Tulse Hill SE21 and Brixton/Myatts Fields SW9	£4,240	£394
Herne Hill SE24	£4,756	£442
Kennington/Oval SE11	£5,163	£480
Clapham South SW4	£6,074	£564
Vauxhall SW8	£8,213	£763
Waterloo SE1	£10,656	£990

- 4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values of 10%, accompanied by cost inflation of 7.5%¹⁰. This is a modest level of growth compared with recent trends - prices increased by 29% in Lambeth between May 2009 and November 2012, as outlined in paragraph 2.18 above. These sensitivity analyses provide the Council with an indication of the impact of changes in values and costs on scheme viability.

Housing mix

- 4.4 Policy H4 of the Draft Local Plan provides a specific housing mix, as follows:

- Affordable housing:
 - 1 beds: Not more than 20%
 - 2 beds: 20-50%
 - 3 beds+: 40%
- Market housing: not specific percentages, but the policy requires “a balanced mix of unit sizes including family sized accommodation”

- 4.5 Table 4.5.1 summarises the housing mix used in our seven development typologies. This assumes that the bulk of family units are provided as affordable, but that there is a range of unit sizes within the private element.

Table 4.5.1: Unit Mix (across all tenures taken together)

Site type	1 Bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Unit size	46 sqm	65 sqm	80 sqm	95 sqm	75 sqm	95 sqm	115 sqm
1	-	-	-	-	25%	45%	30%
2	30%	30%	30%	10%	-	-	-
3	30%	20%	10%	-	20%	20%	-
4	40%	30%	30%	-	-	-	-
5	30%	50%	20%	-	-	-	-
6	30%	45%	25%	-	-	-	-
7	30%	40%	20%	10%	-	-	-

Affordable housing tenure and values

- 4.6 The Council's Core Strategy seeks to secure 40% affordable housing (50% if grant funding is available) on sites capable of providing 10 or more units (or sites in excess of 0.1 hectares). Since the Core Strategy was adopted in 2011, there have been major changes to affordable housing tenures and funding.
- 4.7 In 2012, the Council sought to address these changes by adopting a new 'Tenancy Strategy', which limits rents to levels which are considered to be

¹⁰ Our appraisals do not, however, include any inflation on existing use values, as commercial floorspace is not expected to increase in value over the next four to five years. This is due to general weakness in the economy and a surplus of office space outside the CAZ.

affordable to households which rely on benefit. The Council's key concerns are to reduce welfare dependency and disincentives to work. These concerns are to be resolved by limiting 'blended' affordable rents to no more than 65% of market rents. This is consistent with the pan-London average investment monitoring benchmark set by the Mayor.

- 4.8 The Tenancy Strategy also introduces an assumption that rents should not exceed the Local Housing Allowance, which in Lambeth are shown in Table 4.8.1. Large properties are close to the national Local Housing Allowance cap.

Table 4.8.1: Local Housing Allowances in Lambeth

Property type	Local Housing Allowance (per week)	Local Housing Allowance cap
One bed	£185	£250
Two bed	£240	£290
Three bed	£300	£340
Four bed	£392	£400

- 4.9 Although other London boroughs¹¹ have sought to retain their rented housing requirement as social rent. However, Lambeth's Tenancy Strategy acknowledges the trade-off between securing growth in affordable housing supply and affordability of rents to individual households. The Borough accepts that Affordable Rent is now a key part of funding for new affordable housing. However, the Tenancy Strategy states that Registered Providers should only apply Affordable Rent to one and two bed properties and retain target rents for larger properties. Applying this to rents across the Borough, Table 4.9.1 summarises the rents used in our appraisal.

Table 4.9.1: rents per week – one and two beds at 80% of market rents, capped by Local Housing Allowance, three and four beds at target rents

	One bed	Two bed	Three bed	Four bed
Norwood Park SE19	147	190	119	136
Streatham SW16	159	209	119	136
West Norwood SE27	178	193	119	136
Streatham Hill SW2	182	246	119	136
Tulse Hill SE21 & Brixton/Myatts Fields SW9	175	218	119	136
Herne Hill SE24	159	225	119	136
Kennington/Oval SE11	245	288	143	150
Clapham South SW4	230	290	143	150
Vauxhall and Waterloo	250	290	143	150

- 4.10 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. We have therefore assumed that schemes will not receive grant funding.
- 4.11 For shared ownership units, we have assumed that RSLs will sell 25% initial

¹¹ For example Islington and Tower Hamlets. Islington seeks to secure the entire affordable rented element as social rent, while Tower Hamlets had proposed a more pragmatic approach, allowing Affordable Rent on a case by case basis. Tower Hamlets' approach was recently rejected by the Inspector at their Development Management DPD examination in public.

equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 6%.

Build costs

- 4.12 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. However, adjustments to the base costs are necessary to reflect the specification of development in the Borough, which is reflective of high specification and high value property (especially in Waterloo and Vauxhall). In making these adjustments, we have had regard to scheme costs on live schemes in the Borough. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach for each site is set out in the following paragraphs. All the assumptions were checked against cost plans for actual schemes in Lambeth submitted with planning applications.
- 4.13 **Site type 1** is a scheme of 9 houses. The BICS base cost for houses is £879 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, the final build cost is £1,011 per square metre. As the scheme is comprised wholly of houses, we have assumed a gross to net ratio of 100%.
- 4.14 **Site type 2** is a scheme of 25 flats. We have adopted the BICS base cost for “flats of more than six storeys” of £1,400 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,694 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,993 per square metre.
- 4.15 **Site type 3** is a scheme of 100 houses and flats. For the flats, we adopted the BICS base cost for “flats of 6 or more storeys” of £1,400 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%), the final build cost is £1,694 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,933 per square metre. For the houses, we adopted the base BCIS costs for houses of £879 per square metre, excluding external works and fees. After a 15% allowance for external works, the final build cost is £1,011 per square metre.
- 4.16 **Site type 4** is a scheme of 300 flats. We have again adopted the BICS base cost for “flats of 6 or more storeys” of £1,400 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%), the final build cost is £1,694 per square metre. We have assumed a net to gross ratio of 80%, so costs expressed per net square metre are £2,118 per square metre.
- 4.17 **Site type 5** is a scheme of 50 flats. For this scheme, we assume a building of up to five storeys, with the density level of 400 uph being met through a mix with smaller units. We have adopted the BCIS base cost for “flats – generally” with a modest adjustment to reflect the additional costs associated with high density small sites. This results in a base cost of £1,150 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%), the final build cost is £1,392 per square metre. We have

assumed a net to gross ratio of 80%, so costs expressed per net square metre are £1,739 per square metre.

- 4.18 **Site type 6** is a scheme of 250 units in the higher value northern part of the Borough (Vauxhall and Waterloo). Site type 6 is assumed to be a higher density scheme than the other site types (500 units per hectare). We have had regard to BCIS, but also nine actual schemes in this area that have been costed as part of viability assessments submitted with planning applications. These schemes suggest that a base cost in the region of £2,260 per square metre would be incurred. After adding external works (15%) and an allowance for CSH level 4 (6%), the costs increase to £2,735 per square metre. On the basis of an assumed net to gross ratio of 75%, the costs expressed on a net basis equate to £3,646 per square metre.
- 4.19 As a further sensitivity test, we have run appraisals with the base costs enhanced by an additional 15% (increasing them from £2,260 to £2,599 per square metre. After adding 15% for external works and CSH level 4 allowance of 6%, the costs increase to £3,145 per square metre (gross) or £4,193 per square metre (net).
- 4.20 **Site type 7** is also assumed to be located in the higher value northern part of the Borough, but is lower density than site type 6 (375 units per hectare, compared to 500 units per hectare). We adopted a similar approach to costing as for site type 6, but with a lower starting base cost of £1,800 per square metre, on the assumption of lower heights. The resulting build cost after the addition of external works (15%) and CSH level 3 allowance (6%) is £2,178 per square metre. On the basis of an assumed net to gross ratio of 80%, the costs expressed on a net basis equate to £2,723 per square metre.
- 4.21 A summary of build costs for each scheme type is provided in Table 4.21.1.

Table 4.21.1: Build costs

Site type	BCIS base – quarter 2 2012	Base cost	External works and CSH	All-in cost (gross)	All-in cost (net)
1	Houses - generally	£879	£185	£1,064	£1,064
2	Flats < 6 storeys	£1,400	£294	£1,694	£1,993
3	Flats 6+ storeys	£1,400	£294	£1,694	£1,993
4	Flats 6+ storeys	£1,400	£294	£1,694	£2,118
5	Flats <6 storeys	£1,150	£242	£1,392	£1,740
6	Live schemes	£2,260	£475	£2,735	£3,646
6 (sensitivity)	Live schemes	£2,599	£546	£3,145	£4,193
7	Live schemes	£1,800	£378	£2,178	£2,723

- 4.22 As noted above, an additional 6% of base build costs is included as an allowance across all housing tenures for meeting Code for Sustainable Homes level 4. When testing Code for Sustainable Homes level 6, an additional 50% is added to the build costs, based on the uplift in costs from level 3. This assumption is based on the August 2011 CLG Study 'Code for Sustainable Homes: Updated Cost Review'.
- 4.23 Our appraisals incorporate an allowance of £600 reflecting the DCLG research on the costs of meeting Lifetime Homes standards.
- 4.24 The costs of making units wheelchair accessible is broadly neutral and is more of a design and unit size issue. The 10% wheelchair requirement will be

accommodated within schemes by varying unit sizes to accommodate the additional floorspace required for turning circles.

Professional fees

- 4.25 In addition to base build costs, schemes will incur professional fees, covering design, 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

- 4.26 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.27 Our appraisals incorporate an allowance of 3% for marketing costs, which we consider to be an appropriate allowance for this area.

Mayoral CIL and Crossrail Section 106

- 4.28 Mayoral CIL will be payable on most developments that receive planning consent after 1 April 2012. Lambeth falls within Zone 2, where a CIL of £35 per square metre will be levied. The Mayoral CIL takes precedence over borough requirements, including affordable housing. The Council is required to have regard to the Mayoral CIL when setting its own CIL and this was taken into account when arriving at the rates in the Preliminary Draft Charging Schedule. Our appraisals take into account Mayoral CIL.

Lambeth CIL

- 4.29 The Council has recently consulted on its Preliminary Draft Charging Schedule, with CIL rates on residential ranging from £50 to £369 per square metre. We have factored these rates into our appraisals.

Table 4.29.1: Lambeth Preliminary Draft Charging Schedule CIL rates

Development type	Zone A - Waterloo	Zone B - Vauxhall	Zone C - Kennington, Oval and Clapham South	Zone D - Streatham, West Norwood, Streatham Hill, Tulse Hill, Brixton, Stockwell, and Herne Hill
Residential	£369	£265	£150	£50
Hotel	£250		£100	
Development type	Waterloo and Vauxhall Office Area		Rest of Borough	
Office	£125		Nil	
Development type	Whole Borough			
Industrial	Nil			
Retail	Nil			
Retail (in excess of 2,500 square metres)	£115			
Student accommodation	£360			

- 4.30 In addition to Lambeth's own CIL, we have factored in the Mayoral CIL at a rate of £35 per square metre.
- 4.31 The CIL Regulations specify that if any part of an existing building is in lawful use for sixth months within the 12 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 will be the case for many development sites in Lambeth. However, it cannot be automatically assumed that the existing floorspace will qualify for these purposes, so our appraisals assume that CIL is levied across the entire new floorspace.

Section 106 costs

- 4.32 After CIL has been adopted, the bulk of contributions for community infrastructure will be secured through CIL. However, there will be residual on-site mitigation and we have incorporated an allowance of £1,000 per unit to account for these costs.

Development and sales periods

- 4.33 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 some schemes in the Borough have been selling a significant proportion of units off plan.

Developer's profit

- 4.34 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 development value. 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).
- 4.35 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.
- 4.36 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 may not allow profit levels to decrease much lower than their current level of 20% of scheme value.
- 4.37 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL

prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Exceptional costs

- 4.38 Exceptional costs can be an issue for development viability on previously developed land. Exceptional 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, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, in the absence of detailed site investigation. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of allowance for certain costs (e.g. piling on sites with abnormal ground conditions) is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. In addition, our appraisals include a contingency which will mitigate the impact of exceptional costs.

Benchmark land values

- 4.39 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations 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 or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

Benchmark land values – Vauxhall and Waterloo

- 4.40 In these two areas, values at sites in their current use are generally higher than elsewhere in the Borough. To reflect these differences, we provide two sets of benchmarks, based on actual existing use values in the Vauxhall/ Waterloo areas and other areas across the Borough.
- 4.41 **Vauxhall and Waterloo benchmark land values 1 and 2:** these benchmarks reflect the range of average values for existing office buildings that are being brought forward for redevelopment. Benchmark 1 is £24 million and benchmark 2 is £20 million, both reflecting the need for a premium above existing use value (20% has been selected for testing purposes).
- 4.42 **Vauxhall and Waterloo benchmark land value 3:** In addition to office buildings, storage and distribution buildings tend to come forward for redevelopment in the Vauxhall and Waterloo areas. Average values for these types of buildings are in the region of £14 million, including a 20% premium to incentivise the release of sites for development.
- 4.43 **Vauxhall and Waterloo benchmark land value 4:** Finally, some sites in the area are owned by the local authority, or are in low value community use. Schemes coming through the planning system on sites of this type have an average value of £4 million.

Benchmark land values – all other areas

- 4.44 Our benchmarks for other areas across the Borough reflect a similar approach to those for Vauxhall and Waterloo, although reflective of lower values for commercial property. **Benchmarks 1 and 2** are office uses, with a range of between £5.06 million (Benchmark 2) and £8.7 million (Benchmark 1), both inclusive of a 20% premium. Values for storage and warehousing buildings (**Benchmark 3**) are in the region of £7.7 million (including a 20% premium). **Benchmark 4** is based on local authority owned land, with values again in the region of £4 million.
- 4.45 We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL¹², which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.

¹² Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... 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."

5 Appraisal outputs

- 5.1 The full outputs from our appraisals of various developments are attached as appendices 2 and 3. We have appraised seven development typologies, reflecting different densities and types of development across the borough. Each appraisal incorporates (where relevant) the Council's requirement for affordable housing, tested at different levels.
- 5.2 Within each Appendix, the seven development typologies are appraised separately. For each site, where relevant, the results of the following analyses are provided:
 - 100% private housing;
 - 100% private housing; values +10% and cost +7.5%;
 - 10% affordable housing;
 - 10% affordable; values +10% and cost +7.5%;
 - 20% affordable housing;
 - 20% affordable housing; values +10% and cost +7.5%;
 - 30% affordable housing;
 - 30% affordable housing, values +10% and costs +7.5%;
 - 40% affordable housing;
 - 40% affordable housing, values +10% and costs +7.5%;
 - 50% affordable housing; and
 - 50% affordable housing, values +10% and costs +7.5%.
- 5.3 Viability has been tested at these five levels of affordable housing, although it should be noted that if a scheme is shown to be viable, a greater level of affordable housing might be deliverable within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 30% affordable housing, but not with 40% affordable housing the actual level of affordable housing that could be provided will fall between 30 and 39%. Likewise if a scheme is viable at 40% and unviable with 50%, the scheme will be able to provide between 40 and 49%. Schemes that are viable at 50% affordable housing could potentially provide a higher level of affordable housing.
- 5.4 Each page of the Appendix shows the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs) and compares this to each of the four benchmark land values. Green shading indicates that scheme is viable (where the residual land value is **higher** than the benchmark land value) and red shading indicates that the scheme is unviable (where the residual land value is **lower** than the benchmark land value).
- 5.5 The appendices test the cumulative impact of the Council's requirements. The first set of results indicate the residual values of schemes with no CIL and no affordable housing or sustainability requirements. These policy requirements are added incrementally.

- 5.6 An example of the layout used to present the appraisal outputs is provided overleaf. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices.
- 5.7 In the example, this particular development typology located in Kennington/Oval could viably absorb both CSH level 4 and the proposed CIL rate, alongside affordable housing between 20% and 30%. If CSH level 6 were required, the development typology would be unviable even with 100% private housing.

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Sales value inflation

Build cost inflation

Site typology 3

Site location

Kennington/Oval SE11

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,801,515	£12,247,171	£11,288,092	£7,222,904
10% affordable housing	£11,714,860	£11,156,078	£10,292,907	£6,195,171
20% affordable housing	£10,628,205	£10,064,985	£9,297,722	£5,167,439
30% affordable housing	£9,541,550	£8,973,892	£8,302,536	£4,139,707
40% affordable housing	£8,454,896	£7,882,799	£7,307,351	£3,111,975
50% affordable housing	£7,368,241	£6,791,706	£6,312,166	£2,084,243

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,101,515	£3,547,171	£2,588,092	-£1,477,096
10% affordable housing	£3,014,860	£2,456,078	£1,592,907	-£2,504,829
20% affordable housing	£1,928,205	£1,364,985	£597,722	-£3,532,561
30% affordable housing	£841,550	£273,892	-£397,464	-£4,560,293
40% affordable housing	-£245,104	-£817,201	-£1,392,649	-£5,588,025
50% affordable housing	-£1,331,759	-£1,908,294	-£2,387,834	-£6,615,757

6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at appendices 2 and 3. In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the borough. These RLVs are then compared to a range of benchmark land values.
- 6.2 Development value is finite and – in densely developed boroughs such as Lambeth - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting its policy requirements, the Council will need to prioritise its requirements due to finite development value. With CIL intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure which will help to support development and growth on the one hand and the need to *minimise* the impact upon development viability on the other. CLG guidance stresses the need to minimise the impact of CIL upon the delivery of the relevant development plan. Secondly, as CIL will effectively take a 'top-slice' of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and planning requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values or a reduction in costs.
- 6.4 The first set of tables summarises the viability of a small scheme of 9 houses. Although this type of development would not be required to provide on-site affordable housing, the Council would seek a financial contribution under policy H2 (a) (ii). A financial contribution is likely to assume financial equivalence between affordable housing on-site and the financial contribution. In other words, the Developer should be no better off and no worse off as a result of the requirement in comparison to provision on-site.
- 6.5 Although we have incorporated areas 7 and 8 (Waterloo and Vauxhall) into this analysis, it is unlikely that developments of this size will come forward here. The results are included in the appendices, but not shown in Table 6.4.1.

Table 6.4.1: Viability of developments – development typology 1 (9 houses) – using industrial/warehousing benchmark land value

Area 1

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£204,363	-£252,262	-£303,065	-£654,323
10% affordable housing	-£280,232	-£328,130	-£373,854	-£725,111
20% affordable housing	-£356,101	-£403,999	-£444,642	-£795,900
30% affordable housing	-£431,969	-£479,868	-£515,431	-£866,688
40% affordable housing	-£507,838	-£555,737	-£586,219	-£937,477
50% affordable housing	-£583,707	-£631,606	-£657,008	-£1,008,266

Area 2

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£130,860	£82,961	£32,158	-£319,100
10% affordable housing	£30,702	-£17,197	-£62,920	-£414,178
20% affordable housing	-£69,457	-£117,356	-£157,999	-£509,256
30% affordable housing	-£169,615	-£217,514	-£253,077	-£604,334
40% affordable housing	-£269,774	-£317,673	-£348,155	-£699,413
50% affordable housing	-£369,933	-£417,831	-£443,233	-£794,491

Area 3

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£244,159	£196,260	£145,456	-£205,801
10% affordable housing	£134,023	£86,124	£40,401	-£310,857
20% affordable housing	£23,887	-£24,012	-£64,655	-£415,912
30% affordable housing	-£86,249	-£134,148	-£169,710	-£520,968
40% affordable housing	-£196,385	-£244,284	-£274,766	-£626,023
50% affordable housing	-£306,521	-£354,420	-£379,821	-£731,079

Area 4

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£404,762	£356,863	£306,059	-£45,198
10% affordable housing	£286,459	£238,560	£192,837	-£158,421
20% affordable housing	£168,155	£120,257	£79,614	-£271,644
30% affordable housing	£49,852	£1,953	-£33,609	-£384,867
40% affordable housing	-£68,451	-£116,350	-£146,832	-£498,090
50% affordable housing	-£186,754	-£234,653	-£260,055	-£611,313

Area 5

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£693,264	£645,365	£594,561	£243,304
10% affordable housing	£550,541	£502,643	£456,919	£105,662
20% affordable housing	£407,819	£359,920	£319,277	-£31,980
30% affordable housing	£265,096	£217,198	£181,635	-£169,622
40% affordable housing	£122,374	£74,475	£43,993	-£307,265
50% affordable housing	-£20,348	-£68,247	-£93,649	-£444,907

Area 6

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£994,614	£946,715	£895,912	£544,654
10% affordable housing	£829,203	£781,304	£735,581	£384,324
20% affordable housing	£663,792	£615,894	£575,251	£223,993
30% affordable housing	£498,382	£450,483	£414,920	£63,663
40% affordable housing	£332,971	£285,072	£254,590	-£96,668
50% affordable housing	£167,560	£119,661	£94,259	-£256,998

- 6.6 The results show marked differences in viability between the lower values parts of the Borough (areas 1, 2 and 3) and the highest (area 8). However, the results indicate that most small schemes would be able to viably absorb a financial contribution in lieu of on-site affordable housing. Clearly this requirement can be applied flexibly, having regard to individual site circumstances and viability of the proposed development.
- 6.7 Development typology 1 is comprised of houses, which have lower build costs than flats and do not have the impact of the provision of communal areas and stair cores (the entire gross area of a house is treated as saleable space). Development typology 4 is a flatted scheme built at a density of 150 units per hectare. The results from each sub-market area are provided in Table 6.6.1.
- 6.8 In the main, this scale and density of development is not viable in most parts of the Borough, even at 100% affordable housing and no sustainability requirements. It is therefore highly unlikely that these types of development will come forward outside the higher value areas of Kennington/Oval and Clapham, where reasonably high levels of affordable housing can be achieved

alongside CSH level 4.

Table 6.6.1: Viability of developments – development typology 4 (300 flats at a density of 150 units per hectare) – using industrial/warehousing benchmark land value

Area 1

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£5,748,392	-£6,682,873	-£7,317,986	-£14,170,850
10% affordable housing	-£6,209,404	-£7,143,885	-£7,715,487	-£14,568,350
20% affordable housing	-£6,670,416	-£7,604,897	-£8,112,987	-£14,965,851
30% affordable housing	-£7,131,428	-£8,065,909	-£8,510,488	-£15,363,351
40% affordable housing	-£7,592,439	-£8,526,921	-£8,907,988	-£15,760,852
50% affordable housing	-£8,053,451	-£8,987,933	-£9,305,489	-£16,158,352

Area 2

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,389,550	-£3,324,032	-£3,959,144	-£10,812,008
10% affordable housing	-£3,052,102	-£3,986,584	-£4,558,185	-£11,411,049
20% affordable housing	-£3,714,655	-£4,649,136	-£5,157,226	-£12,010,089
30% affordable housing	-£4,377,207	-£5,311,688	-£5,756,267	-£12,609,130
40% affordable housing	-£5,039,759	-£5,974,240	-£6,355,308	-£13,208,171
50% affordable housing	-£5,702,311	-£6,636,792	-£6,954,349	-£13,807,212

Area 3

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,254,332	-£2,188,813	-£2,823,926	-£9,676,789
10% affordable housing	-£1,987,946	-£2,922,427	-£3,494,029	-£10,346,892
20% affordable housing	-£2,721,559	-£3,656,041	-£4,164,131	-£11,016,994
30% affordable housing	-£3,455,173	-£4,389,654	-£4,834,233	-£11,687,097
40% affordable housing	-£4,188,787	-£5,123,268	-£5,504,336	-£12,357,199
50% affordable housing	-£4,922,400	-£5,856,882	-£6,174,438	-£13,027,301

Area 4

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£354,869	-£579,612	-£1,214,725	-£8,067,588
10% affordable housing	-£410,800	-£1,345,281	-£1,916,883	-£8,769,746
20% affordable housing	-£1,176,469	-£2,110,950	-£2,619,041	-£9,471,904
30% affordable housing	-£1,942,138	-£2,876,620	-£3,321,199	-£10,174,062
40% affordable housing	-£2,707,808	-£3,642,289	-£4,023,357	-£10,876,220
50% affordable housing	-£3,473,477	-£4,407,958	-£4,725,515	-£11,578,378

Area 5

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,245,580	£2,311,098	£1,675,986	-£5,176,878
10% affordable housing	£2,203,664	£1,269,183	£697,582	-£6,155,282
20% affordable housing	£1,161,749	£227,268	-£280,822	-£7,133,686
30% affordable housing	£119,834	-£814,647	-£1,259,226	-£8,112,090
40% affordable housing	-£922,081	-£1,856,563	-£2,237,630	-£9,090,494
50% affordable housing	-£1,963,997	-£2,898,478	-£3,218,034	-£10,068,898

Area 6

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,265,026	£5,330,545	£4,695,432	-£2,157,431
10% affordable housing	£4,970,348	£4,035,866	£3,464,265	-£3,388,598
20% affordable housing	£3,675,669	£2,741,188	£2,233,097	-£4,619,766
30% affordable housing	£2,380,990	£1,446,509	£1,001,930	-£5,850,933
40% affordable housing	£1,086,312	£151,830	-£229,237	-£7,082,100
50% affordable housing	-£208,367	-£1,142,848	-£1,460,405	-£8,313,268

- 6.9 The Council is a major landowner in the Borough and will be able to utilise its resources to bring forward development to support growth. Development typology 5 is a medium density scheme of 50 units which could be accommodated on a small site of 0.13 hectares, perhaps alongside other facilities the Council wants to deliver. The results of the appraisals are compared to the fourth benchmark land value (LA land and community land). These appraisals demonstrate the capacity to provide both affordable housing and CIL, as well as the Council's sustainability requirements.

Table 6.9.1: Viability of developments – development typology 5 (50 flats at a density of 400 units per hectare) – using local authority benchmark land value

Area 1

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,142,184	-£1,506,414	-£1,773,866	-£4,444,884
10% affordable housing	-£1,371,378	-£1,735,608	-£1,976,315	-£4,647,333
20% affordable housing	-£1,600,572	-£1,964,802	-£2,178,764	-£4,849,782
30% affordable housing	-£1,829,766	-£2,193,996	-£2,381,213	-£5,052,231
40% affordable housing	-£2,058,960	-£2,423,190	-£2,583,661	-£5,254,680
50% affordable housing	-£2,288,155	-£2,652,384	-£2,786,110	-£5,457,129

Area 2

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£193,383	-£170,846	-£438,298	-£3,109,317
10% affordable housing	-£122,294	-£486,523	-£727,230	-£3,398,248
20% affordable housing	-£437,971	-£802,201	-£1,016,162	-£3,687,180
30% affordable housing	-£753,648	-£1,117,878	-£1,305,094	-£3,976,112
40% affordable housing	-£1,069,325	-£1,433,555	-£1,594,026	-£4,265,044
50% affordable housing	-£1,385,002	-£1,749,232	-£1,882,958	-£4,553,976

Area 3

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£644,777	£280,548	£13,096	-£2,657,923
10% affordable housing	£287,237	-£76,993	-£317,699	-£2,968,718
20% affordable housing	-£70,303	-£434,533	-£648,494	-£3,319,513
30% affordable housing	-£427,843	-£792,073	-£979,289	-£3,650,308
40% affordable housing	-£785,383	-£1,149,613	-£1,310,084	-£3,981,103
50% affordable housing	-£1,142,924	-£1,507,153	-£1,640,879	-£4,311,898

Area 4

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,284,640	£920,410	£652,958	-£2,018,060
10% affordable housing	£915,346	£551,116	£310,410	-£2,360,609
20% affordable housing	£546,052	£181,823	-£32,139	-£2,703,157
30% affordable housing	£176,759	-£187,471	-£374,687	-£3,045,706
40% affordable housing	-£192,535	-£556,765	-£717,236	-£3,388,254
50% affordable housing	-£561,829	-£926,059	-£1,059,785	-£3,730,803

Area 5

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,434,066	£2,069,836	£1,802,384	-£868,634
10% affordable housing	£1,957,159	£1,592,930	£1,352,223	-£1,318,795
20% affordable housing	£1,480,253	£1,116,023	£902,062	-£1,768,957
30% affordable housing	£1,003,347	£639,117	£451,901	-£2,219,118
40% affordable housing	£526,440	£162,211	£1,740	-£2,669,279
50% affordable housing	£49,534	-£314,696	-£448,422	-£3,119,440

Area 6

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,634,680	£3,270,451	£3,002,999	£331,980
10% affordable housing	£3,068,095	£2,703,866	£2,463,159	-£207,859
20% affordable housing	£2,501,511	£2,137,281	£1,923,319	-£747,699
30% affordable housing	£1,934,926	£1,570,696	£1,383,480	-£1,287,539
40% affordable housing	£1,368,341	£1,004,111	£843,640	-£1,827,378
50% affordable housing	£801,756	£437,526	£303,800	-£2,367,218

Sensitivity analysis on values and costs

- 6.10 As noted in Section 5, we carried out further analyses which consider the impact of increases in sales values of 10%, accompanied by an increase in build costs of 7.5%. This data is illustrative only, as the future housing market trajectory is very uncertain given the economic outlook. However, if such increases were to occur, the tables contained within Appendix 3 show the results in terms of the levels of CIL and affordable housing that could be viably provided. These appraisals indicate that such an increase in sales values and build costs would result in an improvement in viability and the ability of schemes to provide affordable housing in combination with CIL. Over the life of the Local Plan, additional growth is likely, leading to a further improvement in scheme viability.

Table 6.10.1: Viability of developments – development typology 5 (50 flats at a density of 400 units per hectare) – using local authority benchmark land value (sales value growth of 5% and build cost inflation of 5%)

Area 1

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,036,838	-£1,428,385	-£1,695,837	-£4,567,181
10% affordable housing	-£1,313,953	-£1,705,500	-£1,946,207	-£4,817,552
20% affordable housing	-£1,591,069	-£1,982,616	-£2,196,577	-£5,067,922
30% affordable housing	-£1,868,184	-£2,259,731	-£2,446,947	-£5,318,292
40% affordable housing	-£2,145,300	-£2,536,847	-£2,697,318	-£5,568,662
50% affordable housing	-£2,422,415	-£2,813,962	-£2,947,688	-£5,819,033

Area 2

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£432,287	£40,740	-£226,712	-£3,098,057
10% affordable housing	£58,512	-£333,035	-£573,742	-£3,445,087
20% affordable housing	-£315,263	-£706,810	-£920,772	-£3,792,116
30% affordable housing	-£689,038	-£1,080,585	-£1,267,801	-£4,139,146
40% affordable housing	-£1,062,813	-£1,454,360	-£1,614,831	-£4,486,176
50% affordable housing	-£1,436,588	-£1,828,135	-£1,961,861	-£4,833,205

Area 3

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£928,820	£537,273	£269,821	-£2,601,524
10% affordable housing	£509,742	£118,195	-£122,511	-£2,993,856
20% affordable housing	£90,665	-£300,882	-£514,843	-£3,386,188
30% affordable housing	-£328,412	-£719,959	-£907,176	-£3,778,520
40% affordable housing	-£747,490	-£1,139,037	-£1,299,508	-£4,170,852
50% affordable housing	-£1,166,567	-£1,558,114	-£1,691,840	-£4,563,185

Area 4

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,632,669	£1,241,122	£973,670	-£1,897,675
10% affordable housing	£1,196,962	£805,415	£564,708	-£2,306,636
20% affordable housing	£761,256	£369,709	£155,747	-£2,715,597
30% affordable housing	£325,549	£65,998	-£253,214	-£3,124,559
40% affordable housing	-£110,157	-£501,704	-£662,175	-£3,533,520
50% affordable housing	-£545,863	-£937,410	-£1,071,136	-£3,942,481

Area 5

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,897,037	£2,505,490	£2,238,038	-£633,307
10% affordable housing	£2,344,960	£1,953,413	£1,712,706	-£1,158,638
20% affordable housing	£1,792,883	£1,401,336	£1,187,374	-£683,970
30% affordable housing	£1,240,806	£849,259	£662,042	-£2,209,302
40% affordable housing	£688,729	£297,182	£136,711	-£2,734,634
50% affordable housing	£136,652	-£254,895	-£388,621	-£3,259,966

Area 6

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,217,713	£3,826,166	£3,558,714	£687,370
10% affordable housing	£3,566,809	£3,175,262	£2,934,556	£63,211
20% affordable housing	£2,915,906	£2,524,359	£2,310,397	-£560,948
30% affordable housing	£2,265,002	£1,873,455	£1,686,239	-£1,185,106
40% affordable housing	£1,614,098	£1,222,551	£1,062,080	-£1,809,265
50% affordable housing	£963,194	£571,647	£437,921	-£2,433,423

Vauxhall and Waterloo

- 6.11 As noted earlier in this report, there are significant opportunities for growth in the Vauxhall areas and (to a lesser extent) Waterloo. Developments in these areas attract premium sales values commensurate with their location adjacent to the River Thames and with close proximity to the West End. However, the dominant form of development in these areas is high density development, often in the form of tall buildings.
- 6.12 We have run a set of appraisals (development typologies 6 and 7) which reflect this pattern of development. Development typology 7 has a lower density than typology 6 and represents a median position.
- 6.13 As noted in Section 4, existing land values are likely to be higher in the Vauxhall and Waterloo areas due to the relative attractiveness of the location for alternative (non-residential uses), including offices. Development typologies 6 and 7 are therefore run against higher benchmark land values.

The results for typology 6 are summarised in Table 6.13.1 and results for typology 7 are summarised in Table 6.13.2.

Table 6.13.1: Viability of developments – development typology 6 (250 flats at a density of 500 units per hectare) – using industrial/warehousing benchmark land value

Waterloo

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£38,102,954	£35,391,626	£30,142,621	£10,259,548
10% affordable housing	£32,950,560	£30,239,232	£25,515,127	£5,632,053
20% affordable housing	£27,798,165	£25,086,837	£20,887,633	£1,004,559
30% affordable housing	£22,645,771	£19,934,442	£16,260,139	£-3,622,935
40% affordable housing	£17,493,376	£14,782,048	£11,632,645	£-8,250,429
50% affordable housing	£12,340,982	£9,629,653	£7,005,151	£-12,877,923

Vauxhall

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,916,805	£13,205,476	£9,307,701	£-10,575,373
10% affordable housing	£12,439,552	£9,728,224	£6,220,226	£-13,662,848
20% affordable housing	£8,962,299	£6,250,971	£3,132,751	£-16,750,323
30% affordable housing	£5,485,047	£2,773,718	£45,275	£-19,837,799
40% affordable housing	£2,007,794	£-703,534	£-3,042,200	£-22,925,274
50% affordable housing	£-1,469,459	£-4,180,787	£-6,129,675	£-26,012,749

Table 6.13.2: Viability of developments – development typology 7 (125 flats at a density of 375 units per hectare) – using industrial/warehousing benchmark land value

Waterloo

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£24,384,912	£23,061,979	£20,334,157	£10,632,650
10% affordable housing	£21,228,192	£19,905,260	£17,450,219	£7,748,713
20% affordable housing	£18,071,473	£16,748,540	£14,566,282	£4,864,776
30% affordable housing	£14,914,753	£13,591,820	£11,682,345	£1,980,838
40% affordable housing	£11,758,033	£10,435,101	£8,798,407	£-903,099
50% affordable housing	£8,601,314	£7,278,381	£5,914,470	£-3,787,038

Vauxhall

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,958,518	£10,635,586	£8,609,975	£-1,091,532
10% affordable housing	£9,743,637	£8,420,704	£6,597,654	£-3,163,852
20% affordable housing	£7,528,756	£6,205,823	£4,585,334	£-5,116,172
30% affordable housing	£5,313,874	£3,990,942	£2,573,014	£-7,128,492
40% affordable housing	£3,098,993	£1,776,060	£560,694	£-9,140,813
50% affordable housing	£884,111	£-438,821	£-1,451,627	£-11,153,133

- 6.14 We have run a sensitivity analysis which considers the impact of a cost enhancement of 15% above the base build cost for typology 6 schemes in these two areas. The results are summarised in Table 6.14.1. These appraisals indicate that schemes in Vauxhall are particularly sensitive to relatively modest increases in build costs. The Council will need to work closely with developers to ensure that buildings are designed to keep costs to a reasonable level while not impacting on end values.

Table 6.14.1: Viability of developments – development typology 6 (250 flats at a density of 500 units per hectare) – using industrial/warehousing benchmark land value – enhanced base build cost (+15%)

Waterloo

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£30,307,886	£27,189,858	£21,940,853	-£924,682
10% affordable housing	£25,155,491	£22,037,464	£17,313,359	-£5,552,176
20% affordable housing	£20,003,097	£16,885,069	£12,685,865	-£10,179,670
30% affordable housing	£14,850,702	£11,732,674	£8,058,371	-£14,807,164
40% affordable housing	£9,698,307	£6,580,280	£3,430,877	-£19,434,658
50% affordable housing	£4,545,913	£1,427,885	-£1,196,617	-£24,062,152

Vauxhall

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,121,736	£5,003,708	£1,105,933	-£21,759,602
10% affordable housing	£4,644,483	£1,526,456	-£1,981,542	-£24,847,077
20% affordable housing	£1,167,231	-£1,950,797	-£5,069,017	-£27,934,552
30% affordable housing	-£2,310,022	-£5,428,050	-£8,156,493	-£31,022,028
40% affordable housing	-£5,787,275	-£8,905,302	-£11,243,968	-£34,109,503
50% affordable housing	-£9,264,527	-£12,382,555	-£14,331,443	-£37,196,978

7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This report and its supporting appendices test this proposition in the London Borough of Lambeth.
- 7.2 We have tested the impact of the Council’s affordable housing policies and other requirements (sustainability, Lifetime Homes, CIL and Mayoral CIL). The results generated by these appraisals indicate that the Council’s flexible approach to affordable housing delivery (i.e. seeking the maximum reasonable amount of at least 40% without grant and 50% with grant) will ensure that most developments can come forward over the economic cycle.
- 7.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the Council’s requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council’s policies and requirements. In these situations, there will be little pressure from owners to redevelop and they will re-consider the situation when values change over time.
- 7.4 CIL will provide funding for infrastructure that will support development in Lambeth, which is already one of the most densely populated local authority areas in the country. When CIL and the Council’s sustainability requirements are incorporated, the levels of affordable housing reduce to accommodate these requirements in some cases. Viability and affordable housing provision improve even further when modest increases in values are taken into account. Based on the assessment it is unlikely that the imposition of CIL at the rates tested will put the overall development of the area at serious risk. Given CIL’s nature as a fixed tariff, it is important that the Council considers the influence that CIL may have on other policy objectives. Our full results give the Council an indication of where ‘tipping points’ might lie for different schemes and should assist the Council in achieving an appropriate balance.
- 7.5 The appraisal results indicate that the Council’s aim of achieving zero carbon standards by 2016 in accordance with London Plan policy is ambitious and will require a significant reduction in costs in comparison to today’s estimates. However, the Council’s proposed policies are consistent with and do not exceed those in the adopted London Plan 2011.
- 7.6 The Council needs to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council’s flexible approach to applying its affordable housing requirements, together with its ability to cross-subsidise the social rented element of schemes, ensures that these objectives are balanced appropriately.

Appendix 1 - Policy sifting exercise and commentary

Policy ref	Draft local plan policy	Cost implications for development
D3	<p>Infrastructure</p> <p>(a) In order to support growth in the borough, the Council will safeguard and improve essential social, physical and green infrastructure and work in partnership with service providers to ensure the delivery of the additional infrastructure. The potential and predicted infrastructure requirements over the life time of the Local Plan are identified in Annex 2.</p> <p>(b) The Council will encourage dialogue between service providers and developers. Where appropriate opportunities arise, the co-location of services and joint delivery of infrastructure by service providers will be supported.</p> <p>(c) Generally, the use of site specific planning obligations and the Community Infrastructure Levy will be applied, alongside other investment, to help deliver infrastructure.</p> <p>(d) The Council, where required and necessary, will co-produce local neighbourhood infrastructure delivery plans that identify, prioritise and cost projects to be delivered locally via agencies working in cooperation with the Council or by the Council itself. Projects will be brought forward as appropriate and relevant in mitigating the direct impact of development through section 106 planning obligations, and/or they may be funded by a meaningful proportion of CIL receipts generated by development in the neighbourhood.</p>	<p>Requires pooling of contributions – collected through CIL</p> <p>No cost implications for development</p> <p>Planning obligations will fund only site specific infrastructure that is not collected through CIL and for any on-site mitigation.</p> <p>CIL to be applied at relevant rates.</p>
D4	<p>Planning obligations</p> <p>Section 106 planning obligations will be sought to:</p> <p>(a) Secure affordable housing (see Policy H3).</p> <p>(b) Ensure that development proposals provide or fund local improvements to mitigate the impact of the development and/or additional facilities and requirements made necessary by the development. This may include:</p> <ul style="list-style-type: none"> • on site provision of infrastructure, whether transport, education, health, libraries, sport and leisure, emergency services and cultural and community provision; • public realm improvements including streetscape, local public open space, play facilities, community safety, and public art; • maintenance and improvement of heritage assets; 	<p>Affordable housing to be included within developments where relevant</p> <p>CIL study assumed £1,000 per unit for residual Section 106 obligations.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<ul style="list-style-type: none"> • highways and traffic works; • walking and cycling improvements; • car clubs, parking restrictions, and travel plans; • visitor management measures; • access to employment opportunities created by the development by securing employment premises and learning and skills initiatives; • maintenance and management arrangements; • town centre management; • access to facilities; • low carbon and renewable energy; • local food production and growing; and • other sustainability measures. <p>(c) Secure appropriate scheme implementation and control phasing where necessary.</p>	No cost implications.
H2	<p>Delivering Affordable Housing</p> <p>(a) The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes, in line with the following borough-wide targets:</p> <ul style="list-style-type: none"> (i) On sites of at least 0.1 hectares or capable of accommodating 10 or more homes, at least 50 per cent of units should be affordable where public subsidy is available, or 40 per cent without public subsidy. The artificial subdivision of sites or phasing of development with the effect of circumventing the policy requirement will not be permitted. (ii) On sites providing fewer than 10 units, a financial contribution towards the delivery of off-site affordable housing will be sought. (iii) 70 per cent of new affordable housing units should be social and affordable rent and 30 per cent intermediate provision. <p>(b) Affordable housing (other than on sites providing fewer than 10 units) should be provided on-site. Where this cannot be practically achieved, or it would be more effective in meeting needs for affordable housing, off-site affordable accommodation provided by the developer may be accepted. Exceptionally, a payment in lieu may be accepted.</p> <p>(c) In considering the nature of the affordable housing being sought, the Council will take into account:</p> <ul style="list-style-type: none"> (i) the characteristics of the area, the site and type of development proposed, and the size and type of affordable housing needed in particular locations; and 	<p>Affordable housing to be included in developments where applicable (i.e. above relevant thresholds)</p> <p>Test financial contribution on sites of less than 10 units.</p> <p>No cost implication beyond on-site requirement.</p>

Policy ref	Draft local plan policy	Cost implications for development						
	<p>(ii) the impact on mixed and balanced communities within a local neighbourhood.</p> <p>(d) A financial appraisal will be required if the affordable housing provision is less than the specified policy requirements or where the proportions of social / affordable rented and of intermediate housing are not in accordance with policy. Proposals will be required to demonstrate that the integration of different tenures has been considered at the outset of the project.</p> <p>(e) Priority will be given to delivering affordable housing that complies with the preferred mix set out in policy H4 and at rental levels that meet the needs of low income households within the borough, particularly with regard to family sized accommodation.</p> <p>(f) The affordable housing should be indistinguishable in siting, appearance and layout from the rest of the development.</p>	<p>No cost implication beyond on-site requirement.</p> <p>Test larger units. Value paid by RSL does not increase in proportion to size, so increasing unit size results in more significant impact.</p> <p>Lower rents reduce capital values paid by RSLs, which can impact on viability.</p> <p>No cost implication – standard practice.</p>						
H4	<p>Housing mix in new developments</p> <p>(a) The Council will support proposals which offer a range of dwelling sizes and types to meet current and future housing needs. All residential developments, including conversions, are expected to provide a mix of dwelling sizes as set out below:</p> <p>(i) The affordable housing element of residential developments should reflect the preferred borough-wide housing mix for social / affordable rented and intermediate housing set out below:</p> <table data-bbox="703 1177 1267 1241"> <tr> <td>1-bed units</td> <td>2-bed units</td> <td>3-bed+ units</td> </tr> <tr> <td>Not more than 20%</td> <td>20-50%</td> <td>40%</td> </tr> </table> <p>(ii) For market housing, a balanced mix of unit sizes including family sized accommodation should normally be provided.</p> <p>(b) The size of accommodation provided through estate regeneration and housing for specific community</p>	1-bed units	2-bed units	3-bed+ units	Not more than 20%	20-50%	40%	<p>See comments on previous policy. Impact of unit mix has a potential impact on viability.</p>
1-bed units	2-bed units	3-bed+ units						
Not more than 20%	20-50%	40%						

Policy ref	Draft local plan policy	Cost implications for development
	needs will be dependent on the existing mix and the particular needs of both existing and prospective future residents of the estate and the needs of the intended occupiers of specialist housing.	
H5	<p>Housing Standards</p> <p>(a) Proposals for new residential development, including new-build dwellings, conversions and change of use schemes where new dwellings are created, should accord with the principles of good design and will be expected to:</p> <ul style="list-style-type: none"> (i) demonstrate that the scheme has been designed to provide adequate internal space for the intended number of occupants, in accordance with London Plan policies; (ii) be designed and built to 'Lifetime Homes' standards and ensure 10 percent of units are wheelchair accessible or easily adaptable for residents who are wheelchair users. <p>(b) The Council will require at least the following level of external amenity space in all residential units proposed through new build, conversion or change of use:</p> <ul style="list-style-type: none"> (i) For new houses, 30 m2 per house. Family housing should normally have direct access to a private garden. (ii) For new flatted developments, shared amenity space of at least 50 m2 per scheme plus a further 10 m2 per flat provided either as a balcony/terrace/private garden or consolidated with the communal space. <p>Communal gardens should:</p> <ul style="list-style-type: none"> • receive natural light; • be screened from parking areas; • be easily accessible to all occupants; • be overlooked by habitable rooms to ensure safety and surveillance; and • have a landscape, management and maintenance plan. <p>(c) For developments of ten or more units with at least one family sized dwelling, children's play space should be provided where appropriate to at least the levels set out in the London Plan Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation' 2012. This should be included as part of the overall amenity space provision required under (b).</p>	<p>No cost implications.</p> <p>Mostly a design issue. Include £600 per unit allowance for costs (based on Habinteg Study)</p> <p>Should not have a cost implication.</p> <p>Slight reduction in developable area, but no greater than good design would normally require.</p> <p>Design implications, but no cost implications.</p> <p>Slight impact on developable area, but no greater than would normally be required by good design.</p>
H7	<p>Student Housing</p> <p>a) The Council will seek to manage the development of sites for student housing to ensure the availability</p>	No cost implication.

Policy ref	Draft local plan policy	Cost implications for development
	<p>of land to meet priority housing and employment needs and the achievement of mixed and balanced communities. Proposals for student housing will be acceptable only where it can be demonstrated that the development:</p> <p>(i) Does not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, nor displace other key uses such as employment development. Proposals should not result in the loss of employment land or floorspace, unless relevant policy tests are met, or the loss of existing self-contained dwellings or sites allocated or suitable for self-contained housing.</p> <p>(ii) Forms part of a mixed use development.</p> <p>(iii) Is supported by evidence of a linkage with one or more higher education institution (HEI) in Lambeth, or within a reasonable travelling distance of Lambeth, funded by the Higher Education Funding Council for England. This evidence must include confirmation that the proposed rental levels for the student accommodation are supported by the linked HEI(s).</p> <p>(iv) Would not lead to an over-concentration of similar uses which may be detrimental to residential amenity or the balance and mix of uses in the area or place undue pressure on local infrastructure.</p> <p>(v) Is located in an area with good public transport access, and access to local shops, workplaces, services and community facilities.</p> <p>(vi) Provides a range of accommodation types, including cluster flats with shared kitchen and bathroom facilities unless justification is provided as to why this would not be appropriate.</p> <p>(vii) Is well designed, providing appropriate space standards and facilities and is sustainable by virtue of being adaptable to alternative residential use.</p> <p>(b) Student housing will be secured by planning obligation relating to its occupation by members of specified educational institutions. Where the accommodation is not secured for students, the development will be subject to the requirements of policy H2 in respect of affordable housing provision.</p> <p>(c) The loss of existing student accommodation will be resisted unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.</p>	<p>No cost implication providing selected commercial element of the scheme does not require cross subsidy.</p> <p>No cost implication.</p> <p>No cost implication.</p> <p>No cost implication.</p> <p>No cost implication – this reflects the typical range of accommodation provided.</p> <p>No cost implications.</p> <p>Affordable housing requirement would be offset by higher rents resulting from lack of nomination agreement with university. Affordable housing obligation can be avoided by entering into a nomination agreement with a University.</p> <p>No cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
ED2	<p>Business uses outside KIBAs</p> <p>In order to maintain a stock of sites and premises in business use across the borough (in addition to KIBAs):</p> <p>(a) Development for business (B1) uses will be supported on all sites, subject to other plan policies.</p> <p>(b) The loss of land or floorspace in business, industrial or storage (B class) use, or in employment generating <i>sui generis</i> use, will not be supported. Exceptions will apply only where there are clear amenity and environmental reasons justifying a change of use, such as an unacceptable relationship to surrounding properties; or where the proposal secures major planning priorities for which there is a demonstrable need, which cannot be achieved in any other way. These are:</p> <p>(i) local community or cultural uses (D1);</p> <p>(ii) the restoration to its original use of a listed building or a building of significant architectural merit which is of major importance in its contribution to the character and appearance of the area.</p> <p>(c) Mixed-use development including housing, work-live or other mix of compatible uses will be supported where the existing quantity of B class floorspace is replaced or increased. The commercial and residential elements of the development should be made available for occupation at the same time.</p> <p>Where small business units are provided as part of a mixed-use scheme, these should incorporate a range of unit sizes and types to meet local business needs, be well designed and flexible, and be fully fitted out to turn-key standard. Opportunities for long term management of the units by a company specialising in the management of space for small businesses should be fully explored.</p> <p>(d) Redevelopment solely for residential use will be permitted only where it is demonstrated through at least one year's marketing evidence that there is no demand for continued B class use on the site. This should include marketing of the existing premises for business use (B1) and for the redevelopment of the site for such uses.</p>	<p>No cost implications.</p> <p>No cost implications for development. May keep land values for employment sites down to a low level.</p> <p>No cost implications.</p> <p>No cost implications.</p> <p>Requirement to reprovide commercial floorspace may require cross subsidy from private housing.</p> <p>Requirement to reprovide commercial floorspace may require cross subsidy from private housing. This has implications for the amount of affordable housing the scheme can provide, but not an increase in overall costs to developer.</p> <p>No cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
	(e) Where a site last in B class and/or employment generating <i>sui generis</i> use has been cleared, redevelopment will be permitted only where it provides B1 floorspace to replace the previous quantity of floorspace if known, or otherwise provides the maximum feasible proportion of B1 floorspace for the site.	No cost implications.
ED3	<p>Large offices (greater than 1,000 m²)</p> <p>(a) Proposals for offices greater than 1,000m² will be supported in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and Streatham major town centres. Elsewhere, large office development will be supported only where the scale of the proposal is appropriate to its location and the PTAL level is 4 or above.</p> <p>(b) Proposals for change of use or redevelopment of large offices will be supported provided the following tests are met:</p> <p>(i) There is no demand for the office floorspace as demonstrated by marketing evidence over a one year period.</p> <p>(ii) It would not be feasible and/or viable to refurbish, renew or modernise the offices in order to meet the current requirements of occupiers. This should be demonstrated through marketing evidence and an independently validated viability assessment.</p> <p>(iii) It would not be feasible and/or viable to adapt the office floorspace as smaller business (B1) units to meet demand from small businesses. This should be demonstrated through marketing evidence and an independently validated viability assessment.</p> <p>Where these tests are met, proposed new use(s) will be considered against the policies for those uses.</p> <p>(c) Redevelopment of large offices for a mix of uses will be supported if the quantity of original B1 floorspace is replaced or increased as part of the development or elsewhere within the immediate area. No marketing evidence would be required. The requirements of policy ED2(c) will apply.</p>	<p>No cost implications.</p> <p>No cost implications.</p> <p>No cost implications.</p> <p>No cost implications.</p> <p>NB changes to PD rights may impact on these requirements.</p> <p>No cost implications. Requirement to cross subsidise re-provision of employment space from resi value may impact on viability.</p>
ED6	<p>Town centres</p> <p>(a) The Council will support the vitality and viability of Lambeth's hierarchy of major, district and local centres, including the Vauxhall and Waterloo London Plan Opportunity Areas, by:</p>	No specific proposals – no cost implications assumed.

Policy ref	Draft local plan policy	Cost implications for development
	<ul style="list-style-type: none"> • supporting retail development and development for other town centre uses (financial and professional services, food and drink, leisure, culture and entertainment) in these areas; • maintaining the predominant retail function of primary shopping areas in the Waterloo Opportunity Area (Lower Marsh), in major and district centres; delivering the regeneration of Lambeth's town centres; • improving existing retail facilities; • supporting and protecting market areas and areas of specialist shopping; and • safeguarding local shops and other local services to meet community need within neighbourhoods. <p>(b) Development within centres will be encouraged in accordance with national policy to provide 900 m2 gross convenience and 400 m2 gross comparison retail floorspace across the borough by 2020.</p> <p>(c) Development in town centres will be supported if:</p> <p>(i) it is in scale and form appropriate to the size and role of the centre;</p> <p>(ii) it will not have an unacceptable impact on the remainder of the centre in which it is located or other centres within its catchment;</p> <p>(iii) it is designed to integrate with and add to the physical attractiveness of the area within which it is located, avoiding blank walls and facades; and</p> <p>(iv) active frontage (A or D class or appropriate <i>sui generis</i> use) uses are provided at ground floor level. Exceptions will be allowed only outside the primary shopping area where the nature of development does not allow for this; it can be shown that a fully serviced active frontage use is unlikely to be let; and it can be demonstrated that the proposal would contribute to enhancing the vitality and viability of the centre.</p> <p>(d) Proposals for town centres uses in edge of centre and out of centre locations will be assessed against the sequential test set out in the NPPF.</p> <p>(e) Major redevelopment proposals will be required to re-provide on affordable terms any independent individual shop premises that would be lost and ensure that these are available at the same time as the main elements of the development. This will be secured through conditions or, where appropriate, through planning obligations.</p>	<p>No cost implications.</p> <p>No cost implications. Extent to which policy is achieved will depend on macro-economic factors and retailing trends beyond the Council's control.</p> <p>No cost implications.</p> <p>Opportunity cost of rent that could have otherwise been secured. Extent of impact will depend on number of existing independent stores in an area of redevelopment. However, low value independent stores would reduce the current land value, which should compensate for discounted terms in new retail.</p>

Policy ref	Draft local plan policy	Cost implications for development
ED12	<p>Visitor attractions, leisure, arts and culture uses</p> <p>The Council wishes to promote, safeguard and improve leisure, recreation, arts and cultural facilities in the borough where they meet local and wider needs, especially in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and in town centres.</p> <p>(a) Visitor attractions and major leisure and cultural activities located in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and Streatham major town centres will be supported. Proposals should demonstrate in a visitor management plan how the potential impacts of high volumes of visitors would be managed. Planning obligations may be sought to address any additional public service provision required as a result of the development.</p> <p>(b) Change of use or loss of existing visitor attractions, leisure, arts and culture uses will not be supported. Redevelopment for mixed use will only be supported where the existing use is re-provided on site, or a replacement facility is provided elsewhere in the locality. In exceptional circumstances, commuted payments may be accepted for replacement leisure, arts or culture uses elsewhere in the borough.</p> <p>(c) Commercial development within the South Bank Strategic Cultural Area will be supported where it is associated with arts and cultural uses or is ancillary and complementary to the arts and cultural uses and where it can be demonstrated that:</p> <ul style="list-style-type: none"> (i) it is essential to the development and/or the retention of arts and cultural facilities; (ii) it would not undermine the primary character and function of the South Bank as an arts and cultural quarter; and (iii) the proceeds of any such development are applied exclusively to support and enhance the arts or cultural facility that is proposing the development. <p>(d) Temporary use of vacant commercial premises, open space and public realm for performance and creative work will be supported, subject to the nature of the proposed activity and the requirements of other policies.</p>	<p>No cost implication – these uses will come forward if a commercially viable proposition can be developed and/or if public subsidy is made available.</p> <p>No cost implication.</p> <p>Positive impact – potential to generate value to cross subsidise cultural uses.</p> <p>Positive impact – defrays liability for empty rates on vacant buildings.</p>
ED13	<p>Hotels and other visitor accommodation</p> <p>Hotels, apart-hotels and other forms of visitor accommodation (C1) will be supported in the Central</p>	<p>No cost implications – these</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>Activities Zone, Vauxhall and Waterloo London Plan Opportunity areas and Brixton and Streatham town centres, subject to the following considerations. Other visitor accommodation will be supported elsewhere in the borough where public transport accessibility levels are 'good' or above, in accordance with London Plan policy.</p> <p>(a) All visitor accommodation must:</p> <ul style="list-style-type: none"> (i) provide necessary off-street pickup and set down points for taxis and coaches; (ii) not unacceptably harm the balance and mix of uses in the area, including services for the local residential community. <p>(b) All new visitor accommodation should meet the highest standards of accessibility and inclusion. At least 10 per cent of new provision should be wheelchair accessible. Applicants should submit an Accessibility Management Plan with their proposals.</p> <p>(c) New visitor accommodation should be of high quality design so that it may be accredited by the National Quality Assessment Scheme.</p> <p>(d) Where development proposes to modify existing visitor accommodation, the proposal will be supported only if it provides standards of accessibility and design expected of new build accommodation, subject to feasibility and viability.</p> <p>(e) The loss of existing visitor accommodation will not be supported in the locations set out in this policy. Where it is demonstrated, through at least one year's marketing evidence, that there is no longer demand for existing visitor accommodation, change of use will be supported subject to policies for those uses.</p>	<p>developments will come forward if commercially viable. Where there are competing uses for a site, a hotel would only come forward if the residual land value exceeds that generated by other uses.</p> <p>This would be a standard design requirement – no cost implication.</p> <p>Visitor attractions would need to be designed to meet the requirements of the Disability Discrimination Act ('DDA'). No cost implications as a result of LBL requirement.</p> <p>This would already be a requirement of DDA, so no additional cost implication.</p> <p>No cost implication.</p>
ED15	<p>Employment and training</p> <p>(a) The Council will support employment and training schemes to maximise local employment opportunities and help address skills deficits in the local population.</p> <p>(b) In major developments, job opportunities and apprenticeships should be notified to the Council or its nominated agencies so that suitable local people can be given the opportunity to fill these vacancies.</p>	<p>No cost implications.</p> <p>No cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
	(c) The Council, working with local training providers, will aim to ensure that local residents are given access to the right skills training so that they can take advantage of opportunities created by new development. This includes jobs both during and after construction.	No cost implications.
S1	<p>Safeguarding existing community facilities</p> <p>(a) The Council will support and encourage the most effective use of community premises to address different and changing priorities and needs in the borough, in accordance with agreed strategies where relevant.</p> <p>(b) Existing community premises will be safeguarded unless it can be demonstrated that either:</p> <ul style="list-style-type: none"> (i) there is no existing or future need or demand for such uses, including reuse for other community services locally, and adequate alternative accommodation is available to meet the needs of the area; or (ii) replacement facilities are proposed on or off site of the same or better size and quality to serve the needs of the area; or (iii) development of the site/premises for other uses, or with the inclusion of other uses, will enable the delivery of approved strategies for service improvements. <p>(c) Change of use between D1 and D2, and vice versa, will be supported in principle in order to maintain a flexible stock of land and premises for social infrastructure.</p>	<p>No cost implications. Council may chose to provide funding, but this is not an issue for development.</p> <p>No cost implications. Community buildings will have a low value and planning protection reduces pressure for redevelopment for higher values uses.</p> <p>No cost implications.</p>
T3	<p>Cycling</p> <p>(a) Lambeth will improve conditions for cyclists and make cycling a safer, quicker, more direct and more attractive form of travel.</p> <p>(b) Lambeth will promote cycling through improvements to routes, giving greater priority to cyclists in the use of road space, reducing road danger from other transport modes and through improvements to signage and facilities.</p> <p>(c) In considering development proposals, Lambeth will require the provision of secure cycle parking facilities in accordance with the standards set out in the London Plan. Development for employment</p>	<p>No cost implications for development.</p> <p>This is a standard provision in new commercial buildings and is normally an occupier requirement. Requirement</p>

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	and education uses should include provision of showers, changing facilities and lockers for cyclists.	does not result in additional burden, therefore no cost implications.
T6	<p>Assessing impacts of development on transport capacity</p> <p>(a) Planning applications will be supported where they do not have unacceptable transport impacts, including cumulative impacts on:</p> <ul style="list-style-type: none"> • highway safety; • the environment or amenity of an area through air quality, noise and disturbance; • congestion of the road network; and • all other transport modes, including public transport, walking and cycling. <p>(b) Major development that will have an impact on the current and future capacity of the transport system will be required to contribute, at a level commensurate with the scale of the impact of the development, to:</p> <ul style="list-style-type: none"> • increasing public transport capacity in the vicinity of the development; • highway improvements to provide safe access to the site; • public realm improvements to provide safe, convenient access to and from the site; • other relevant transport initiatives in the locality. <p>(c) Travel Plans should accompany all major planning applications.</p>	<p>No cost implications.</p> <p>This reflects current requirements – no additional burden on development. Costs will be determined on a site specific basis.</p> <p>Current requirement. Cost is included within professional fees allowance.</p>
T7	<p>Parking</p> <p>(a) Development should:</p> <ul style="list-style-type: none"> (i) be car free where possible, particularly in areas where alternative modes of transport are available; (ii) provide for car clubs and pool car schemes in place of private parking in new development and in mixed development that includes housing; (iii) provide car parking below the maximum standards in the London Plan, reflecting the public transport accessibility of the development site; (iv) comply with London Plan standards for other forms of parking including for cycles, motor-cycles, cars for disabled people, electric vehicle charging points and coaches; (v) ensure that all outdoor and open parking areas are permeable. <p>(b) Parking in new shopping and leisure developments in Opportunity Areas and centres should serve</p>	<p>No cost implication. Cost reduction on some schemes that might otherwise have provided basement car parking. This reduction is likely to offset any impact on zero parking on sales values or sales rate.</p> <p>No cost implication for</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>the area/centre as a whole and not be reserved solely for use in connection with the development proposed. Preference should be given to short-stay parking.</p> <p>(c) In mixed use development, flexible, shared use of car parking should be provided.</p>	<p>development. Requirement to open access to all widens potential users and strengthens income stream.</p>
T9	<p>Servicing</p> <p>(a) New non-residential development will be permitted where adequate provision is made for servicing appropriate to the scale, form and location of the proposed development, including provision for commercial vehicles, ensuring that it is appropriate and acceptable in terms of impact on amenity of adjoining properties and road and traffic conditions of the location.</p> <p>(b) Planning applications should be supported by a Delivery and Servicing Plan in line with the London Freight Plan.</p> <p>(c) Planning applications for major development should include a Construction Logistics Plan demonstrating arrangements for construction traffic and how environmental, traffic and amenity impacts will be minimised.</p> <p>(d) Planning obligations will be used to help secure and enforce appropriate arrangements.</p>	<p>No cost implication – this will be a requirement of occupiers in any case.</p> <p>No cost implication.</p> <p>No cost implications.</p> <p>No cost implications – access and servicing arrangements would be required even in the absence of planning obligations.</p>
EN1	<p><u>Open space</u></p> <p>The Council will meet requirements for open space by:</p> <p>(a) Protecting and maintaining open spaces and their function. Development which would involve the loss of existing public or private open space, including parks, allotments, cemeteries/burial space and open air sports and recreational space, will not be supported unless at least one of the following tests is met:</p> <p>(i) Replacement open space of equivalent or better quality and quantity is provided within a suitable location in the local area and there is a demonstrable need for the proposal, which secures major planning priorities that cannot be achieved in any other way.</p>	<p>No cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>(ii) In the case of housing estate amenity areas, significant regeneration and community benefits would be achieved that could not be achieved in any other way, and appropriate compensatory provision for the loss of open space is made, including improvements to the quality of the remaining open space.</p> <p>(iii) It is for the provision of facilities directly related to the use of open space including indoor sports facilities, changing rooms, toilets or cafes as long as these are appropriate in scale and form to the size and character of the open space and acceptable in terms of impact on openness and do not harm the function and operation of the open space.</p> <p>(iv) It facilitates or improves the accessibility of the open space.</p> <p>(b) Preventing development which would result in loss, reduction in area or harm to the nature conservation value or biodiversity status of an open space including any designated or proposed Sites of Importance for Nature Conservation (SINC) unless adequate mitigation or compensatory measures are included appropriate to the nature conservation value of the assets involved. Development proposals should wherever possible protect, enhance create and manage sites of nature conservation or biodiversity interest in accordance with the Borough's Biodiversity Action Plan (BAP) and the Mayor's Biodiversity Strategy.</p> <p>(c) Increasing the quantity of open space in the Borough through proposals such as the Vauxhall Square initiative, the extension of Jubilee Gardens and by linking existing spaces through green chains, the Greenway and Thames Path National Walking trail initiatives, but also through:</p> <p>(i) The provision of open space in new developments appropriate to their scale, the uses involved and the location of the development.</p> <p>(ii) Requiring major development in areas of open space deficiency to provide appropriate on-site provision of open space or, where this is not feasible and where this would address needs more effectively, make financial contributions to enable the provision of new open space or improvements to the accessibility and quality of existing public open space, including their nature conservation and biodiversity value.</p> <p>(iii) Where appropriate and feasible, ensuring that development is designed so as to contribute to the creation or extension of green chains and links ('green corridors') involving safe, convenient and attractive access for pedestrians and cyclists and to promote migration and protection of plants, animals and habitats of biodiversity importance.</p>	<p>No cost implications. Developers unlikely to be attracted by development on such sites. Low land values would compensate for any costs if development were to occur.</p> <p>No cost implications.</p> <p>No cost implications. This will impact on developable area of site, but this would be reflected in reduced land value paid to landowner.</p> <p>Design issue, which also improves the scheme and enhances value and marketability – no cost implications.</p>

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	<p>(d) Improving the quality of, and access to, existing open space, including the range of facilities available and its biodiversity and nature conservation value and heritage value, through various means including the implementation of the Lambeth Open Spaces Strategy.</p>	<p>No cost implications for development – will require public sector intervention and funding.</p>
EN3	<p>Low carbon and energy</p> <p>In accordance with London Plan policy:</p> <p>(a) All major development proposals will be expected to demonstrate in a detailed energy assessment that carbon dioxide emission reduction targets have been met within the framework of the London Plan energy hierarchy. They should also demonstrate how ongoing management will allow occupants continually to reduce their carbon emissions.</p> <p>(b) Where the required reduction in carbon dioxide emissions is not feasible in major developments, a financial contribution will be sought to an agreed borough wide programme for carbon dioxide emissions reduction.</p> <p>(c) Other development proposals, including existing buildings, will be expected to demonstrate in a design and access statement that the maximum technically feasible reduction in carbon dioxide emissions has been achieved.</p> <p>(d) All developments will be expected to connect to, and where appropriate extend, any existing decentralised heating, cooling or power network unless demonstrated technically unfeasible. Where networks do not currently exist, developments should make provision to connect to any future network that may be developed; having regard to opportunities identified through the London Heat Map and area specific energy plans.</p> <p>(e) To ensure that the Council can properly monitor the effectiveness of renewable and low carbon energy measures, major developments will be expected to install appropriate equipment for post construction monitoring.</p> <p>(f) The Council will promote and support improvements in the energy efficiency of existing buildings.</p>	<p>Cost of Code for Sustainable Homes Level 4 to be incorporated and BREEAM excellent on commercial buildings. The Council's requirement does not exceed the adopted London Plan standard.</p> <p>Level of FC is unspecified. This will be set out in a new SD&C SPD to be consulted on in March 2014.</p> <p>Similar cost to CSH 4 or BREEAM excellent to be included.</p> <p>Included within allowance for CSH level 4 as part of technical solution.</p> <p>No cost implications.</p> <p>No cost implications. Council will presumably using its own funding to support and promote</p>

Policy ref	Draft local plan policy	Cost implications for development
		these improvements.
EN4	<p>Sustainable design and construction</p> <p>(a) All development, including construction of the public realm, highways and other physical infrastructure, will be required to meet the highest standards of sustainable design and construction feasible, relating to the scale, nature and form of the proposal.</p> <p>(b) Proposals should demonstrate in a design and access statement that sustainable design standards are integral to the design, construction and operation of the development. Applications for all new developments should also be accompanied by a pre-assessment, demonstrating how the following Code for Sustainable Homes (CSH) and BREEAM standards, or any future replacement standards, will be met:</p> <p>(i) All new homes approved before April 2014 should achieve a minimum of CSH Level 4, and by 2016 all new homes should be zero-carbon, in accordance with London Plan policy.</p> <p>(ii) Conversions, extensions and refurbishment of existing residential buildings must meet or exceed BREEAM Domestic Refurbishment 'Very Good' unless it is not technically feasible or viable to do so, in which case proposals should demonstrate an improvement to the overall energy and water efficiency of the existing building through best practice construction and sustainability measures.</p> <p>(iii) New build non-residential development, major refurbishment of existing non-residential buildings and conversions over 500m² floorspace (gross) should meet or exceed BREEAM 'Very Good'.</p> <p>(c) All development proposals should incorporate living roofs and walls where feasible and appropriate to the character and context of the development.</p> <p>(d) Development will be required to be resilient to climate change by including appropriate climate</p>	<p>Design issue – no cost implications.</p> <p>See notes on previous policy.</p> <p>Test impact of achieving CSH Level 6 by 2012. The requirement to achieve zero carbon homes by 2016 does not exceed adopted London Plan objectives.</p> <p>Not possible to test due to the very site-specific factors relating to changes of use and refurbishments. Viability caveat means that development will not be prevented if individual schemes would otherwise become unviable.</p> <p>Cost to be factored in.</p> <p>No significant cost implications.</p> <p>No cost implications beyond</p>

Policy ref	Draft local plan policy	Cost implications for development
	change adaptation measures.	CSH level 4 / 6 and BREEAM.
EN5	<p>Flood Risk</p> <p>(a) The Council will seek to minimise the impact of flooding in the borough through:</p> <ul style="list-style-type: none"> (i) applying a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change over the lifetime of the development; (ii) steering development towards areas of lowest flood risk, both across Lambeth and within the development site boundary, through the application of the Sequential Test in accordance with the NPPF, taking the vulnerability of the proposed uses into account, as set out in the Lambeth Strategic Flood Risk Assessment (SFRA); (iii) ensuring development does not increase flood risk and where possible reduces flood risk; and (iv) permitting appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria set out in Annex 6. <p>(b) All development in Flood Zones 2, 3a and 3b defined in the SFRA, or identified as at risk of flooding from other sources, should contribute positively to actively reducing flood risk through avoidance, reduction, management and mitigation.</p> <p>(c) A Flood Risk Assessment (FRA) will be required for major development proposals within Flood Zone 1, all development within Flood Zones 2, 3a and 3b, or where the development may be subject to other sources of flooding. The FRA should be proportionate with the degree of flood risk posed to and by the proposed development; consider the impact of climate change on flood risk to and from the development using the latest government guidance; and take account of the advice and recommendations set out in the SFRA and Local Flood Risk Management Strategy (LFRMS).</p> <p>(d) FRAs must consider the risks of both on and off site flooding to and from the development for all sources of flooding including fluvial, tidal, surface runoff, groundwater, ordinary watercourse, sewer and reservoir.</p> <p>(e) For all developments, it must be demonstrated that the development will be safe, and where required, it will reduce fluvial, tidal, surface runoff and groundwater flood risk and manage residual</p>	<p>No cost implication for developments; policy will prevent development taking place in areas of high flood risk.</p> <p>No cost implications for development.</p> <p>No cost implications.</p> <p>No cost implications. Such requirements will be reflected in land value paid to landowners.</p> <p>No cost implications. Such requirements will be reflected in</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>risks through appropriate flood risk measures, including the use of Sustainable Drainage Systems (SuDS) in accordance with policy EN6. Measures to mitigate flooding from sewers should be discussed with Thames Water Utilities Ltd. and be included in development proposals for which this is a risk.</p> <p>(f) Basement proposals (excluding self-contained dwellings in Flood Zone 3) shall incorporate appropriate mitigation measures to ensure the development is safe from all forms of flooding and does not increase flood risk elsewhere.</p> <p>(g) For developments adjacent to the River Thames and River Graveney, maintenance, remediation and improvements to the flood defence walls will be required where these are in poor condition. Developments adjacent to defences and culverts should demonstrate that their development will not undermine the structural integrity or detrimentally impact upon its intended operation.</p>	<p>land value paid to landowners.</p> <p>No cost implications – standard approach to building a basement requires prevention of flooding.</p> <p>This will be a scheme requirement – no cost implications arising from planning policy requirement.</p>
EN6	<p>Sustainable drainage systems and water management</p> <p>Development proposals should:</p> <p>(i) Maximise opportunities for restoring river channels, flood flow pathways and floodplains to their natural state and managing surface runoff above ground and as close to the source as possible to reduce flood risks downstream; and consider sustainable water management through Water Sensitive Urban Design (WSUD).</p> <p>(ii) Provide compensatory storage to ensure that there is no loss in flood storage capacity where flood storage is removed, as set out in the Strategic Flood Risk Assessment (SFRA).</p> <p>(iii) Ensure that the layout and design does not have a detrimental impact on floodwater flow routes across the site.</p> <p>(iv) Demonstrate that there will be no increase in either the volume or rate of runoff leaving the site by incorporating Sustainable Drainage Systems (SuDS) in line with the London Plan drainage hierarchy and National SuDS Standards to maximise amenity and biodiversity benefits and improve the quality of water discharges. Details submitted to the Council to demonstrate compliance with this policy should follow the design principles within the National SuDS Standards and the current SuDS Manual and guidance identified within the Council's SFRA or Local Flood Risk Management Strategy (LFRMS).</p>	<p>Scheme costs – no cost implications arising from planning policy requirement.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>(v) Seek to improve the water environment in line with the requirements of the European Water Framework Directive 2000 and its associated legislation, and the Thames River Basin Management Plan.</p> <p>(vi) Minimise water consumption and the pressure on the combined sewer network, through incorporating water efficiency measures including rainwater harvesting, grey water recycling and other innovative technologies where appropriate.</p> <p>(vii) Demonstrate that the local public sewerage network has adequate capacity to serve the development</p>	
EN7	<p>Sustainable waste management</p> <p>(a) The Council will contribute to the sustainable management of waste in Lambeth by:</p> <p>(i) Supporting the approach to drive waste management up the waste hierarchy in accordance with national and regional policy and targets, and in particular the efficient use of resources, the reuse of materials and resources and the recovery of energy from materials.</p> <p>(ii) Supporting delivery of the Western Riverside Waste Authority's statutory Waste Management Strategy and implementing its own Lambeth Sustainable Waste Management Strategy.</p> <p>(iii) Safeguarding existing waste transfer and management sites for waste management use unless appropriate compensatory provision is made in appropriate locations elsewhere in the borough. Compensatory provision should normally meet the maximum throughput that the site could have achieved.</p> <p>(iv) Supporting additional sites for waste management in Key Industrial and Business Areas and other appropriate locations to provide capacity to meet, over the plan period, the borough's waste apportionment set out in the London Plan.</p> <p>(v) Supporting the provision of an adequate supply of land for the operational delivery of the waste collection service, including depots and waste transfer sites.</p> <p>(vi) Co-operating with the local authorities that receive waste from Lambeth to address any issues</p>	No cost implications for developments.

Policy ref	Draft local plan policy	Cost implications for development
	<p>associated with this during the plan period.</p> <p>(b) Proposals for new and improved waste management facilities will be assessed against the criteria in Annex E of Planning Policy Statement 10: Planning for Sustainable Waste Management.</p> <p>(c) On-site waste management facilities should be incorporated into all major development proposals unless it is demonstrated that provision is not viable or the location renders the site unsuitable for such facilities.</p>	
Q1	<p>Access for disabled people</p> <p>The Council will:</p> <p>(a) seek improvements to existing accessibility provision; and</p> <p>(b) secure new development which is compliant with current best practice as set out in:</p> <p>(i) lifetime homes requirements; and</p> <p>(ii) GLA wheelchair housing best guidance; and</p> <p>(iii) the Disability Discrimination Acts 1995 and 2005).</p> <p>(c) expect applicants to show in their design and access statements how their proposals achieve inclusive design.</p>	<p>Cost of Lifetime Homes to be incorporated.</p> <p>DDA is a statutory requirement, therefore no cost implications arising from LBL planning requirement.</p> <p>Design issue, no cost implications.</p>
Q2	<p>Amenity</p> <p>Development will be supported if:</p> <p>(i) visual amenity from adjoining sites and from the public realm is not unduly compromised;</p> <p>(ii) an acceptable standard of privacy is provided without a diminution of the design quality;</p> <p>(iii) an adequate outlook is provided avoiding any undue sense of enclosure or unacceptable levels of overlooking;</p> <p>(iv) it would not have an unacceptable impact on levels of daylight and sunlight on existing and</p>	<p>All design issues, no cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>adjoining property;</p> <p>(v) adequate outdoor amenity space is provided free from excessive noise or disturbance, pollution or stench, excessive enclosure, wind / down-draught and overshadowing; and</p> <p>(vi) all service equipment (including lift plant, air handling / extract, boiler flues, meter boxes, gas pipes and fire escapes) is fully integrated into the building envelope or located in visually inconspicuous locations within effective and robust screened enclosures and does not cause unacceptable noise and disturbance through its operation.</p>	
Q3	<p>Community safety</p> <p>(a) In order to create a safe borough for all users, the Council will expect development to utilise good design to:</p> <p>(i) design-out opportunistic crime and anti-social behaviour in a site-specific manner, based on an understanding of the locality and likely crime and safety issues it presents;</p> <p>(ii) pay particular regard to shared space and communal areas within developments (particularly cycle stores, refuse stores); and</p> <p>(iii) ensure that materials and construction details are robust, durable and resistant to malicious damage.</p> <p>(b) Applicants should:</p> <p>(i) engage in early pre-application discussions where possible;</p> <p>(ii) show in their design and access statement that the approach taken to the design has been informed by an understanding of community safety issues in the locality and is designed to meet established best-practice standards in order to address these in a manner appropriate to the local context; and</p> <p>(iii) meet the standards and objectives of the 'Secured By Design' initiative.</p> <p>(c) Major development proposals should address resilience to terrorism.</p>	Design issues – no cost implications.

Policy ref	Draft local plan policy	Cost implications for development
Q8	<p>Urban design: new development</p> <p>New development will be supported if:</p> <ul style="list-style-type: none"> (i) it is of high quality, unified design which is visually interesting, well-detailed / well proportioned with adequate fine detailing / architectural interest (which can include accent colour and ornamentation); (ii) it has a bulk, scale / mass and orientation which are consistent with the prevailing local character; (iii) it is built of durable, low-maintenance materials and is designed to be flexible and adaptable for different uses; (iv) it includes well considered windows and doors/entrances in street and other public frontages so that all entrances are attractive, safe and legible. Integrated design should include canopies, integrated letter boxes, naturally lit entrance halls, corridors and circulation spaces lighting and robust materials; (v) all plant and equipment (meter boxes, pipes, cables, electronic communications antenna, and air conditioning units) is fully integrated into the building and not placed on important elevations; (vi) it creates attractive roofscapes / roof tops where plant and equipment is fully integrated and completely screened from public view; (vii) it would not create unattractive, canyon-like development along railway lines; and (viii) any vehicular access, parking (particularly in under-crofts or basements) or servicing is designed so as to be well related to the adjoining area, minimising impact on amenity and is visually attractive. 	Design issues, no cost implications.
Q9	<p>Design quality: construction detailing</p> <ul style="list-style-type: none"> (a) When negotiating schemes the Council will seek to ensure that proposed building designs and submitted details are buildable and visually attractive. Poorly detailed and undeliverable built forms will be resisted. (b) When considering the details of proposals the Council will: 	Design issues – no cost implications.

Policy ref	Draft local plan policy	Cost implications for development
	<ul style="list-style-type: none"> (i) resist 'value engineering' approaches which dilute the design quality and integrity of approved schemes; and (ii) seek construction detailing that is unified, visually attractive, robust and maintenance free. 	
Q10	<p>Landscaping</p> <p>Development will be supported where landscaping is:</p> <ul style="list-style-type: none"> (i) fit for purpose and demonstrates that satisfactory provision has been made for future growth and aftercare; (ii) retains existing planting and landscape features of interest and protects them during construction; (iii) protects and enhances valued existing habitats and creates new habitats / areas of nature conservation interest and bio-diversity value; (iv) makes use of plant species that are in keeping with the character of the existing vegetation on the site and in the general area; (v) takes into account established or potential desire lines and suitably accommodates them; (vi) provides strong boundary treatments, including trees and shrubs where appropriate; (vii) avoids piecemeal treatments and left-over spaces; (viii) provides means of access / parking which is compliant with minimum parking space size and highway safety requirements; and (ix) is attractive and well designed, taking a co-ordinated approach with any adjoining landscaping schemes. 	<p>Design issues, no cost implications. Developers unlikely to install landscaping that is unattractive and not easy to maintain, as this would adversely impact on service charges.</p>
Q11	<p>Trees</p> <p>(a) Development will not be permitted that would result in the loss of trees of significant amenity, historic or ecological / habitat conservation value, or give rise to a threat, immediate or long term, to</p>	<p>No cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>the continued well-being of such trees.</p> <p>(b) Where trees are located within a development site, the proposal will be supported only where it has been demonstrated that:</p> <ul style="list-style-type: none"> (i) trees of significant amenity, historic or ecological / habitat conservation value have been retained as part of the site layout; (ii) the retained trees can be satisfactorily protected from construction impacts and site works during the development stage; (iii) the retained trees have been positively integrated, on a sustainable basis, as part of the site layout. <p>(c) The Council will continue to protect trees in new development by making Tree Preservation Orders and / or by the use of appropriate planning conditions.</p> <p>(d) The Council will continue to protect trees, by the use of Tree Preservation Orders, that contribute to the amenity of an area or that are under threat from inappropriate pruning works or removal.</p>	<p>Developments will need to be sited to take account of any protected trees.</p>
Q13	<p>Refuse/recycling storage</p> <p>(a) Adequate refuse and recycling storage should be provided for all development. In order to protect visual and residential amenity the council will expect all refuse and recycling storage to:</p> <ul style="list-style-type: none"> (i) fully integrate into the wider design from the outset; (ii) be attractively designed and conveniently located for users and collection; (iii) have heavy-duty, robustly detailed structures and detailing; (iv) be fully ventilated and easy to clean / maintain; (iv) be large enough to accommodate the easy manoeuvring of refuse/ recycling containers and have sufficient space to accommodate any increased storage requirements; and (vi) be secure and safe. <p>(b) In new-build schemes refuse storage areas should:</p>	<p>Design issue – no cost implications. Such facilities are essential for marketability of private units in a scheme in any case.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<ul style="list-style-type: none"> (i) be fully integrated into the building and placed close to the main entrance for ease of use; (ii) have a water supply to allow for wash-down; (iii) be naturally ventilated; preferably with robust metal framed louvered doors. In circumstances where this is not possible mechanical extraction should be provided in order to remove odour; and (iv) be located well away from residential accommodation to avoid harm to amenity and outlook. <p>(c) On estates and on spacious developments in-ground refuse storage and free-standing refuse storage have been successfully used. These structures should be conveniently located well away from residential windows. Pergola structures are an appropriate way to provide screening from above. Locations should be unobtrusive; large dominant structures in front gardens will not be supported.</p> <p>(d) When considering conversions and intensification of use the Council will:</p> <ul style="list-style-type: none"> (i) consider whether there is scope to provide adequate refuse / recycling storage provision when assessing unit numbers / site layouts; (ii) seek external storage in unobtrusive locations; (iii) resist proposals that compromise the visual amenity of front gardens / forecourts; and (iv) only support refuse storage internally (in communal stores or within flats) where it can be shown that more than adequate ventilation (naturally and mechanically) can be provided. 	
Q14	<p>Cycle storage</p> <p>(a) Cycle storage in new development / large flat conversions should be:</p> <ul style="list-style-type: none"> (i) fully integrated into proposals from the initial design stage; (ii) directly and conveniently accessed from outside the building; (iii) secure and safe to use; (iv) shared by small numbers of immediate neighbours; and (v) fully ventilated, robustly constructed and easy to maintain. 	Design issue – no cost implications.

Policy ref	Draft local plan policy	Cost implications for development
	<p>(b) When considering small scale flat conversions and intensification of use the Council will:</p> <ul style="list-style-type: none"> (i) consider whether there is scope to provide adequate cycle storage provision when assessing unit numbers / site layouts; (ii) encourage storage in unobtrusive locations down the side of properties or at the rear; (iii) not accept cycle storage that compromises the visual amenity of front gardens / forecourts; (iv) resist proposals where cycle provision is provided within flats or on balconies; and (v) consider the loss of an on-street parking bay in favour of an on-road cycle store to be shared between residents where it can be show that there is no other viable alternative. 	No cost implications.
Q20	<p>Westminster World Heritage Site</p> <p>Development affecting the setting of the Westminster World Heritage Site will be supported where it preserves or enhances:</p> <ul style="list-style-type: none"> (i) views in and out of the World Heritage Site; (ii) the environmental quality of the principal approaches / vantage points; and (iii) the opportunity to better understand and appreciate the Outstanding Universal Value of the site. 	Design issue – no cost implications.
Q23	<p>Conservation areas</p> <p>(a) Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:</p> <ul style="list-style-type: none"> (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc.; and (ii) protecting the setting (including views in and out of the area). <p>(b) Façade retention with the demolition of the remaining building is not considered appropriate in conservation areas as it results in the loss of historic structures. Development involving demolition in a conservation area will only be supported if:</p>	<p>No cost implications.</p> <p>No cost implications. Owners and developers will need to identify uses for these buildings which require minimum</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>(i) the structure proposed for demolition does not make a positive contribution to the character or appearance of the area;</p> <p>(ii) a suitable replacement has been granted planning permission; and</p> <p>(iii) a planning condition and/or Section 106 agreement has been made that the building shall not be demolished until a contract for the replacement building has been made.</p>	intervention.
Q25	<p>River Thames</p> <p>(a) When making proposals along the River Thames applicants should be able to show that their proposals:</p> <ul style="list-style-type: none"> (i) enhance the character of the river frontage, views from the river and from the opposite bank; (ii) preserve the setting and approaches of the Thames Bridges; (ii) maintain and create publicly accessible spaces routes along the river; (iv) are contextual - reinforcing the distinctiveness of the wider city river front; (v) respect the unique character of the Albert Embankment as a piece of historic engineering; (vi) protect, restore and enhance the draw dock, slipways, steps, stairs and other historic features associated with the river; (vi) reinforce connections from the city to the river; and (viii) maintain access to the foreshore at Lack's Dock. <p>(b) Proposals for permanent moorings on the River Thames:</p> <ul style="list-style-type: none"> (i) will only be permitted for uses which require such a location and which provide public access and enjoyment of the river; (ii) should be located outside the area between Lambeth Bridge and Waterloo Bridge. In the stretch between Lambeth Bridge and Vauxhall Bridge, permanent moorings should be restricted in number and to non-prominent locations close to these bridges. East of Waterloo Bridge they 	<p>Design issues – no cost implications.</p> <p>No cost implications for development.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>should be restricted to developments necessarily related to the South Bank Centre or to open space;</p> <p>(iii) should not adversely affect the open aspect, historic setting or security of the river frontage, archaeology of the foreshore and banks between Vauxhall Bridge and Waterloo Bridge;</p> <p>(iv) should not impede views across the river from the riverside, particularly of landmark buildings, and should be in scale with the river scene;</p> <p>(v) should have adequate access and arrangements for visitors, drainage, waste disposal and servicing, but not require excessive on-shore areas for servicing; and</p> <p>(vi) should be of outstanding architectural or historical importance, or have some special maritime interest.</p>	
Q26	<p>Views</p> <p>(a) The Council will seek to protect the significance of strategic views and secure improvements within them.</p> <p>(b) The Council will maintain a list of views of local interest and seek to protect their composition and character from harm. Particular regard has been paid to the identification of views of the Westminster World Heritage Site. The following views are considered to be of local interest:</p> <p>1 Panoramas</p> <p>The objective in identifying these views is to ensure that no foreground or mid ground development harms an appreciation of the panoramic view and landmark buildings within:</p> <p>(i) Views NNW from Brockwell Park of Brixton landmarks – Lambeth's Town Hall tower and St Matthew's Church tower), views N to the Victoria Tower of the Houses of Parliament; and views N to the city;</p>	<p>Design issue – no cost implications.</p>

Policy ref	Draft local plan policy	Cost implications for development
	<p>(ii) View NNE from Norwood Park (across LB Southwark) to the city;</p> <p>(iii) View N from Gipsy Hill (across LB Southwark) to the city;</p> <p>(iv) View N from Knights Hill (across LB Southwark) to the city;</p> <p>(iv) Views W and SW from Streatham Common to Colliers Wood, Morden, Rose Hill and Pollards Hill;</p> <p>(vi) Views S and SW from The Rookery to St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs; and</p> <p>(vii) View W from Members' Terrace of County Hall (inc Houses of Parliament).</p> <p>2 Landmark Silhouettes</p> <p>The objective in identifying these views is to ensure that no foreground development obscures an appreciation of, and no background development harms the silhouette in:</p> <p>(i) Views SE and SSE from Westminster Bridge Road of Lincoln Tower, Kennington Road / Westminster Bridge Road;</p> <p>(ii) View N along Knights Hill of St Luke's Church tower;</p> <p>(iii) View S along Norwood Road of St Luke's Church tower;</p> <p>(iv) View N from Chapel Road along Weaver Walk of St Luke's Church tower;</p> <p>(iv) Views NW and SE of Christ Church along Christchurch Road;</p> <p>(v) View E along Dasset Road to Sydenham Hill and the Crystal Palace television transmitter;</p>	

Policy ref	Draft local plan policy	Cost implications for development
	<p>(vi) View SW from the level 4 terrace of the Royal Festival Hall to the Houses of Parliament;</p> <p>(vii) View SW from Queen Elizabeth Hall roof garden to Houses of Parliament;</p> <p>(ix) View NE from Royal National Theatre terraces to St Paul's Cathedral;</p> <p>(x) View NW from Lambeth Palace terrace to Houses of Parliament (inc. Victoria Tower);</p> <p>(xi) View W from Lambeth Palace's garden to the Houses of Parliament (Victoria Tower) as viewed through the gap between St Thomas Hospital building and the Guy's and St Thomas' Medical School building;</p> <p>(xii) View NNW along Courtenay Street to Houses of Parliament (Clock Tower);</p> <p>(x) View W from St Thomas' Hospital garden to Houses of Parliament (inc Westminster Bridge);</p> <p>(xi) View SW from St George Wharf Pier to Battersea Power Station; and</p> <p>(xii) View N from Wandsworth Road Station platform / footbridge of Battersea Power Station.</p> <p>3 Roofscape Views</p> <p>The objective in identifying this view is to acknowledge the important role roofscape plays in the viewer's appreciation of the wider cityscape. The objectives will be to ensure that new roofs and roof alterations (including plant enclosures) are well designed and visually attractive in order to sustain or enhance:</p> <p>(i) Views of Waterloo from the London Eye The relatively long N – S section of the River Thames and the proximity of the Westminster World Heritage Site and the wider city means that many strategic and local views are concentrated in the northern part of the borough looking up and down the river and out of Lambeth. Lambeth is also the focus of views from across the river – either of heritage assets on the South Bank and Albert Embankment or as the backdrop of views of the Westminster World Heritage site. The contribution of these views to the significance of the wider city is major.</p>	

Policy ref	Draft local plan policy	Cost implications for development
Q27	<p>Tall buildings</p> <p>(a) Proposals for tall buildings (25 metres in height on sites adjacent to the River Thames and over 30 metres elsewhere) will be supported where:</p> <ul style="list-style-type: none"> (i) there is no adverse impact on the significance of strategic or local views; (ii) design excellence is achieved (in terms of form, silhouette, materials, detailing etc.); (iii) the proposal makes a positive contribution to the townscape and skyline either individually to form a distinctive landmark or as a contribution to a group; (iv) is of the highest standards of architecture and materials; and (v) does not have an unacceptably harmful impact on its surroundings including microclimate, wind turbulence, noise, reflected glare, aviation, navigation and telecommunication interference. <p>(b) Where tall buildings are identified as negative elements in strategic or locally significant views the council will support proposals which reduce the adverse impact through demolition, height reduction or re-cladding.</p>	Design issue – no cost implications.

Appendix 2 - Appraisal results (current costs and values)

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Norwood Park SE19

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£642,637	£594,738	£543,935	£192,677
10% affordable housing	£566,768	£518,870	£473,146	£121,889
20% affordable housing	£490,899	£443,001	£402,358	£51,100
30% affordable housing	£415,031	£367,132	£331,569	£-19,688
40% affordable housing	£339,162	£291,263	£260,781	£-90,477
50% affordable housing	£263,293	£215,394	£189,992	£-161,266

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-314,363	£-362,262	£-413,065	£-764,323
10% affordable housing	£-390,232	£-438,130	£-483,854	£-835,111
20% affordable housing	£-466,101	£-513,999	£-554,642	£-905,900
30% affordable housing	£-541,969	£-589,868	£-625,431	£-976,688
40% affordable housing	£-617,838	£-665,737	£-696,219	£-1,047,477
50% affordable housing	£-693,707	£-741,606	£-767,008	£-1,118,266

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£86,037	£38,138	£-12,665	£-363,923
10% affordable housing	£10,168	£-37,730	£-83,454	£-434,711
20% affordable housing	£-65,701	£-113,599	£-154,242	£-505,500
30% affordable housing	£-141,569	£-189,468	£-225,031	£-576,288
40% affordable housing	£-217,438	£-265,337	£-295,819	£-647,077
50% affordable housing	£-293,307	£-341,206	£-366,608	£-717,866

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-204,363	£-252,262	£-303,065	£-654,323
10% affordable housing	£-280,232	£-328,130	£-373,854	£-725,111
20% affordable housing	£-356,101	£-403,999	£-444,642	£-795,900
30% affordable housing	£-431,969	£-479,868	£-515,431	£-866,688
40% affordable housing	£-507,838	£-555,737	£-586,219	£-937,477
50% affordable housing	£-583,707	£-631,606	£-657,008	£-1,008,266

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£202,637	£154,738	£103,935	£-247,323
10% affordable housing	£126,768	£78,870	£33,146	£-318,111
20% affordable housing	£50,899	£3,001	£-37,642	£-388,900
30% affordable housing	£-24,969	£-72,868	£-108,431	£-459,688
40% affordable housing	£-100,838	£-148,737	£-179,219	£-530,477
50% affordable housing	£-176,707	£-224,606	£-250,008	£-601,266

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Streatham SW16

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£977,860	£929,961	£879,158	£527,900
10% affordable housing	£877,702	£829,803	£784,080	£432,822
20% affordable housing	£777,543	£729,644	£689,001	£337,744
30% affordable housing	£677,385	£629,486	£593,923	£242,666
40% affordable housing	£577,226	£529,327	£498,845	£147,587
50% affordable housing	£477,067	£429,169	£403,767	£52,509

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£20,860	-£27,039	-£77,842	-£429,100
10% affordable housing	-£79,298	-£127,197	-£172,920	-£524,178
20% affordable housing	-£179,457	-£227,356	-£267,999	-£619,256
30% affordable housing	-£279,615	-£327,514	-£363,077	-£714,334
40% affordable housing	-£379,774	-£427,673	-£458,155	-£809,413
50% affordable housing	-£479,933	-£527,831	-£553,233	-£904,491

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£421,260	£373,361	£322,558	-£28,700
10% affordable housing	£321,102	£273,203	£227,480	-£123,778
20% affordable housing	£220,943	£173,044	£132,401	-£218,856
30% affordable housing	£120,785	£72,886	£37,323	-£313,934
40% affordable housing	£20,626	-£27,273	-£57,755	-£409,013
50% affordable housing	-£79,533	-£127,431	-£152,833	-£504,091

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£130,860	£82,961	£32,158	-£319,100
10% affordable housing	£30,702	-£17,197	-£62,920	-£414,178
20% affordable housing	-£69,457	-£117,356	-£157,999	-£509,256
30% affordable housing	-£169,615	-£217,514	-£253,077	-£604,334
40% affordable housing	-£269,774	-£317,673	-£348,155	-£699,413
50% affordable housing	-£369,933	-£417,831	-£443,233	-£794,491

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£537,860	£489,961	£439,158	£87,900
10% affordable housing	£437,702	£389,803	£344,080	-£7,178
20% affordable housing	£337,543	£289,644	£249,001	-£102,256
30% affordable housing	£237,385	£189,486	£153,923	-£197,334
40% affordable housing	£137,226	£89,327	£58,845	-£292,413
50% affordable housing	£37,067	-£10,831	-£36,233	-£387,491

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Sales value inflation

Build cost inflation

Site location

West Norwood SE27

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,091,159	£1,043,260	£992,456	£641,199
10% affordable housing	£981,023	£933,124	£887,401	£536,143
20% affordable housing	£870,887	£822,988	£782,345	£431,088
30% affordable housing	£760,751	£712,852	£677,290	£326,032
40% affordable housing	£650,615	£602,716	£572,234	£220,977
50% affordable housing	£540,479	£492,580	£467,179	£115,921

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£134,159	£86,260	£35,456	-£315,801
10% affordable housing	£24,023	-£23,876	-£69,599	-£420,857
20% affordable housing	-£86,113	-£134,012	-£174,655	-£525,912
30% affordable housing	-£196,249	-£244,148	-£279,710	-£630,968
40% affordable housing	-£306,385	-£354,284	-£384,766	-£736,023
50% affordable housing	-£416,521	-£464,420	-£489,821	-£841,079

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£534,559	£486,660	£435,856	£84,599
10% affordable housing	£424,423	£376,524	£330,801	-£20,457
20% affordable housing	£314,287	£266,388	£225,745	-£125,512
30% affordable housing	£204,151	£156,252	£120,690	-£230,568
40% affordable housing	£94,015	£46,116	£15,634	-£335,623
50% affordable housing	-£16,121	-£64,020	-£89,421	-£440,679

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£244,159	£196,260	£145,456	-£205,801
10% affordable housing	£134,023	£86,124	£40,401	-£310,857
20% affordable housing	£23,887	-£24,012	-£64,655	-£415,912
30% affordable housing	-£86,249	-£134,148	-£169,710	-£520,968
40% affordable housing	-£196,385	-£244,284	-£274,766	-£626,023
50% affordable housing	-£306,521	-£354,420	-£379,821	-£731,079

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£651,159	£603,260	£552,456	£201,199
10% affordable housing	£541,023	£493,124	£447,401	£96,143
20% affordable housing	£430,887	£382,988	£342,345	-£8,912
30% affordable housing	£320,751	£272,852	£237,290	-£113,968
40% affordable housing	£210,615	£162,716	£132,234	-£219,023
50% affordable housing	£100,479	£52,580	£27,179	-£324,079

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Streatham Hill SW2

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,251,762	£1,203,863	£1,153,059	£801,802
10% affordable housing	£1,133,459	£1,085,560	£1,039,837	£688,579
20% affordable housing	£1,015,155	£967,257	£926,614	£575,356
30% affordable housing	£896,852	£848,953	£813,391	£462,133
40% affordable housing	£778,549	£730,650	£700,168	£348,910
50% affordable housing	£660,246	£612,347	£586,945	£235,687

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£294,762	£246,863	£196,059	-£155,198
10% affordable housing	£176,459	£128,560	£82,837	-£268,421
20% affordable housing	£58,155	£10,257	-£30,386	-£381,644
30% affordable housing	-£60,148	-£108,047	-£143,609	-£494,867
40% affordable housing	-£178,451	-£226,350	-£256,832	-£608,090
50% affordable housing	-£296,754	-£344,653	-£370,055	-£721,313

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£695,162	£647,263	£596,459	£245,202
10% affordable housing	£576,859	£528,960	£483,237	£131,979
20% affordable housing	£458,555	£410,657	£370,014	£18,756
30% affordable housing	£340,252	£292,353	£256,791	-£94,467
40% affordable housing	£221,949	£174,050	£143,568	-£207,690
50% affordable housing	£103,646	£55,747	£30,345	-£320,913

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£404,762	£356,863	£306,059	-£45,198
10% affordable housing	£286,459	£238,560	£192,837	-£158,421
20% affordable housing	£168,155	£120,257	£79,614	-£271,644
30% affordable housing	£49,852	£1,953	-£33,609	-£384,867
40% affordable housing	-£68,451	-£116,350	-£146,832	-£498,090
50% affordable housing	-£186,754	-£234,653	-£260,055	-£611,313

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£811,762	£763,863	£713,059	£361,802
10% affordable housing	£693,459	£645,560	£599,837	£248,579
20% affordable housing	£575,155	£527,257	£486,614	£135,356
30% affordable housing	£456,852	£408,953	£373,391	£22,133
40% affordable housing	£338,549	£290,650	£260,168	-£91,090
50% affordable housing	£220,246	£172,347	£146,945	-£204,313

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,540,264	£1,492,365	£1,441,561	£1,090,304
10% affordable housing	£1,397,541	£1,349,643	£1,303,919	£952,662
20% affordable housing	£1,254,819	£1,206,920	£1,166,277	£815,020
30% affordable housing	£1,112,096	£1,064,198	£1,028,635	£677,378
40% affordable housing	£969,374	£921,475	£890,993	£539,735
50% affordable housing	£826,652	£778,753	£753,351	£402,093

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£583,264	£535,365	£484,561	£133,304
10% affordable housing	£440,541	£392,643	£346,919	£-4,338
20% affordable housing	£297,819	£249,920	£209,277	£-141,980
30% affordable housing	£155,096	£107,198	£71,635	£-279,622
40% affordable housing	£12,374	£-35,525	£-66,007	£-417,265
50% affordable housing	£-130,348	£-178,247	£-203,649	£-554,907

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£983,664	£935,765	£884,961	£533,704
10% affordable housing	£840,941	£793,043	£747,319	£396,062
20% affordable housing	£698,219	£650,320	£609,677	£258,420
30% affordable housing	£555,496	£507,598	£472,035	£120,778
40% affordable housing	£412,774	£364,875	£334,393	£-16,865
50% affordable housing	£270,052	£222,153	£196,751	£-154,507

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£693,264	£645,365	£594,561	£243,304
10% affordable housing	£550,541	£502,643	£456,919	£105,662
20% affordable housing	£407,819	£359,920	£319,277	£-31,980
30% affordable housing	£265,096	£217,198	£181,635	£-169,622
40% affordable housing	£122,374	£74,475	£43,993	£-307,265
50% affordable housing	£-20,348	£-68,247	£-93,649	£-444,907

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,100,264	£1,052,365	£1,001,561	£650,304
10% affordable housing	£957,541	£909,643	£863,919	£512,662
20% affordable housing	£814,819	£766,920	£726,277	£375,020
30% affordable housing	£672,096	£624,198	£588,635	£237,378
40% affordable housing	£529,374	£481,475	£450,993	£99,735
50% affordable housing	£386,652	£338,753	£313,351	£-37,907

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Herne Hill SE24

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,841,614	£1,793,715	£1,742,912	£1,391,654
10% affordable housing	£1,676,203	£1,628,304	£1,582,581	£1,231,324
20% affordable housing	£1,510,792	£1,462,894	£1,422,251	£1,070,993
30% affordable housing	£1,345,382	£1,297,483	£1,261,920	£910,663
40% affordable housing	£1,179,971	£1,132,072	£1,101,590	£750,332
50% affordable housing	£1,014,560	£966,661	£941,259	£590,002

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£884,614	£836,715	£785,912	£434,654
10% affordable housing	£719,203	£671,304	£625,581	£274,324
20% affordable housing	£553,792	£505,894	£465,251	£113,993
30% affordable housing	£388,382	£340,483	£304,920	£-46,337
40% affordable housing	£222,971	£175,072	£144,590	£-206,668
50% affordable housing	£57,560	£9,661	£-15,741	£-366,998

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,285,014	£1,237,115	£1,186,312	£835,054
10% affordable housing	£1,119,603	£1,071,704	£1,025,981	£674,724
20% affordable housing	£954,192	£906,294	£865,651	£514,393
30% affordable housing	£788,782	£740,883	£705,320	£354,063
40% affordable housing	£623,371	£575,472	£544,990	£193,732
50% affordable housing	£457,960	£410,061	£384,659	£33,402

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£994,614	£946,715	£895,912	£544,654
10% affordable housing	£829,203	£781,304	£735,581	£384,324
20% affordable housing	£663,792	£615,894	£575,251	£223,993
30% affordable housing	£498,382	£450,483	£414,920	£63,663
40% affordable housing	£332,971	£285,072	£254,590	£-96,668
50% affordable housing	£167,560	£119,661	£94,259	£-256,998

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,401,614	£1,353,715	£1,302,912	£951,654
10% affordable housing	£1,236,203	£1,188,304	£1,142,581	£791,324
20% affordable housing	£1,070,792	£1,022,894	£982,251	£630,993
30% affordable housing	£905,382	£857,483	£821,920	£470,663
40% affordable housing	£739,971	£692,072	£661,590	£310,332
50% affordable housing	£574,560	£526,661	£501,259	£150,002

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Kennington/Oval SE11

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,079,307	£2,031,408	£1,920,836	£1,569,578
10% affordable housing	£1,905,431	£1,857,532	£1,758,017	£1,406,759
20% affordable housing	£1,731,555	£1,683,656	£1,595,198	£1,243,941
30% affordable housing	£1,557,679	£1,509,780	£1,432,379	£1,081,122
40% affordable housing	£1,383,803	£1,335,904	£1,269,561	£918,303
50% affordable housing	£1,209,927	£1,162,028	£1,106,742	£755,484

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,122,307	£1,074,408	£963,836	£612,578
10% affordable housing	£948,431	£900,532	£801,017	£449,759
20% affordable housing	£774,555	£726,656	£638,198	£286,941
30% affordable housing	£600,679	£552,780	£475,379	£124,122
40% affordable housing	£426,803	£378,904	£312,561	£-38,697
50% affordable housing	£252,927	£205,028	£149,742	£-201,516

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,522,707	£1,474,808	£1,364,236	£1,012,978
10% affordable housing	£1,348,831	£1,300,932	£1,201,417	£850,159
20% affordable housing	£1,174,955	£1,127,056	£1,038,598	£687,341
30% affordable housing	£1,001,079	£953,180	£875,779	£524,522
40% affordable housing	£827,203	£779,304	£712,961	£361,703
50% affordable housing	£653,327	£605,428	£550,142	£198,884

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,232,307	£1,184,408	£1,073,836	£722,578
10% affordable housing	£1,058,431	£1,010,532	£911,017	£559,759
20% affordable housing	£884,555	£836,656	£748,198	£396,941
30% affordable housing	£710,679	£662,780	£585,379	£234,122
40% affordable housing	£536,803	£488,904	£422,561	£71,303
50% affordable housing	£362,927	£315,028	£259,742	£-91,516

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,639,307	£1,591,408	£1,480,836	£1,129,578
10% affordable housing	£1,465,431	£1,417,532	£1,318,017	£966,759
20% affordable housing	£1,291,555	£1,243,656	£1,155,198	£803,941
30% affordable housing	£1,117,679	£1,069,780	£992,379	£641,122
40% affordable housing	£943,803	£895,904	£829,561	£478,303
50% affordable housing	£769,927	£722,028	£666,742	£315,484

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation

Build cost inflation

Site location

Clapham South SW4

Residual land values:

Site density

0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,611,342	£2,563,443	£2,452,871	£2,101,613
10% affordable housing	£2,396,597	£2,348,698	£2,249,183	£1,897,925
20% affordable housing	£2,181,851	£2,133,953	£2,045,494	£1,694,237
30% affordable housing	£1,967,106	£1,919,207	£1,841,806	£1,490,549
40% affordable housing	£1,752,361	£1,704,462	£1,638,118	£1,286,861
50% affordable housing	£1,537,615	£1,489,717	£1,434,430	£1,083,173

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,654,342	£1,606,443	£1,495,871	£1,144,613
10% affordable housing	£1,439,597	£1,391,698	£1,292,183	£940,925
20% affordable housing	£1,224,851	£1,176,953	£1,088,494	£737,237
30% affordable housing	£1,010,106	£962,207	£884,806	£533,549
40% affordable housing	£795,361	£747,462	£681,118	£329,861
50% affordable housing	£580,615	£532,717	£477,430	£126,173

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,054,742	£2,006,843	£1,896,271	£1,545,013
10% affordable housing	£1,839,997	£1,792,098	£1,692,583	£1,341,325
20% affordable housing	£1,625,251	£1,577,353	£1,488,894	£1,137,637
30% affordable housing	£1,410,506	£1,362,607	£1,285,206	£933,949
40% affordable housing	£1,195,761	£1,147,862	£1,081,518	£730,261
50% affordable housing	£981,015	£933,117	£877,830	£526,573

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,764,342	£1,716,443	£1,605,871	£1,254,613
10% affordable housing	£1,549,597	£1,501,698	£1,402,183	£1,050,925
20% affordable housing	£1,334,851	£1,286,953	£1,198,494	£847,237
30% affordable housing	£1,120,106	£1,072,207	£994,806	£643,549
40% affordable housing	£905,361	£857,462	£791,118	£439,861
50% affordable housing	£690,615	£642,717	£587,430	£236,173

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,171,342	£2,123,443	£2,012,871	£1,661,613
10% affordable housing	£1,956,597	£1,908,698	£1,809,183	£1,457,925
20% affordable housing	£1,741,851	£1,693,953	£1,605,494	£1,254,237
30% affordable housing	£1,527,106	£1,479,207	£1,401,806	£1,050,549
40% affordable housing	£1,312,361	£1,264,462	£1,198,118	£846,861
50% affordable housing	£1,097,615	£1,049,717	£994,430	£643,173

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Norwood Park SE19

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£134,817	-£299,210	-£413,441	-£1,618,990
10% affordable housing	-£239,846	-£404,239	-£507,047	-£1,712,596
20% affordable housing	-£344,875	-£509,268	-£600,654	-£1,806,203
30% affordable housing	-£449,905	-£614,298	-£694,260	-£1,899,809
40% affordable housing	-£554,934	-£719,327	-£787,866	-£1,993,415
50% affordable housing	-£659,963	-£824,356	-£881,472	-£2,087,021

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,352,817	-£1,517,210	-£1,631,441	-£2,836,990
10% affordable housing	-£1,457,846	-£1,622,239	-£1,725,047	-£2,930,596
20% affordable housing	-£1,562,875	-£1,727,268	-£1,818,654	-£3,024,203
30% affordable housing	-£1,667,905	-£1,832,298	-£1,912,260	-£3,117,809
40% affordable housing	-£1,772,934	-£1,937,327	-£2,005,866	-£3,211,415
50% affordable housing	-£1,877,963	-£2,042,356	-£2,099,472	-£3,305,021

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£843,217	-£1,007,610	-£1,121,841	-£2,327,390
10% affordable housing	-£948,246	-£1,112,639	-£1,215,447	-£2,420,996
20% affordable housing	-£1,053,275	-£1,217,668	-£1,309,054	-£2,514,603
30% affordable housing	-£1,158,305	-£1,322,698	-£1,402,660	-£2,608,209
40% affordable housing	-£1,263,334	-£1,427,727	-£1,496,266	-£2,701,815
50% affordable housing	-£1,368,363	-£1,532,756	-£1,589,872	-£2,795,421

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,212,817	-£1,377,210	-£1,491,441	-£2,696,990
10% affordable housing	-£1,317,846	-£1,482,239	-£1,585,047	-£2,790,596
20% affordable housing	-£1,422,875	-£1,587,268	-£1,678,654	-£2,884,203
30% affordable housing	-£1,527,905	-£1,692,298	-£1,772,260	-£2,977,809
40% affordable housing	-£1,632,934	-£1,797,327	-£1,865,866	-£3,071,415
50% affordable housing	-£1,737,963	-£1,902,356	-£1,959,472	-£3,165,021

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£694,817	-£859,210	-£973,441	-£2,178,990
10% affordable housing	-£799,846	-£964,239	-£1,067,047	-£2,272,596
20% affordable housing	-£904,875	-£1,069,268	-£1,160,654	-£2,366,203
30% affordable housing	-£1,009,905	-£1,174,298	-£1,254,260	-£2,459,809
40% affordable housing	-£1,114,934	-£1,279,327	-£1,347,866	-£2,553,415
50% affordable housing	-£1,219,963	-£1,384,356	-£1,441,472	-£2,647,021

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Streatham SW16

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£497,359	£332,966	£218,735	-£986,814
10% affordable housing	£351,845	£187,452	£84,644	-£1,120,905
20% affordable housing	£206,331	£41,938	-£49,447	-£1,254,996
30% affordable housing	£60,817	-£103,577	-£183,539	-£1,389,088
40% affordable housing	-£84,698	-£249,091	-£317,630	-£1,523,179
50% affordable housing	-£230,212	-£394,605	-£451,721	-£1,657,270

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£720,641	-£885,034	-£999,265	-£2,204,814
10% affordable housing	-£866,155	-£1,030,548	-£1,133,356	-£2,338,905
20% affordable housing	-£1,011,669	-£1,176,062	-£1,267,447	-£2,472,996
30% affordable housing	-£1,157,183	-£1,321,577	-£1,401,539	-£2,607,088
40% affordable housing	-£1,302,698	-£1,467,091	-£1,535,630	-£2,741,179
50% affordable housing	-£1,448,212	-£1,612,605	-£1,669,721	-£2,875,270

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£211,041	-£375,434	-£489,665	-£1,695,214
10% affordable housing	-£356,555	-£520,948	-£623,756	-£1,829,305
20% affordable housing	-£502,069	-£666,462	-£757,847	-£1,963,396
30% affordable housing	-£647,583	-£811,977	-£891,939	-£2,097,488
40% affordable housing	-£793,098	-£957,491	-£1,026,030	-£2,231,579
50% affordable housing	-£938,612	-£1,103,005	-£1,160,121	-£2,365,670

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£580,641	-£745,034	-£859,265	-£2,064,814
10% affordable housing	-£726,155	-£890,548	-£993,356	-£2,198,905
20% affordable housing	-£871,669	-£1,036,062	-£1,127,447	-£2,332,996
30% affordable housing	-£1,017,183	-£1,181,577	-£1,261,539	-£2,467,088
40% affordable housing	-£1,162,698	-£1,327,091	-£1,395,630	-£2,601,179
50% affordable housing	-£1,308,212	-£1,472,605	-£1,529,721	-£2,735,270

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£62,641	-£227,034	-£341,265	-£1,546,814
10% affordable housing	-£208,155	-£372,548	-£475,356	-£1,680,905
20% affordable housing	-£353,669	-£518,062	-£609,447	-£1,814,996
30% affordable housing	-£499,183	-£663,577	-£743,539	-£1,949,088
40% affordable housing	-£644,698	-£809,091	-£877,630	-£2,083,179
50% affordable housing	-£790,212	-£954,605	-£1,011,721	-£2,217,270

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation

Build cost inflation

Site location

West Norwood SE27

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£711,022	£546,629	£432,397	-£773,152
10% affordable housing	£550,002	£385,609	£282,800	-£922,749
20% affordable housing	£388,981	£224,588	£133,203	-£1,072,346
30% affordable housing	£227,961	£63,568	-£16,394	-£1,221,943
40% affordable housing	£66,941	-£97,452	-£165,991	-£1,371,540
50% affordable housing	-£94,079	-£258,472	-£315,588	-£1,521,137

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£506,978	-£671,371	-£785,603	-£1,991,152
10% affordable housing	-£667,998	-£832,391	-£935,200	-£2,140,749
20% affordable housing	-£829,019	-£993,412	-£1,084,797	-£2,290,346
30% affordable housing	-£990,039	-£1,154,432	-£1,234,394	-£2,439,943
40% affordable housing	-£1,151,059	-£1,315,452	-£1,383,991	-£2,589,540
50% affordable housing	-£1,312,079	-£1,476,472	-£1,533,588	-£2,739,137

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,622	-£161,771	-£276,003	-£1,481,552
10% affordable housing	-£158,398	-£322,791	-£425,600	-£1,631,149
20% affordable housing	-£319,419	-£483,812	-£575,197	-£1,780,746
30% affordable housing	-£480,439	-£644,832	-£724,794	-£1,930,343
40% affordable housing	-£641,459	-£805,852	-£874,391	-£2,079,940
50% affordable housing	-£802,479	-£966,872	-£1,023,988	-£2,229,537

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£366,978	-£531,371	-£645,603	-£1,851,152
10% affordable housing	-£527,998	-£692,391	-£795,200	-£2,000,749
20% affordable housing	-£689,019	-£853,412	-£944,797	-£2,150,346
30% affordable housing	-£850,039	-£1,014,432	-£1,094,394	-£2,299,943
40% affordable housing	-£1,011,059	-£1,175,452	-£1,243,991	-£2,449,540
50% affordable housing	-£1,172,079	-£1,336,472	-£1,393,588	-£2,599,137

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£151,022	-£13,371	-£127,603	-£1,333,152
10% affordable housing	-£9,998	-£174,391	-£277,200	-£1,482,749
20% affordable housing	-£171,019	-£335,412	-£426,797	-£1,632,346
30% affordable housing	-£332,039	-£496,432	-£576,394	-£1,781,943
40% affordable housing	-£493,059	-£657,452	-£725,991	-£1,931,540
50% affordable housing	-£654,079	-£818,472	-£875,588	-£2,081,137

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Streatham Hill SW2

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,013,894	£849,501	£735,269	-£470,280
10% affordable housing	£844,488	£680,095	£577,287	-£628,262
20% affordable housing	£675,082	£510,689	£419,304	-£786,245
30% affordable housing	£505,677	£341,284	£261,322	-£944,227
40% affordable housing	£336,271	£171,878	£103,339	-£1,102,210
50% affordable housing	£166,866	£2,472	-£54,643	-£1,260,192

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£204,106	-£368,499	-£482,731	-£1,688,280
10% affordable housing	-£373,512	-£537,905	-£640,713	-£1,846,262
20% affordable housing	-£542,918	-£707,311	-£798,696	-£2,004,245
30% affordable housing	-£712,323	-£876,716	-£956,678	-£2,162,227
40% affordable housing	-£881,729	-£1,046,122	-£1,114,661	-£2,320,210
50% affordable housing	-£1,051,134	-£1,215,528	-£1,272,643	-£2,478,192

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£305,494	£141,101	£26,869	-£1,178,680
10% affordable housing	£136,088	-£28,305	-£131,113	-£1,336,662
20% affordable housing	-£33,318	-£197,711	-£289,096	-£1,494,645
30% affordable housing	-£202,723	-£367,116	-£447,078	-£1,652,627
40% affordable housing	-£372,129	-£536,522	-£605,061	-£1,810,610
50% affordable housing	-£541,534	-£705,928	-£763,043	-£1,968,592

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£64,106	-£228,499	-£342,731	-£1,548,280
10% affordable housing	-£233,512	-£397,905	-£500,713	-£1,706,262
20% affordable housing	-£402,918	-£567,311	-£658,696	-£1,864,245
30% affordable housing	-£572,323	-£736,716	-£816,678	-£2,022,227
40% affordable housing	-£741,729	-£906,122	-£974,661	-£2,180,210
50% affordable housing	-£911,134	-£1,075,528	-£1,132,643	-£2,338,192

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£453,894	£289,501	£175,269	-£1,030,280
10% affordable housing	£284,488	£120,095	£17,287	-£1,188,262
20% affordable housing	£115,082	-£49,311	-£140,696	-£1,346,245
30% affordable housing	-£54,323	-£218,716	-£298,678	-£1,504,227
40% affordable housing	-£223,729	-£388,122	-£456,661	-£1,662,210
50% affordable housing	-£393,134	-£557,528	-£614,643	-£1,820,192

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,557,962	£1,393,569	£1,279,337	£73,788
10% affordable housing	£1,337,818	£1,173,425	£1,070,617	-£134,932
20% affordable housing	£1,117,675	£953,282	£861,897	-£343,652
30% affordable housing	£897,531	£733,138	£653,176	-£552,373
40% affordable housing	£677,388	£512,995	£444,456	-£761,093
50% affordable housing	£457,245	£292,852	£235,736	-£969,813

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£339,962	£175,569	£61,337	-£1,144,212
10% affordable housing	£119,818	-£44,575	-£147,383	-£1,352,932
20% affordable housing	-£100,325	-£264,718	-£356,103	-£1,561,652
30% affordable housing	-£320,469	-£484,862	-£564,824	-£1,770,373
40% affordable housing	-£540,612	-£705,005	-£773,544	-£1,979,093
50% affordable housing	-£760,755	-£925,148	-£982,264	-£2,187,813

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£849,562	£685,169	£570,937	-£634,612
10% affordable housing	£629,418	£465,025	£362,217	-£843,332
20% affordable housing	£409,275	£244,882	£153,497	-£1,052,052
30% affordable housing	£189,131	£24,738	-£55,224	-£1,260,773
40% affordable housing	-£31,012	-£195,405	-£263,944	-£1,469,493
50% affordable housing	-£251,155	-£415,548	-£472,664	-£1,678,213

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£479,962	£315,569	£201,337	-£1,004,212
10% affordable housing	£259,818	£95,425	-£7,383	-£1,212,932
20% affordable housing	£39,675	-£124,718	-£216,103	-£1,421,652
30% affordable housing	-£180,469	-£344,862	-£424,824	-£1,630,373
40% affordable housing	-£400,612	-£565,005	-£633,544	-£1,839,093
50% affordable housing	-£620,755	-£785,148	-£842,264	-£2,047,813

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£997,962	£833,569	£719,337	-£486,212
10% affordable housing	£777,818	£613,425	£510,617	-£694,932
20% affordable housing	£557,675	£393,282	£301,897	-£903,652
30% affordable housing	£337,531	£173,138	£93,176	-£1,112,373
40% affordable housing	£117,388	-£47,005	-£115,544	-£1,321,093
50% affordable housing	-£102,755	-£267,148	-£324,264	-£1,529,813

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Herne Hill SE24

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.14 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,126,259	£1,961,866	£1,847,635	£642,086
10% affordable housing	£1,859,960	£1,695,567	£1,592,759	£387,210
20% affordable housing	£1,593,661	£1,429,268	£1,337,882	£132,333
30% affordable housing	£1,327,361	£1,162,968	£1,083,006	£-122,543
40% affordable housing	£1,061,062	£896,669	£828,130	£-377,419
50% affordable housing	£794,762	£630,369	£573,254	£-632,295

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£908,259	£743,866	£629,635	£-575,914
10% affordable housing	£641,960	£477,567	£374,759	£-830,790
20% affordable housing	£375,661	£211,268	£119,882	£-1,085,667
30% affordable housing	£109,361	£-55,032	£-134,994	£-1,340,543
40% affordable housing	£-156,938	£-321,331	£-389,870	£-1,595,419
50% affordable housing	£-423,238	£-587,631	£-644,746	£-1,850,295

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,417,859	£1,253,466	£1,139,235	£-66,314
10% affordable housing	£1,151,560	£987,167	£884,359	£-321,190
20% affordable housing	£885,261	£720,868	£629,482	£-576,067
30% affordable housing	£618,961	£454,568	£374,606	£-830,943
40% affordable housing	£352,662	£188,269	£119,730	£-1,085,819
50% affordable housing	£86,362	£-78,031	£-135,146	£-1,340,695

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,048,259	£883,866	£769,635	£-435,914
10% affordable housing	£781,960	£617,567	£514,759	£-690,790
20% affordable housing	£515,661	£351,268	£259,882	£-945,667
30% affordable housing	£249,361	£84,968	£5,006	£-1,200,543
40% affordable housing	£-16,938	£-181,331	£-249,870	£-1,455,419
50% affordable housing	£-283,238	£-447,631	£-504,746	£-1,710,295

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,566,259	£1,401,866	£1,287,635	£82,086
10% affordable housing	£1,299,960	£1,135,567	£1,032,759	£-172,790
20% affordable housing	£1,033,661	£869,268	£777,882	£-427,667
30% affordable housing	£767,361	£602,968	£523,006	£-682,543
40% affordable housing	£501,062	£336,669	£268,130	£-937,419
50% affordable housing	£234,762	£70,369	£13,254	£-1,192,295

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Kennington/Oval SE11

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,574,510	£2,410,117	£2,161,495	£955,946
10% affordable housing	£2,320,416	£2,156,023	£1,932,264	£726,715
20% affordable housing	£2,066,322	£1,901,929	£1,703,032	£497,483
30% affordable housing	£1,812,228	£1,647,835	£1,473,800	£268,251
40% affordable housing	£1,558,134	£1,393,741	£1,244,568	£39,019
50% affordable housing	£1,304,040	£1,139,647	£1,015,336	-£190,213

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,356,510	£1,192,117	£943,495	-£262,054
10% affordable housing	£1,102,416	£938,023	£714,264	-£491,285
20% affordable housing	£848,322	£683,929	£485,032	-£720,517
30% affordable housing	£594,228	£429,835	£255,800	-£949,749
40% affordable housing	£340,134	£175,741	£26,568	-£1,178,981
50% affordable housing	£86,040	-£78,353	-£202,664	-£1,408,213

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,866,110	£1,701,717	£1,453,095	£247,546
10% affordable housing	£1,612,016	£1,447,623	£1,223,864	£18,315
20% affordable housing	£1,357,922	£1,193,529	£994,632	-£210,917
30% affordable housing	£1,103,828	£939,435	£765,400	-£440,149
40% affordable housing	£849,734	£685,341	£536,168	-£669,381
50% affordable housing	£595,640	£431,247	£306,936	-£898,613

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,496,510	£1,332,117	£1,083,495	-£122,054
10% affordable housing	£1,242,416	£1,078,023	£854,264	-£351,285
20% affordable housing	£988,322	£823,929	£625,032	-£580,517
30% affordable housing	£734,228	£569,835	£395,800	-£809,749
40% affordable housing	£480,134	£315,741	£166,568	-£1,038,981
50% affordable housing	£226,040	£61,647	-£62,664	-£1,268,213

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,014,510	£1,850,117	£1,601,495	£395,946
10% affordable housing	£1,760,416	£1,596,023	£1,372,264	£166,715
20% affordable housing	£1,506,322	£1,341,929	£1,143,032	-£62,517
30% affordable housing	£1,252,228	£1,087,835	£913,800	-£291,749
40% affordable housing	£998,134	£833,741	£684,568	-£520,981
50% affordable housing	£744,040	£579,647	£455,336	-£750,213

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation

Build cost inflation

Site location

Clapham South SW4

Residual land values:

Site density

0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,577,842	£3,413,449	£3,164,827	£1,959,278
10% affordable housing	£3,243,130	£3,078,737	£2,854,978	£1,649,429
20% affordable housing	£2,908,419	£2,744,026	£2,545,129	£1,339,580
30% affordable housing	£2,573,707	£2,409,314	£2,235,279	£1,029,730
40% affordable housing	£2,238,995	£2,074,602	£1,925,430	£719,881
50% affordable housing	£1,904,284	£1,739,891	£1,615,580	£410,031

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,359,842	£2,195,449	£1,946,827	£741,278
10% affordable housing	£2,025,130	£1,860,737	£1,636,978	£431,429
20% affordable housing	£1,690,419	£1,526,026	£1,327,129	£121,580
30% affordable housing	£1,355,707	£1,191,314	£1,017,279	£-188,270
40% affordable housing	£1,020,995	£856,602	£707,430	£-498,119
50% affordable housing	£686,284	£521,891	£397,580	£-807,969

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,869,442	£2,705,049	£2,456,427	£1,250,878
10% affordable housing	£2,534,730	£2,370,337	£2,146,578	£941,029
20% affordable housing	£2,200,019	£2,035,626	£1,836,729	£631,180
30% affordable housing	£1,865,307	£1,700,914	£1,526,879	£321,330
40% affordable housing	£1,530,595	£1,366,202	£1,217,030	£11,481
50% affordable housing	£1,195,884	£1,031,491	£907,180	£-298,369

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,499,842	£2,335,449	£2,086,827	£881,278
10% affordable housing	£2,165,130	£2,000,737	£1,776,978	£571,429
20% affordable housing	£1,830,419	£1,666,026	£1,467,129	£261,580
30% affordable housing	£1,495,707	£1,331,314	£1,157,279	£-48,270
40% affordable housing	£1,160,995	£996,602	£847,430	£-358,119
50% affordable housing	£826,284	£661,891	£537,580	£-667,969

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,017,842	£2,853,449	£2,604,827	£1,399,278
10% affordable housing	£2,683,130	£2,518,737	£2,294,978	£1,089,429
20% affordable housing	£2,348,419	£2,184,026	£1,985,129	£779,580
30% affordable housing	£2,013,707	£1,849,314	£1,675,279	£469,730
40% affordable housing	£1,678,995	£1,514,602	£1,365,430	£159,881
50% affordable housing	£1,344,284	£1,179,891	£1,055,580	£-149,969

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation

Build cost inflation

Site location

Norwood Park SE19

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,642,947	£1,088,603	£647,945	-£3,417,243
10% affordable housing	£1,146,295	£587,513	£190,921	-£3,906,814
20% affordable housing	£649,644	£86,424	-£266,102	-£4,396,385
30% affordable housing	£152,993	-£414,665	-£723,126	-£4,885,955
40% affordable housing	-£343,658	-£915,755	-£1,180,149	-£5,375,526
50% affordable housing	-£840,309	-£1,416,844	-£1,637,173	-£5,865,096

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£7,057,053	-£7,611,397	-£8,052,055	-£12,117,243
10% affordable housing	-£7,553,705	-£8,112,487	-£8,509,079	-£12,606,814
20% affordable housing	-£8,050,356	-£8,613,576	-£8,966,102	-£13,096,385
30% affordable housing	-£8,547,007	-£9,114,665	-£9,423,126	-£13,585,955
40% affordable housing	-£9,043,658	-£9,615,755	-£9,880,149	-£14,075,526
50% affordable housing	-£9,540,309	-£10,116,844	-£10,337,173	-£14,565,096

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£3,417,053	-£3,971,397	-£4,412,055	-£8,477,243
10% affordable housing	-£3,913,705	-£4,472,487	-£4,869,079	-£8,966,814
20% affordable housing	-£4,410,356	-£4,973,576	-£5,326,102	-£9,456,385
30% affordable housing	-£4,907,007	-£5,474,665	-£5,783,126	-£9,945,955
40% affordable housing	-£5,403,658	-£5,975,755	-£6,240,149	-£10,435,526
50% affordable housing	-£5,900,309	-£6,476,844	-£6,697,173	-£10,925,096

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£6,057,053	-£6,611,397	-£7,052,055	-£11,117,243
10% affordable housing	-£6,553,705	-£7,112,487	-£7,509,079	-£11,606,814
20% affordable housing	-£7,050,356	-£7,613,576	-£7,966,102	-£12,096,385
30% affordable housing	-£7,547,007	-£8,114,665	-£8,423,126	-£12,585,955
40% affordable housing	-£8,043,658	-£8,615,755	-£8,880,149	-£13,075,526
50% affordable housing	-£8,540,309	-£9,116,844	-£9,337,173	-£13,565,096

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,357,053	-£2,911,397	-£3,352,055	-£7,417,243
10% affordable housing	-£2,853,705	-£3,412,487	-£3,809,079	-£7,906,814
20% affordable housing	-£3,350,356	-£3,913,576	-£4,266,102	-£8,396,385
30% affordable housing	-£3,847,007	-£4,414,665	-£4,723,126	-£8,885,955
40% affordable housing	-£4,343,658	-£4,915,755	-£5,180,149	-£9,375,526
50% affordable housing	-£4,840,309	-£5,416,844	-£5,637,173	-£9,865,096

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation

Build cost inflation

Site location

Streatham SW16

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,246,613	£3,692,269	£3,251,611	-£813,578
10% affordable housing	£3,589,243	£3,030,461	£2,633,869	-£1,463,866
20% affordable housing	£2,931,874	£2,368,653	£2,016,127	-£2,114,155
30% affordable housing	£2,274,504	£1,706,846	£1,398,385	-£2,764,444
40% affordable housing	£1,617,135	£1,045,038	£780,644	-£3,414,733
50% affordable housing	£959,766	£383,231	£162,902	-£4,065,022

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£4,453,387	-£5,007,731	-£5,448,389	-£9,513,578
10% affordable housing	-£5,110,757	-£5,669,539	-£6,066,131	-£10,163,866
20% affordable housing	-£5,768,126	-£6,331,347	-£6,683,873	-£10,814,155
30% affordable housing	-£6,425,496	-£6,993,154	-£7,301,615	-£11,464,444
40% affordable housing	-£7,082,865	-£7,654,962	-£7,919,356	-£12,114,733
50% affordable housing	-£7,740,234	-£8,316,769	-£8,537,098	-£12,765,022

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£813,387	-£1,367,731	-£1,808,389	-£5,873,578
10% affordable housing	-£1,470,757	-£2,029,539	-£2,426,131	-£6,523,866
20% affordable housing	-£2,128,126	-£2,691,347	-£3,043,873	-£7,174,155
30% affordable housing	-£2,785,496	-£3,353,154	-£3,661,615	-£7,824,444
40% affordable housing	-£3,442,865	-£4,014,962	-£4,279,356	-£8,474,733
50% affordable housing	-£4,100,234	-£4,676,769	-£4,897,098	-£9,125,022

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£3,453,387	-£4,007,731	-£4,448,389	-£8,513,578
10% affordable housing	-£4,110,757	-£4,669,539	-£5,066,131	-£9,163,866
20% affordable housing	-£4,768,126	-£5,331,347	-£5,683,873	-£9,814,155
30% affordable housing	-£5,425,496	-£5,993,154	-£6,301,615	-£10,464,444
40% affordable housing	-£6,082,865	-£6,654,962	-£6,919,356	-£11,114,733
50% affordable housing	-£6,740,234	-£7,316,769	-£7,537,098	-£11,765,022

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£246,613	-£307,731	-£748,389	-£4,813,578
10% affordable housing	-£410,757	-£969,539	-£1,366,131	-£5,463,866
20% affordable housing	-£1,068,126	-£1,631,347	-£1,983,873	-£6,114,155
30% affordable housing	-£1,725,496	-£2,293,154	-£2,601,615	-£6,764,444
40% affordable housing	-£2,382,865	-£2,954,962	-£3,219,356	-£7,414,733
50% affordable housing	-£3,040,234	-£3,616,769	-£3,837,098	-£8,065,022

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation

Build cost inflation

Site location

West Norwood SE27

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,126,597	£4,572,253	£4,131,595	£66,407
10% affordable housing	£4,399,850	£3,841,067	£3,444,475	-£653,260
20% affordable housing	£3,673,102	£3,109,882	£2,757,355	-£1,372,927
30% affordable housing	£2,946,354	£2,378,696	£2,070,235	-£2,092,594
40% affordable housing	£2,219,607	£1,647,510	£1,383,115	-£2,812,261
50% affordable housing	£1,492,859	£916,324	£695,995	-£3,531,928

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£3,573,403	-£4,127,747	-£4,568,405	-£8,633,593
10% affordable housing	-£4,300,150	-£4,858,933	-£5,255,525	-£9,353,260
20% affordable housing	-£5,026,898	-£5,590,118	-£5,942,645	-£10,072,927
30% affordable housing	-£5,753,646	-£6,321,304	-£6,629,765	-£10,792,594
40% affordable housing	-£6,480,393	-£7,052,490	-£7,316,885	-£11,512,261
50% affordable housing	-£7,207,141	-£7,783,676	-£8,004,005	-£12,231,928

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£66,597	-£487,747	-£928,405	-£4,993,593
10% affordable housing	-£660,150	-£1,218,933	-£1,615,525	-£5,713,260
20% affordable housing	-£1,386,898	-£1,950,118	-£2,302,645	-£6,432,927
30% affordable housing	-£2,113,646	-£2,681,304	-£2,989,765	-£7,152,594
40% affordable housing	-£2,840,393	-£3,412,490	-£3,676,885	-£7,872,261
50% affordable housing	-£3,567,141	-£4,143,676	-£4,364,005	-£8,591,928

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,573,403	-£3,127,747	-£3,568,405	-£7,633,593
10% affordable housing	-£3,300,150	-£3,858,933	-£4,255,525	-£8,353,260
20% affordable housing	-£4,026,898	-£4,590,118	-£4,942,645	-£9,072,927
30% affordable housing	-£4,753,646	-£5,321,304	-£5,629,765	-£9,792,594
40% affordable housing	-£5,480,393	-£6,052,490	-£6,316,885	-£10,512,261
50% affordable housing	-£6,207,141	-£6,783,676	-£7,004,005	-£11,231,928

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,126,597	£572,253	£131,595	-£3,933,593
10% affordable housing	£399,850	-£158,933	-£555,525	-£4,653,260
20% affordable housing	-£326,898	-£890,118	-£1,242,645	-£5,372,927
30% affordable housing	-£1,053,646	-£1,621,304	-£1,929,765	-£6,092,594
40% affordable housing	-£1,780,393	-£2,352,490	-£2,616,885	-£6,812,261
50% affordable housing	-£2,507,141	-£3,083,676	-£3,304,005	-£7,531,928

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation

Build cost inflation

Site location

Streatham Hill SW2

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,373,998	£5,819,654	£5,378,996	£1,313,808
10% affordable housing	£5,629,608	£5,070,826	£4,674,234	£576,499
20% affordable housing	£4,885,218	£4,321,998	£3,969,471	£-160,811
30% affordable housing	£4,140,828	£3,573,169	£3,264,709	£-898,121
40% affordable housing	£3,396,438	£2,824,341	£2,559,946	£-1,635,430
50% affordable housing	£2,652,048	£2,075,513	£1,855,184	£-2,372,740

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-2,326,002	£-2,880,346	£-3,321,004	£-7,386,192
10% affordable housing	£-3,070,392	£-3,629,174	£-4,025,766	£-8,123,501
20% affordable housing	£-3,814,782	£-4,378,002	£-4,730,529	£-8,860,811
30% affordable housing	£-4,559,172	£-5,126,831	£-5,435,291	£-9,598,121
40% affordable housing	£-5,303,562	£-5,875,659	£-6,140,054	£-10,335,430
50% affordable housing	£-6,047,952	£-6,624,487	£-6,844,816	£-11,072,740

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,313,998	£759,654	£318,996	£-3,746,192
10% affordable housing	£569,608	£10,826	£-385,766	£-4,483,501
20% affordable housing	£-174,782	£-738,002	£-1,090,529	£-5,220,811
30% affordable housing	£-919,172	£-1,486,831	£-1,795,291	£-5,958,121
40% affordable housing	£-1,663,562	£-2,235,659	£-2,500,054	£-6,695,430
50% affordable housing	£-2,407,952	£-2,984,487	£-3,204,816	£-7,432,740

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-1,326,002	£-1,880,346	£-2,321,004	£-6,386,192
10% affordable housing	£-2,070,392	£-2,629,174	£-3,025,766	£-7,123,501
20% affordable housing	£-2,814,782	£-3,378,002	£-3,730,529	£-7,860,811
30% affordable housing	£-3,559,172	£-4,126,831	£-4,435,291	£-8,598,121
40% affordable housing	£-4,303,562	£-4,875,659	£-5,140,054	£-9,335,430
50% affordable housing	£-5,047,952	£-5,624,487	£-5,844,816	£-10,072,740

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,373,998	£1,819,654	£1,378,996	£-2,686,192
10% affordable housing	£1,629,608	£1,070,826	£674,234	£-3,423,501
20% affordable housing	£885,218	£321,998	£-30,529	£-4,160,811
30% affordable housing	£140,828	£-426,831	£-735,291	£-4,898,121
40% affordable housing	£-603,562	£-1,175,659	£-1,440,054	£-5,635,430
50% affordable housing	£-1,347,952	£-1,924,487	£-2,144,816	£-6,372,740

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation

Build cost inflation

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,614,784	£8,060,440	£7,619,782	£3,554,594
10% affordable housing	£7,652,936	£7,094,154	£6,697,562	£2,599,827
20% affordable housing	£6,691,089	£6,127,868	£5,775,342	£1,645,060
30% affordable housing	£5,729,241	£5,161,583	£4,853,122	£690,293
40% affordable housing	£4,767,394	£4,195,297	£3,930,902	£-264,474
50% affordable housing	£3,805,546	£3,229,011	£3,008,682	£-1,219,241

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-85,216	£-639,560	£-1,080,218	£-5,145,406
10% affordable housing	£-1,047,064	£-1,605,846	£-2,002,438	£-6,100,173
20% affordable housing	£-2,008,911	£-2,572,132	£-2,924,658	£-7,054,940
30% affordable housing	£-2,970,759	£-3,538,417	£-3,846,878	£-8,009,707
40% affordable housing	£-3,932,606	£-4,504,703	£-4,769,098	£-8,964,474
50% affordable housing	£-4,894,454	£-5,470,989	£-5,691,318	£-9,919,241

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,554,784	£3,000,440	£2,559,782	£-1,505,406
10% affordable housing	£2,592,936	£2,034,154	£1,637,562	£-2,460,173
20% affordable housing	£1,631,089	£1,067,868	£715,342	£-3,414,940
30% affordable housing	£669,241	£101,583	£-206,878	£-4,369,707
40% affordable housing	£-292,606	£-864,703	£-1,129,098	£-5,324,474
50% affordable housing	£-1,254,454	£-1,830,989	£-2,051,318	£-6,279,241

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£914,784	£360,440	£-80,218	£-4,145,406
10% affordable housing	£-47,064	£-605,846	£-1,002,438	£-5,100,173
20% affordable housing	£-1,008,911	£-1,572,132	£-1,924,658	£-6,054,940
30% affordable housing	£-1,970,759	£-2,538,417	£-2,846,878	£-7,009,707
40% affordable housing	£-2,932,606	£-3,504,703	£-3,769,098	£-7,964,474
50% affordable housing	£-3,894,454	£-4,470,989	£-4,691,318	£-8,919,241

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,614,784	£4,060,440	£3,619,782	£-445,406
10% affordable housing	£3,652,936	£3,094,154	£2,697,562	£-1,400,173
20% affordable housing	£2,691,089	£2,127,868	£1,775,342	£-2,354,940
30% affordable housing	£1,729,241	£1,161,583	£853,122	£-3,309,707
40% affordable housing	£767,394	£195,297	£-69,098	£-4,264,474
50% affordable housing	£-194,454	£-770,989	£-991,318	£-5,219,241

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation

Build cost inflation

Site location

Herne Hill SE24

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,955,362	£10,401,018	£9,960,360	£5,895,171
10% affordable housing	£9,806,157	£9,247,375	£8,850,783	£4,753,048
20% affordable housing	£8,656,953	£8,093,733	£7,741,206	£3,610,924
30% affordable housing	£7,507,749	£6,940,090	£6,631,630	£2,468,800
40% affordable housing	£6,358,545	£5,786,448	£5,522,053	£1,326,677
50% affordable housing	£5,209,341	£4,632,806	£4,412,477	£184,553

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,255,362	£1,701,018	£1,260,360	-£2,804,829
10% affordable housing	£1,106,157	£547,375	£150,783	-£3,946,952
20% affordable housing	-£43,047	-£606,267	-£958,794	-£5,089,076
30% affordable housing	-£1,192,251	-£1,759,910	-£2,068,370	-£6,231,200
40% affordable housing	-£2,341,455	-£2,913,552	-£3,177,947	-£7,373,323
50% affordable housing	-£3,490,659	-£4,067,194	-£4,287,523	-£8,515,447

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,895,362	£5,341,018	£4,900,360	£835,171
10% affordable housing	£4,746,157	£4,187,375	£3,790,783	-£306,952
20% affordable housing	£3,596,953	£3,033,733	£2,681,206	-£1,449,076
30% affordable housing	£2,447,749	£1,880,090	£1,571,630	-£2,591,200
40% affordable housing	£1,298,545	£726,448	£462,053	-£3,733,323
50% affordable housing	£149,341	-£427,194	-£647,523	-£4,875,447

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,255,362	£2,701,018	£2,260,360	-£1,804,829
10% affordable housing	£2,106,157	£1,547,375	£1,150,783	-£2,946,952
20% affordable housing	£956,953	£393,733	£41,206	-£4,089,076
30% affordable housing	-£192,251	-£759,910	-£1,068,370	-£5,231,200
40% affordable housing	-£1,341,455	-£1,913,552	-£2,177,947	-£6,373,323
50% affordable housing	-£2,490,659	-£3,067,194	-£3,287,523	-£7,515,447

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,955,362	£6,401,018	£5,960,360	£1,895,171
10% affordable housing	£5,806,157	£5,247,375	£4,850,783	£753,048
20% affordable housing	£4,656,953	£4,093,733	£3,741,206	-£389,076
30% affordable housing	£3,507,749	£2,940,090	£2,631,630	-£1,531,200
40% affordable housing	£2,358,545	£1,786,448	£1,522,053	-£2,673,323
50% affordable housing	£1,209,341	£632,806	£412,477	-£3,815,447

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation

Build cost inflation

Site location

Kennington/Oval SE11

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,801,515	£12,247,171	£11,288,092	£7,222,904
10% affordable housing	£11,714,860	£11,156,078	£10,292,907	£6,195,171
20% affordable housing	£10,628,205	£10,064,985	£9,297,722	£5,167,439
30% affordable housing	£9,541,550	£8,973,892	£8,302,536	£4,139,707
40% affordable housing	£8,454,896	£7,882,799	£7,307,351	£3,111,975
50% affordable housing	£7,368,241	£6,791,706	£6,312,166	£2,084,243

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,101,515	£3,547,171	£2,588,092	£1,477,096
10% affordable housing	£3,014,860	£2,456,078	£1,592,907	£2,504,829
20% affordable housing	£1,928,205	£1,364,985	£597,722	£3,532,561
30% affordable housing	£841,550	£273,892	£397,464	£4,560,293
40% affordable housing	£245,104	£817,201	£1,392,649	£5,588,025
50% affordable housing	£1,331,759	£1,908,294	£2,387,834	£6,615,757

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,741,515	£7,187,171	£6,228,092	£2,162,904
10% affordable housing	£6,654,860	£6,096,078	£5,232,907	£1,135,171
20% affordable housing	£5,568,205	£5,004,985	£4,237,722	£107,439
30% affordable housing	£4,481,550	£3,913,892	£3,242,536	£920,293
40% affordable housing	£3,394,896	£2,822,799	£2,247,351	£1,948,025
50% affordable housing	£2,308,241	£1,731,706	£1,252,166	£2,975,757

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,101,515	£4,547,171	£3,588,092	£477,096
10% affordable housing	£4,014,860	£3,456,078	£2,592,907	£1,504,829
20% affordable housing	£2,928,205	£2,364,985	£1,597,722	£2,532,561
30% affordable housing	£1,841,550	£1,273,892	£602,536	£3,560,293
40% affordable housing	£754,896	£182,799	£392,649	£4,588,025
50% affordable housing	£331,759	£908,294	£1,387,834	£5,615,757

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,801,515	£8,247,171	£7,288,092	£3,222,904
10% affordable housing	£7,714,860	£7,156,078	£6,292,907	£2,195,171
20% affordable housing	£6,628,205	£6,064,985	£5,297,722	£1,167,439
30% affordable housing	£5,541,550	£4,973,892	£4,302,536	£139,707
40% affordable housing	£4,454,896	£3,882,799	£3,307,351	£888,025
50% affordable housing	£3,368,241	£2,791,706	£2,312,166	£1,915,757

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation

Build cost inflation

Site location

Clapham South SW4

Residual land values:

Site density

1. dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£16,933,814	£16,379,470	£15,420,391	£11,355,203
10% affordable housing	£15,516,308	£14,957,526	£14,094,355	£9,996,620
20% affordable housing	£14,098,802	£13,535,582	£12,768,319	£8,638,036
30% affordable housing	£12,681,297	£12,113,638	£11,442,283	£7,279,453
40% affordable housing	£11,263,791	£10,691,694	£10,116,247	£5,920,870
50% affordable housing	£9,846,285	£9,269,750	£8,790,210	£4,562,287

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,233,814	£7,679,470	£6,720,391	£2,655,203
10% affordable housing	£6,816,308	£6,257,526	£5,394,355	£1,296,620
20% affordable housing	£5,398,802	£4,835,582	£4,068,319	£-61,964
30% affordable housing	£3,981,297	£3,413,638	£2,742,283	£-1,420,547
40% affordable housing	£2,563,791	£1,991,694	£1,416,247	£-2,779,130
50% affordable housing	£1,146,285	£569,750	£90,210	£-4,137,713

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,873,814	£11,319,470	£10,360,391	£6,295,203
10% affordable housing	£10,456,308	£9,897,526	£9,034,355	£4,936,620
20% affordable housing	£9,038,802	£8,475,582	£7,708,319	£3,578,036
30% affordable housing	£7,621,297	£7,053,638	£6,382,283	£2,219,453
40% affordable housing	£6,203,791	£5,631,694	£5,056,247	£860,870
50% affordable housing	£4,786,285	£4,209,750	£3,730,210	£-497,713

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,233,814	£8,679,470	£7,720,391	£3,655,203
10% affordable housing	£7,816,308	£7,257,526	£6,394,355	£2,296,620
20% affordable housing	£6,398,802	£5,835,582	£5,068,319	£938,036
30% affordable housing	£4,981,297	£4,413,638	£3,742,283	£-420,547
40% affordable housing	£3,563,791	£2,991,694	£2,416,247	£-1,779,130
50% affordable housing	£2,146,285	£1,569,750	£1,090,210	£-3,137,713

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,933,814	£12,379,470	£11,420,391	£7,355,203
10% affordable housing	£11,516,308	£10,957,526	£10,094,355	£5,996,620
20% affordable housing	£10,098,802	£9,535,582	£8,768,319	£4,638,036
30% affordable housing	£8,681,297	£8,113,638	£7,442,283	£3,279,453
40% affordable housing	£7,263,791	£6,691,694	£6,116,247	£1,920,870
50% affordable housing	£5,846,285	£5,269,750	£4,790,210	£562,287

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation

Build cost inflation

Site location

Norwood Park SE19

Residual land values:

Site density

0.5 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,898,392	£2,832,873	£3,467,986	£10,320,850
10% affordable housing	£2,359,404	£3,293,885	£3,865,487	£10,718,350
20% affordable housing	£2,820,416	£3,754,897	£4,262,987	£11,115,851
30% affordable housing	£3,281,428	£4,215,909	£4,660,488	£11,513,351
40% affordable housing	£3,742,439	£4,676,921	£5,057,988	£11,910,852
50% affordable housing	£4,203,451	£5,137,933	£5,455,489	£12,308,352

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,248,392	£7,182,873	£7,817,986	£14,670,850
10% affordable housing	£6,709,404	£7,643,885	£8,215,487	£15,068,350
20% affordable housing	£7,170,416	£8,104,897	£8,612,987	£15,465,851
30% affordable housing	£7,631,428	£8,565,909	£9,010,488	£15,863,351
40% affordable housing	£8,092,439	£9,026,921	£9,407,988	£16,260,852
50% affordable housing	£8,553,451	£9,487,933	£9,805,489	£16,658,352

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,428,392	£5,362,873	£5,997,986	£12,850,850
10% affordable housing	£4,889,404	£5,823,885	£6,395,487	£13,248,350
20% affordable housing	£5,350,416	£6,284,897	£6,792,987	£13,645,851
30% affordable housing	£5,811,428	£6,745,909	£7,190,488	£14,043,351
40% affordable housing	£6,272,439	£7,206,921	£7,587,988	£14,440,852
50% affordable housing	£6,733,451	£7,667,933	£7,985,489	£14,838,352

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,748,392	£6,682,873	£7,317,986	£14,170,850
10% affordable housing	£6,209,404	£7,143,885	£7,715,487	£14,568,350
20% affordable housing	£6,670,416	£7,604,897	£8,112,987	£14,965,851
30% affordable housing	£7,131,428	£8,065,909	£8,510,488	£15,363,351
40% affordable housing	£7,592,439	£8,526,921	£8,907,988	£15,760,852
50% affordable housing	£8,053,451	£8,987,933	£9,305,489	£16,158,352

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,898,392	£4,832,873	£5,467,986	£12,320,850
10% affordable housing	£4,359,404	£5,293,885	£5,865,487	£12,718,350
20% affordable housing	£4,820,416	£5,754,897	£6,262,987	£13,115,851
30% affordable housing	£5,281,428	£6,215,909	£6,660,488	£13,513,351
40% affordable housing	£5,742,439	£6,676,921	£7,057,988	£13,910,852
50% affordable housing	£6,203,451	£7,137,933	£7,455,489	£14,308,352

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation

Build cost inflation

Site location

Streatham SW16

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,460,450	£525,968	-£109,144	-£6,962,008
10% affordable housing	£797,898	-£136,584	-£708,185	-£7,561,049
20% affordable housing	£135,345	-£799,136	-£1,307,226	-£8,160,089
30% affordable housing	-£527,207	-£1,461,688	-£1,906,267	-£8,759,130
40% affordable housing	-£1,189,759	-£2,124,240	-£2,505,308	-£9,358,171
50% affordable housing	-£1,852,311	-£2,786,792	-£3,104,349	-£9,957,212

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,889,550	-£3,824,032	-£4,459,144	-£11,312,008
10% affordable housing	-£3,552,102	-£4,486,584	-£5,058,185	-£11,911,049
20% affordable housing	-£4,214,655	-£5,149,136	-£5,657,226	-£12,510,089
30% affordable housing	-£4,877,207	-£5,811,688	-£6,256,267	-£13,109,130
40% affordable housing	-£5,539,759	-£6,474,240	-£6,855,308	-£13,708,171
50% affordable housing	-£6,202,311	-£7,136,792	-£7,454,349	-£14,307,212

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,069,550	-£2,004,032	-£2,639,144	-£9,492,008
10% affordable housing	-£1,732,102	-£2,666,584	-£3,238,185	-£10,091,049
20% affordable housing	-£2,394,655	-£3,329,136	-£3,837,226	-£10,690,089
30% affordable housing	-£3,057,207	-£3,991,688	-£4,436,267	-£11,289,130
40% affordable housing	-£3,719,759	-£4,654,240	-£5,035,308	-£11,888,171
50% affordable housing	-£4,382,311	-£5,316,792	-£5,634,349	-£12,487,212

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,389,550	-£3,324,032	-£3,959,144	-£10,812,008
10% affordable housing	-£3,052,102	-£3,986,584	-£4,558,185	-£11,411,049
20% affordable housing	-£3,714,655	-£4,649,136	-£5,157,226	-£12,010,089
30% affordable housing	-£4,377,207	-£5,311,688	-£5,756,267	-£12,609,130
40% affordable housing	-£5,039,759	-£5,974,240	-£6,355,308	-£13,208,171
50% affordable housing	-£5,702,311	-£6,636,792	-£6,954,349	-£13,807,212

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£539,550	-£1,474,032	-£2,109,144	-£8,962,008
10% affordable housing	-£1,202,102	-£2,136,584	-£2,708,185	-£9,561,049
20% affordable housing	-£1,864,655	-£2,799,136	-£3,307,226	-£10,160,089
30% affordable housing	-£2,527,207	-£3,461,688	-£3,906,267	-£10,759,130
40% affordable housing	-£3,189,759	-£4,124,240	-£4,505,308	-£11,358,171
50% affordable housing	-£3,852,311	-£4,786,792	-£5,104,349	-£11,957,212

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation

Build cost inflation

Site location

West Norwood SE27

Residual land values:

Site density

0.5 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,595,668	£1,661,187	£1,026,074	-£5,826,789
10% affordable housing	£1,862,054	£927,573	£355,971	-£6,496,892
20% affordable housing	£1,128,441	£193,959	-£314,131	-£7,166,994
30% affordable housing	£394,827	-£539,654	-£984,233	-£7,837,097
40% affordable housing	-£338,787	-£1,273,268	-£1,654,336	-£8,507,199
50% affordable housing	-£1,072,400	-£2,006,882	-£2,324,438	-£9,177,301

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,754,332	-£2,688,813	-£3,323,926	-£10,176,789
10% affordable housing	-£2,487,946	-£3,422,427	-£3,994,029	-£10,846,892
20% affordable housing	-£3,221,559	-£4,156,041	-£4,664,131	-£11,516,994
30% affordable housing	-£3,955,173	-£4,889,654	-£5,334,233	-£12,187,097
40% affordable housing	-£4,688,787	-£5,623,268	-£6,004,336	-£12,857,199
50% affordable housing	-£5,422,400	-£6,356,882	-£6,674,438	-£13,527,301

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£65,668	-£868,813	-£1,503,926	-£8,356,789
10% affordable housing	-£667,946	-£1,602,427	-£2,174,029	-£9,026,892
20% affordable housing	-£1,401,559	-£2,336,041	-£2,844,131	-£9,696,994
30% affordable housing	-£2,135,173	-£3,069,654	-£3,514,233	-£10,367,097
40% affordable housing	-£2,868,787	-£3,803,268	-£4,184,336	-£11,037,199
50% affordable housing	-£3,602,400	-£4,536,882	-£4,854,438	-£11,707,301

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,254,332	-£2,188,813	-£2,823,926	-£9,676,789
10% affordable housing	-£1,987,946	-£2,922,427	-£3,494,029	-£10,346,892
20% affordable housing	-£2,721,559	-£3,656,041	-£4,164,131	-£11,016,994
30% affordable housing	-£3,455,173	-£4,389,654	-£4,834,233	-£11,687,097
40% affordable housing	-£4,188,787	-£5,123,268	-£5,504,336	-£12,357,199
50% affordable housing	-£4,922,400	-£5,856,882	-£6,174,438	-£13,027,301

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£595,668	-£338,813	-£973,926	-£7,826,789
10% affordable housing	-£137,946	-£1,072,427	-£1,644,029	-£8,496,892
20% affordable housing	-£871,559	-£1,806,041	-£2,314,131	-£9,166,994
30% affordable housing	-£1,605,173	-£2,539,654	-£2,984,233	-£9,837,097
40% affordable housing	-£2,338,787	-£3,273,268	-£3,654,336	-£10,507,199
50% affordable housing	-£3,072,400	-£4,006,882	-£4,324,438	-£11,177,301

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation

Build cost inflation

Site location

Streatham Hill SW2

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,204,869	£3,270,388	£2,635,275	-£4,217,588
10% affordable housing	£3,439,200	£2,504,719	£1,933,117	-£4,919,746
20% affordable housing	£2,673,531	£1,739,050	£1,230,959	-£5,621,904
30% affordable housing	£1,907,862	£973,380	£528,801	-£6,324,062
40% affordable housing	£1,142,192	£207,711	-£173,357	-£7,026,220
50% affordable housing	£376,523	-£557,958	-£875,515	-£7,728,378

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£145,131	-£1,079,612	-£1,714,725	-£8,567,588
10% affordable housing	-£910,800	-£1,845,281	-£2,416,883	-£9,269,746
20% affordable housing	-£1,676,469	-£2,610,950	-£3,119,041	-£9,971,904
30% affordable housing	-£2,442,138	-£3,376,620	-£3,821,199	-£10,674,062
40% affordable housing	-£3,207,808	-£4,142,289	-£4,523,357	-£11,376,220
50% affordable housing	-£3,973,477	-£4,907,958	-£5,225,515	-£12,078,378

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,674,869	£740,388	£105,275	-£6,747,588
10% affordable housing	£909,200	-£25,281	-£596,883	-£7,449,746
20% affordable housing	£143,531	-£790,950	-£1,299,041	-£8,151,904
30% affordable housing	-£622,138	-£1,556,620	-£2,001,199	-£8,854,062
40% affordable housing	-£1,387,808	-£2,322,289	-£2,703,357	-£9,556,220
50% affordable housing	-£2,153,477	-£3,087,958	-£3,405,515	-£10,258,378

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£354,869	-£579,612	-£1,214,725	-£8,067,588
10% affordable housing	-£410,800	-£1,345,281	-£1,916,883	-£8,769,746
20% affordable housing	-£1,176,469	-£2,110,950	-£2,619,041	-£9,471,904
30% affordable housing	-£1,942,138	-£2,876,620	-£3,321,199	-£10,174,062
40% affordable housing	-£2,707,808	-£3,642,289	-£4,023,357	-£10,876,220
50% affordable housing	-£3,473,477	-£4,407,958	-£4,725,515	-£11,578,378

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,204,869	£1,270,388	£635,275	-£6,217,588
10% affordable housing	£1,439,200	£504,719	-£66,883	-£6,919,746
20% affordable housing	£673,531	-£260,950	-£769,041	-£7,621,904
30% affordable housing	-£92,138	-£1,026,620	-£1,471,199	-£8,324,062
40% affordable housing	-£857,808	-£1,792,289	-£2,173,357	-£9,026,220
50% affordable housing	-£1,623,477	-£2,557,958	-£2,875,515	-£9,728,378

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation

Build cost inflation

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density

0.5 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,095,580	£6,161,098	£5,525,986	-£1,326,878
10% affordable housing	£6,053,664	£5,119,183	£4,547,582	-£2,305,282
20% affordable housing	£5,011,749	£4,077,268	£3,569,178	-£3,283,686
30% affordable housing	£3,969,834	£3,035,353	£2,590,774	-£4,262,090
40% affordable housing	£2,927,919	£1,993,437	£1,612,370	-£5,240,494
50% affordable housing	£1,886,003	£951,522	£633,966	-£6,218,898

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,745,580	£1,811,098	£1,175,986	-£5,676,878
10% affordable housing	£1,703,664	£769,183	£197,582	-£6,655,282
20% affordable housing	£661,749	-£272,732	-£780,822	-£7,633,686
30% affordable housing	-£380,166	-£1,314,647	-£1,759,226	-£8,612,090
40% affordable housing	-£1,422,081	-£2,356,563	-£2,737,630	-£9,590,494
50% affordable housing	-£2,463,997	-£3,398,478	-£3,716,034	-£10,568,898

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,565,580	£3,631,098	£2,995,986	-£3,856,878
10% affordable housing	£3,523,664	£2,589,183	£2,017,582	-£4,835,282
20% affordable housing	£2,481,749	£1,547,268	£1,039,178	-£5,813,686
30% affordable housing	£1,439,834	£505,353	£60,774	-£6,792,090
40% affordable housing	£397,919	-£536,563	-£917,630	-£7,770,494
50% affordable housing	-£643,997	-£1,578,478	-£1,896,034	-£8,748,898

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,245,580	£2,311,098	£1,675,986	-£5,176,878
10% affordable housing	£2,203,664	£1,269,183	£697,582	-£6,155,282
20% affordable housing	£1,161,749	£227,268	-£280,822	-£7,133,686
30% affordable housing	£119,834	-£814,647	-£1,259,226	-£8,112,090
40% affordable housing	-£922,081	-£1,856,563	-£2,237,630	-£9,090,494
50% affordable housing	-£1,963,997	-£2,898,478	-£3,216,034	-£10,068,898

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,095,580	£4,161,098	£3,525,986	-£3,326,878
10% affordable housing	£4,053,664	£3,119,183	£2,547,582	-£4,305,282
20% affordable housing	£3,011,749	£2,077,268	£1,569,178	-£5,283,686
30% affordable housing	£1,969,834	£1,035,353	£590,774	-£6,262,090
40% affordable housing	£927,919	-£6,563	-£387,630	-£7,240,494
50% affordable housing	-£113,997	-£1,048,478	-£1,366,034	-£8,218,898

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation

Build cost inflation

Site location

Herne Hill SE24

Residual land values:

Site density

0.5 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,115,026	£9,180,545	£8,545,432	£1,692,569
10% affordable housing	£8,820,348	£7,885,866	£7,314,265	£461,402
20% affordable housing	£7,525,669	£6,591,188	£6,083,097	£-769,766
30% affordable housing	£6,230,990	£5,296,509	£4,851,930	£-2,000,933
40% affordable housing	£4,936,312	£4,001,830	£3,620,763	£-3,232,100
50% affordable housing	£3,641,633	£2,707,152	£2,389,595	£-4,463,268

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,765,026	£4,830,545	£4,195,432	£-2,657,431
10% affordable housing	£4,470,348	£3,535,866	£2,964,265	£-3,888,598
20% affordable housing	£3,175,669	£2,241,188	£1,733,097	£-5,119,766
30% affordable housing	£1,880,990	£946,509	£501,930	£-6,350,933
40% affordable housing	£586,312	£-348,170	£-729,237	£-7,582,100
50% affordable housing	£-708,367	£-1,642,848	£-1,960,405	£-8,813,268

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,585,026	£6,650,545	£6,015,432	£-837,431
10% affordable housing	£6,290,348	£5,355,866	£4,784,265	£-2,068,598
20% affordable housing	£4,995,669	£4,061,188	£3,553,097	£-3,299,766
30% affordable housing	£3,700,990	£2,766,509	£2,321,930	£-4,530,933
40% affordable housing	£2,406,312	£1,471,830	£1,090,763	£-5,762,100
50% affordable housing	£1,111,633	£177,152	£-140,405	£-6,993,268

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,265,026	£5,330,545	£4,695,432	£-2,157,431
10% affordable housing	£4,970,348	£4,035,866	£3,464,265	£-3,388,598
20% affordable housing	£3,675,669	£2,741,188	£2,233,097	£-4,619,766
30% affordable housing	£2,380,990	£1,446,509	£1,001,930	£-5,850,933
40% affordable housing	£1,086,312	£151,830	£-229,237	£-7,082,100
50% affordable housing	£-208,367	£-1,142,848	£-1,460,405	£-8,313,268

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,115,026	£7,180,545	£6,545,432	£-307,431
10% affordable housing	£6,820,348	£5,885,866	£5,314,265	£-1,538,598
20% affordable housing	£5,525,669	£4,591,188	£4,083,097	£-2,769,766
30% affordable housing	£4,230,990	£3,296,509	£2,851,930	£-4,000,933
40% affordable housing	£2,936,312	£2,001,830	£1,620,763	£-5,232,100
50% affordable housing	£1,641,633	£707,152	£389,595	£-6,463,268

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation

Build cost inflation

Site location

Kennington/Oval SE11

Residual land values:

Site density

0.5 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,496,644	£11,562,163	£10,179,858	£3,326,995
10% affordable housing	£11,334,481	£10,400,000	£9,155,926	£2,303,062
20% affordable housing	£10,172,318	£9,237,837	£8,131,993	£1,279,130
30% affordable housing	£9,010,155	£8,075,674	£7,108,061	£255,197
40% affordable housing	£7,847,992	£6,913,511	£6,084,128	£-768,735
50% affordable housing	£6,685,829	£5,751,348	£5,060,196	£-1,792,668

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,146,644	£7,212,163	£5,829,858	£-1,023,005
10% affordable housing	£6,984,481	£6,050,000	£4,805,926	£-2,046,938
20% affordable housing	£5,822,318	£4,887,837	£3,781,993	£-3,070,870
30% affordable housing	£4,660,155	£3,725,674	£2,758,061	£-4,094,803
40% affordable housing	£3,497,992	£2,563,511	£1,734,128	£-5,118,735
50% affordable housing	£2,335,829	£1,401,348	£710,196	£-6,142,668

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,966,644	£9,032,163	£7,649,858	£796,995
10% affordable housing	£8,804,481	£7,870,000	£6,625,926	£-226,938
20% affordable housing	£7,642,318	£6,707,837	£5,601,993	£-1,250,870
30% affordable housing	£6,480,155	£5,545,674	£4,578,061	£-2,274,803
40% affordable housing	£5,317,992	£4,383,511	£3,554,128	£-3,298,735
50% affordable housing	£4,155,829	£3,221,348	£2,530,196	£-4,322,668

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,646,644	£7,712,163	£6,329,858	£-523,005
10% affordable housing	£7,484,481	£6,550,000	£5,305,926	£-1,546,938
20% affordable housing	£6,322,318	£5,387,837	£4,281,993	£-2,570,870
30% affordable housing	£5,160,155	£4,225,674	£3,258,061	£-3,594,803
40% affordable housing	£3,997,992	£3,063,511	£2,234,128	£-4,618,735
50% affordable housing	£2,835,829	£1,901,348	£1,210,196	£-5,642,668

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,496,644	£9,562,163	£8,179,858	£1,326,995
10% affordable housing	£9,334,481	£8,400,000	£7,155,926	£303,062
20% affordable housing	£8,172,318	£7,237,837	£6,131,993	£-720,870
30% affordable housing	£7,010,155	£6,075,674	£5,108,061	£-1,744,803
40% affordable housing	£5,847,992	£4,913,511	£4,084,128	£-2,768,735
50% affordable housing	£4,685,829	£3,751,348	£3,060,196	£-3,792,668

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation

Build cost inflation

Site location

Clapham South SW4

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£17,827,489	£16,893,007	£15,510,703	£8,657,840
10% affordable housing	£16,231,218	£15,296,737	£14,052,663	£7,199,800
20% affordable housing	£14,634,947	£13,700,466	£12,594,623	£5,741,759
30% affordable housing	£13,038,677	£12,104,195	£11,136,582	£4,283,719
40% affordable housing	£11,442,406	£10,507,925	£9,678,542	£2,825,679
50% affordable housing	£9,846,135	£8,911,654	£8,220,502	£1,367,639

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£13,477,489	£12,543,007	£11,160,703	£4,307,840
10% affordable housing	£11,881,218	£10,946,737	£9,702,663	£2,849,800
20% affordable housing	£10,284,947	£9,350,466	£8,244,623	£1,391,759
30% affordable housing	£8,688,677	£7,754,195	£6,786,582	£-66,281
40% affordable housing	£7,092,406	£6,157,925	£5,328,542	£-1,524,321
50% affordable housing	£5,496,135	£4,561,654	£3,870,502	£-2,982,361

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,297,489	£14,363,007	£12,980,703	£6,127,840
10% affordable housing	£13,701,218	£12,766,737	£11,522,663	£4,669,800
20% affordable housing	£12,104,947	£11,170,466	£10,064,623	£3,211,759
30% affordable housing	£10,508,677	£9,574,195	£8,606,582	£1,753,719
40% affordable housing	£8,912,406	£7,977,925	£7,148,542	£295,679
50% affordable housing	£7,316,135	£6,381,654	£5,690,502	£-1,162,361

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£13,977,489	£13,043,007	£11,660,703	£4,807,840
10% affordable housing	£12,381,218	£11,446,737	£10,202,663	£3,349,800
20% affordable housing	£10,784,947	£9,850,466	£8,744,623	£1,891,759
30% affordable housing	£9,188,677	£8,254,195	£7,286,582	£433,719
40% affordable housing	£7,592,406	£6,657,925	£5,828,542	£-1,024,321
50% affordable housing	£5,996,135	£5,061,654	£4,370,502	£-2,482,361

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,827,489	£14,893,007	£13,510,703	£6,657,840
10% affordable housing	£14,231,218	£13,296,737	£12,052,663	£5,199,800
20% affordable housing	£12,634,947	£11,700,466	£10,594,623	£3,741,759
30% affordable housing	£11,038,677	£10,104,195	£9,136,582	£2,283,719
40% affordable housing	£9,442,406	£8,507,925	£7,678,542	£825,679
50% affordable housing	£7,846,135	£6,911,654	£6,220,502	£-632,361

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Norwood Park SE19

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£622,184	-£986,414	-£1,253,866	-£3,924,884
10% affordable housing	-£851,378	-£1,215,608	-£1,456,315	-£4,127,333
20% affordable housing	-£1,080,572	-£1,444,802	-£1,658,764	-£4,329,782
30% affordable housing	-£1,309,766	-£1,673,996	-£1,861,213	-£4,532,231
40% affordable housing	-£1,538,960	-£1,903,190	-£2,063,661	-£4,734,680
50% affordable housing	-£1,768,155	-£2,132,384	-£2,266,110	-£4,937,129

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,753,184	-£2,117,414	-£2,384,866	-£5,055,884
10% affordable housing	-£1,982,378	-£2,346,608	-£2,587,315	-£5,258,333
20% affordable housing	-£2,211,572	-£2,575,802	-£2,789,764	-£5,460,782
30% affordable housing	-£2,440,766	-£2,804,996	-£2,992,213	-£5,663,231
40% affordable housing	-£2,669,960	-£3,034,190	-£3,194,661	-£5,865,680
50% affordable housing	-£2,899,155	-£3,263,384	-£3,397,110	-£6,068,129

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,279,984	-£1,644,214	-£1,911,666	-£4,582,684
10% affordable housing	-£1,509,178	-£1,873,408	-£2,114,115	-£4,785,133
20% affordable housing	-£1,738,372	-£2,102,602	-£2,316,564	-£4,987,582
30% affordable housing	-£1,967,566	-£2,331,796	-£2,519,013	-£5,190,031
40% affordable housing	-£2,196,760	-£2,560,990	-£2,721,461	-£5,392,480
50% affordable housing	-£2,425,955	-£2,790,184	-£2,923,910	-£5,594,929

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,623,184	-£1,987,414	-£2,254,866	-£4,925,884
10% affordable housing	-£1,852,378	-£2,216,608	-£2,457,315	-£5,128,333
20% affordable housing	-£2,081,572	-£2,445,802	-£2,659,764	-£5,330,782
30% affordable housing	-£2,310,766	-£2,674,996	-£2,862,213	-£5,533,231
40% affordable housing	-£2,539,960	-£2,904,190	-£3,064,661	-£5,735,680
50% affordable housing	-£2,769,155	-£3,133,384	-£3,267,110	-£5,938,129

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,142,184	-£1,506,414	-£1,773,866	-£4,444,884
10% affordable housing	-£1,371,378	-£1,735,608	-£1,976,315	-£4,647,333
20% affordable housing	-£1,600,572	-£1,964,802	-£2,178,764	-£4,849,782
30% affordable housing	-£1,829,766	-£2,193,996	-£2,381,213	-£5,052,231
40% affordable housing	-£2,058,960	-£2,423,190	-£2,583,661	-£5,254,680
50% affordable housing	-£2,288,155	-£2,652,384	-£2,786,110	-£5,457,129

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Streatham SW16

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£713,383	£349,154	£81,702	-£2,589,317
10% affordable housing	£397,706	£33,477	-£207,230	-£2,878,248
20% affordable housing	£82,029	-£282,201	-£496,162	-£3,167,180
30% affordable housing	-£233,648	-£597,878	-£785,094	-£3,456,112
40% affordable housing	-£549,325	-£913,555	-£1,074,026	-£3,745,044
50% affordable housing	-£865,002	-£1,229,232	-£1,362,958	-£4,033,976

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£417,617	-£781,846	-£1,049,298	-£3,720,317
10% affordable housing	-£733,294	-£1,097,523	-£1,338,230	-£4,009,248
20% affordable housing	-£1,048,971	-£1,413,201	-£1,627,162	-£4,298,180
30% affordable housing	-£1,364,648	-£1,728,878	-£1,916,094	-£4,587,112
40% affordable housing	-£1,680,325	-£2,044,555	-£2,205,026	-£4,876,044
50% affordable housing	-£1,996,002	-£2,360,232	-£2,493,958	-£5,164,976

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£55,583	-£308,646	-£576,098	-£3,247,117
10% affordable housing	-£260,094	-£624,323	-£865,030	-£3,536,048
20% affordable housing	-£575,771	-£940,001	-£1,153,962	-£3,824,980
30% affordable housing	-£891,448	-£1,255,678	-£1,442,894	-£4,113,912
40% affordable housing	-£1,207,125	-£1,571,355	-£1,731,826	-£4,402,844
50% affordable housing	-£1,522,802	-£1,887,032	-£2,020,758	-£4,691,776

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£287,617	-£651,846	-£919,298	-£3,590,317
10% affordable housing	-£603,294	-£967,523	-£1,208,230	-£3,879,248
20% affordable housing	-£918,971	-£1,283,201	-£1,497,162	-£4,168,180
30% affordable housing	-£1,234,648	-£1,598,878	-£1,786,094	-£4,457,112
40% affordable housing	-£1,550,325	-£1,914,555	-£2,075,026	-£4,746,044
50% affordable housing	-£1,866,002	-£2,230,232	-£2,363,958	-£5,034,976

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£193,383	-£170,846	-£438,298	-£3,109,317
10% affordable housing	-£122,294	-£486,523	-£727,230	-£3,398,248
20% affordable housing	-£437,971	-£802,201	-£1,016,162	-£3,687,180
30% affordable housing	-£753,648	-£1,117,878	-£1,305,094	-£3,976,112
40% affordable housing	-£1,069,325	-£1,433,555	-£1,594,026	-£4,265,044
50% affordable housing	-£1,385,002	-£1,749,232	-£1,882,958	-£4,553,976

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Sales value inflation

Build cost inflation

Site location

West Norwood SE27

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.13 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,164,777	£800,548	£533,096	-£2,137,923
10% affordable housing	£807,237	£443,007	£202,301	-£2,468,718
20% affordable housing	£449,697	£85,467	-£128,494	-£2,799,513
30% affordable housing	£92,157	-£272,073	-£459,289	-£3,130,308
40% affordable housing	-£265,383	-£629,613	-£790,084	-£3,461,103
50% affordable housing	-£622,924	-£987,153	-£1,120,879	-£3,791,898

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£33,777	-£330,452	-£597,904	-£3,268,923
10% affordable housing	-£323,763	-£687,993	-£928,699	-£3,599,718
20% affordable housing	-£681,303	-£1,045,533	-£1,259,494	-£3,930,513
30% affordable housing	-£1,038,843	-£1,403,073	-£1,590,289	-£4,261,308
40% affordable housing	-£1,396,383	-£1,760,613	-£1,921,084	-£4,592,103
50% affordable housing	-£1,753,924	-£2,118,153	-£2,251,879	-£4,922,898

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£506,977	£142,748	-£124,704	-£2,795,723
10% affordable housing	£149,437	-£214,793	-£455,499	-£3,126,518
20% affordable housing	-£208,103	-£572,333	-£786,294	-£3,457,313
30% affordable housing	-£565,643	-£929,873	-£1,117,089	-£3,788,108
40% affordable housing	-£923,183	-£1,287,413	-£1,447,884	-£4,118,903
50% affordable housing	-£1,280,724	-£1,644,953	-£1,778,679	-£4,449,698

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£163,777	-£200,452	-£467,904	-£3,138,923
10% affordable housing	-£193,763	-£557,993	-£798,699	-£3,469,718
20% affordable housing	-£551,303	-£915,533	-£1,129,494	-£3,800,513
30% affordable housing	-£908,843	-£1,273,073	-£1,460,289	-£4,131,308
40% affordable housing	-£1,266,383	-£1,630,613	-£1,791,084	-£4,462,103
50% affordable housing	-£1,623,924	-£1,988,153	-£2,121,879	-£4,792,898

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£644,777	£280,548	£13,096	-£2,657,923
10% affordable housing	£287,237	-£76,993	-£317,699	-£2,988,718
20% affordable housing	-£70,303	-£434,533	-£648,494	-£3,319,513
30% affordable housing	-£427,843	-£792,073	-£979,289	-£3,650,308
40% affordable housing	-£785,383	-£1,149,613	-£1,310,084	-£3,981,103
50% affordable housing	-£1,142,924	-£1,507,153	-£1,640,879	-£4,311,898

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Streatham Hill SW2

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,804,640	£1,440,410	£1,172,958	-£1,498,060
10% affordable housing	£1,435,346	£1,071,116	£830,410	-£1,840,609
20% affordable housing	£1,066,052	£701,823	£487,861	-£2,183,157
30% affordable housing	£696,759	£332,529	£145,313	-£2,525,706
40% affordable housing	£327,465	-£36,765	-£197,236	-£2,868,254
50% affordable housing	-£41,829	-£406,059	-£539,785	-£3,210,803

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£673,640	£309,410	£41,958	-£2,629,060
10% affordable housing	£304,346	-£59,884	-£300,590	-£2,971,609
20% affordable housing	-£64,948	-£429,177	-£643,139	-£3,314,157
30% affordable housing	-£434,241	-£798,471	-£985,687	-£3,656,706
40% affordable housing	-£803,535	-£1,167,765	-£1,328,236	-£3,999,254
50% affordable housing	-£1,172,829	-£1,537,059	-£1,670,785	-£4,341,803

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,146,840	£782,610	£515,158	-£2,155,860
10% affordable housing	£777,546	£413,316	£172,610	-£2,498,409
20% affordable housing	£408,252	£44,023	-£169,939	-£2,840,957
30% affordable housing	£38,959	-£325,271	-£512,487	-£3,183,506
40% affordable housing	-£330,335	-£694,565	-£855,036	-£3,526,054
50% affordable housing	-£699,629	-£1,063,859	-£1,197,585	-£3,868,603

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£803,640	£439,410	£171,958	-£2,499,060
10% affordable housing	£434,346	£70,116	-£170,590	-£2,841,609
20% affordable housing	£65,052	-£299,177	-£513,139	-£3,184,157
30% affordable housing	-£304,241	-£668,471	-£855,687	-£3,526,706
40% affordable housing	-£673,535	-£1,037,765	-£1,198,236	-£3,869,254
50% affordable housing	-£1,042,829	-£1,407,059	-£1,540,785	-£4,211,803

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,284,640	£920,410	£652,958	-£2,018,060
10% affordable housing	£915,346	£551,116	£310,410	-£2,360,609
20% affordable housing	£546,052	£181,823	-£32,139	-£2,703,157
30% affordable housing	£176,759	-£187,471	-£374,687	-£3,045,706
40% affordable housing	-£192,535	-£556,765	-£717,236	-£3,388,254
50% affordable housing	-£561,829	-£926,059	-£1,059,785	-£3,730,803

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,954,066	£2,589,836	£2,322,384	-£348,634
10% affordable housing	£2,477,159	£2,112,930	£1,872,223	-£798,795
20% affordable housing	£2,000,253	£1,636,023	£1,422,062	-£1,248,957
30% affordable housing	£1,523,347	£1,159,117	£971,901	-£1,699,118
40% affordable housing	£1,046,440	£682,211	£521,740	-£2,149,279
50% affordable housing	£569,534	£205,304	£71,578	-£2,599,440

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,823,066	£1,458,836	£1,191,384	-£1,479,634
10% affordable housing	£1,346,159	£981,930	£741,223	-£1,929,795
20% affordable housing	£869,253	£505,023	£291,062	-£2,379,957
30% affordable housing	£392,347	£28,117	-£159,099	-£2,830,118
40% affordable housing	-£84,560	-£448,789	-£609,260	-£3,280,279
50% affordable housing	-£561,466	-£925,696	-£1,059,422	-£3,730,440

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,296,266	£1,932,036	£1,664,584	-£1,006,434
10% affordable housing	£1,819,359	£1,455,130	£1,214,423	-£1,456,595
20% affordable housing	£1,342,453	£978,223	£764,262	-£1,906,757
30% affordable housing	£865,547	£501,317	£314,101	-£2,356,918
40% affordable housing	£388,640	£24,411	-£136,060	-£2,807,079
50% affordable housing	-£88,266	-£452,496	-£586,222	-£3,257,240

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,953,066	£1,588,836	£1,321,384	-£1,349,634
10% affordable housing	£1,476,159	£1,111,930	£871,223	-£1,799,795
20% affordable housing	£999,253	£635,023	£421,062	-£2,249,957
30% affordable housing	£522,347	£158,117	-£29,099	-£2,700,118
40% affordable housing	£45,440	-£318,789	-£479,260	-£3,150,279
50% affordable housing	-£431,466	-£795,696	-£929,422	-£3,600,440

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,434,066	£2,069,836	£1,802,384	-£868,634
10% affordable housing	£1,957,159	£1,592,930	£1,352,223	-£1,318,795
20% affordable housing	£1,480,253	£1,116,023	£902,062	-£1,768,957
30% affordable housing	£1,003,347	£639,117	£451,901	-£2,219,118
40% affordable housing	£526,440	£162,211	£1,740	-£2,669,279
50% affordable housing	£49,534	-£314,696	-£448,422	-£3,119,440

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Herne Hill SE24

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,154,680	£3,790,451	£3,522,999	£851,980
10% affordable housing	£3,588,095	£3,223,866	£2,983,159	£312,141
20% affordable housing	£3,021,511	£2,657,281	£2,443,319	£-227,699
30% affordable housing	£2,454,926	£2,090,696	£1,903,480	£-767,539
40% affordable housing	£1,888,341	£1,524,111	£1,363,640	£-1,307,378
50% affordable housing	£1,321,756	£957,526	£823,800	£-1,847,218

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,023,680	£2,659,451	£2,391,999	£-279,020
10% affordable housing	£2,457,095	£2,092,866	£1,852,159	£-818,859
20% affordable housing	£1,890,511	£1,526,281	£1,312,319	£-1,358,699
30% affordable housing	£1,323,926	£959,696	£772,480	£-1,898,539
40% affordable housing	£757,341	£393,111	£232,640	£-2,438,378
50% affordable housing	£190,756	£-173,474	£-307,200	£-2,978,218

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,496,880	£3,132,651	£2,865,199	£194,180
10% affordable housing	£2,930,295	£2,566,066	£2,325,359	£-345,659
20% affordable housing	£2,363,711	£1,999,481	£1,785,519	£-885,499
30% affordable housing	£1,797,126	£1,432,896	£1,245,680	£-1,425,339
40% affordable housing	£1,230,541	£866,311	£705,840	£-1,965,178
50% affordable housing	£663,956	£299,726	£166,000	£-2,505,018

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,153,680	£2,789,451	£2,521,999	£-149,020
10% affordable housing	£2,587,095	£2,222,866	£1,982,159	£-688,859
20% affordable housing	£2,020,511	£1,656,281	£1,442,319	£-1,228,699
30% affordable housing	£1,453,926	£1,089,696	£902,480	£-1,768,539
40% affordable housing	£887,341	£523,111	£362,640	£-2,308,378
50% affordable housing	£320,756	£-43,474	£-177,200	£-2,848,218

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,634,680	£3,270,451	£3,002,999	£331,980
10% affordable housing	£3,068,095	£2,703,866	£2,463,159	£-207,859
20% affordable housing	£2,501,511	£2,137,281	£1,923,319	£-747,699
30% affordable housing	£1,934,926	£1,570,696	£1,383,480	£-1,287,539
40% affordable housing	£1,368,341	£1,004,111	£843,640	£-1,827,378
50% affordable housing	£801,756	£437,526	£303,800	£-2,367,218

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Kennington/Oval SE11

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,101,677	£4,737,447	£4,155,346	£1,484,328
10% affordable housing	£4,538,593	£4,174,363	£3,650,472	£979,454
20% affordable housing	£3,975,509	£3,611,279	£3,145,598	£474,580
30% affordable housing	£3,412,425	£3,048,195	£2,640,724	£-30,294
40% affordable housing	£2,849,341	£2,485,111	£2,135,850	£-535,168
50% affordable housing	£2,286,257	£1,922,027	£1,630,976	£-1,040,042

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,970,677	£3,606,447	£3,024,346	£353,328
10% affordable housing	£3,407,593	£3,043,363	£2,519,472	£-151,546
20% affordable housing	£2,844,509	£2,480,279	£2,014,598	£-656,420
30% affordable housing	£2,281,425	£1,917,195	£1,509,724	£-1,161,294
40% affordable housing	£1,718,341	£1,354,111	£1,004,850	£-1,666,168
50% affordable housing	£1,155,257	£791,027	£499,976	£-2,171,042

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,443,877	£4,079,647	£3,497,546	£826,528
10% affordable housing	£3,880,793	£3,516,563	£2,992,672	£321,654
20% affordable housing	£3,317,709	£2,953,479	£2,487,798	£-183,220
30% affordable housing	£2,754,625	£2,390,395	£1,982,924	£-688,094
40% affordable housing	£2,191,541	£1,827,311	£1,478,050	£-1,192,968
50% affordable housing	£1,628,457	£1,264,227	£973,176	£-1,697,842

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,100,677	£3,736,447	£3,154,346	£483,328
10% affordable housing	£3,537,593	£3,173,363	£2,649,472	£-21,546
20% affordable housing	£2,974,509	£2,610,279	£2,144,598	£-526,420
30% affordable housing	£2,411,425	£2,047,195	£1,639,724	£-1,031,294
40% affordable housing	£1,848,341	£1,484,111	£1,134,850	£-1,536,168
50% affordable housing	£1,285,257	£921,027	£629,976	£-2,041,042

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,581,677	£4,217,447	£3,635,346	£964,328
10% affordable housing	£4,018,593	£3,654,363	£3,130,472	£459,454
20% affordable housing	£3,455,509	£3,091,279	£2,625,598	£-45,420
30% affordable housing	£2,892,425	£2,528,195	£2,120,724	£-550,294
40% affordable housing	£2,329,341	£1,965,111	£1,615,850	£-1,055,168
50% affordable housing	£1,766,257	£1,402,027	£1,110,976	£-1,560,042

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation

Build cost inflation

Site location

Clapham South SW4

Residual land values:

Site density

0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,221,367	£6,857,137	£6,275,036	£3,604,018
10% affordable housing	£6,495,269	£6,131,039	£5,607,148	£2,936,130
20% affordable housing	£5,769,171	£5,404,942	£4,939,261	£2,268,242
30% affordable housing	£5,043,074	£4,678,844	£4,271,373	£1,600,355
40% affordable housing	£4,316,976	£3,952,746	£3,603,485	£932,467
50% affordable housing	£3,590,878	£3,226,648	£2,935,598	£264,579

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,090,367	£5,726,137	£5,144,036	£2,473,018
10% affordable housing	£5,364,269	£5,000,039	£4,476,148	£1,805,130
20% affordable housing	£4,638,171	£4,273,942	£3,808,261	£1,137,242
30% affordable housing	£3,912,074	£3,547,844	£3,140,373	£469,355
40% affordable housing	£3,185,976	£2,821,746	£2,472,485	-£198,533
50% affordable housing	£2,459,878	£2,095,648	£1,804,598	-£866,421

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,563,567	£6,199,337	£5,617,236	£2,946,218
10% affordable housing	£5,837,469	£5,473,239	£4,949,348	£2,278,330
20% affordable housing	£5,111,371	£4,747,142	£4,281,461	£1,610,442
30% affordable housing	£4,385,274	£4,021,044	£3,613,573	£942,555
40% affordable housing	£3,659,176	£3,294,946	£2,945,685	£274,667
50% affordable housing	£2,933,078	£2,568,848	£2,277,798	-£393,221

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,220,367	£5,856,137	£5,274,036	£2,603,018
10% affordable housing	£5,494,269	£5,130,039	£4,606,148	£1,935,130
20% affordable housing	£4,768,171	£4,403,942	£3,938,261	£1,267,242
30% affordable housing	£4,042,074	£3,677,844	£3,270,373	£599,355
40% affordable housing	£3,315,976	£2,951,746	£2,602,485	-£68,533
50% affordable housing	£2,589,878	£2,225,648	£1,934,598	-£736,421

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,701,367	£6,337,137	£5,755,036	£3,084,018
10% affordable housing	£5,975,269	£5,611,039	£5,087,148	£2,416,130
20% affordable housing	£5,249,171	£4,884,942	£4,419,261	£1,748,242
30% affordable housing	£4,523,074	£4,158,844	£3,751,373	£1,080,355
40% affordable housing	£3,796,976	£3,432,746	£3,083,485	£412,467
50% affordable housing	£3,070,878	£2,706,648	£2,415,598	-£255,421

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation

Build cost inflation

Site location

Waterloo

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£45,102,954	£42,391,626	£37,142,621	£17,259,548
10% affordable housing	£39,950,560	£37,239,232	£32,515,127	£12,632,053
20% affordable housing	£34,798,165	£32,086,837	£27,887,633	£8,004,559
30% affordable housing	£29,645,771	£26,934,442	£23,260,139	£3,377,065
40% affordable housing	£24,493,376	£21,782,048	£18,632,645	£-1,250,429
50% affordable housing	£19,340,982	£16,629,653	£14,005,151	£-5,877,923

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£33,102,954	£30,391,626	£25,142,621	£5,259,548
10% affordable housing	£27,950,560	£25,239,232	£20,515,127	£632,053
20% affordable housing	£22,798,165	£20,086,837	£15,887,633	£-3,995,441
30% affordable housing	£17,645,771	£14,934,442	£11,260,139	£-8,622,935
40% affordable housing	£12,493,376	£9,782,048	£6,632,645	£-13,250,429
50% affordable housing	£7,340,982	£4,629,653	£2,005,151	£-17,877,923

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£35,102,954	£32,391,626	£27,142,621	£7,259,548
10% affordable housing	£29,950,560	£27,239,232	£22,515,127	£2,632,053
20% affordable housing	£24,798,165	£22,086,837	£17,887,633	£-1,995,441
30% affordable housing	£19,645,771	£16,934,442	£13,260,139	£-6,622,935
40% affordable housing	£14,493,376	£11,782,048	£8,632,645	£-11,250,429
50% affordable housing	£9,340,982	£6,629,653	£4,005,151	£-15,877,923

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£38,102,954	£35,391,626	£30,142,621	£10,259,548
10% affordable housing	£32,950,560	£30,239,232	£25,515,127	£5,632,053
20% affordable housing	£27,798,165	£25,086,837	£20,887,633	£1,004,559
30% affordable housing	£22,645,771	£19,934,442	£16,260,139	£-3,622,935
40% affordable housing	£17,493,376	£14,782,048	£11,632,645	£-8,250,429
50% affordable housing	£12,340,982	£9,629,653	£7,005,151	£-12,877,923

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£43,102,954	£40,391,626	£35,142,621	£15,259,548
10% affordable housing	£37,950,560	£35,239,232	£30,515,127	£10,632,053
20% affordable housing	£32,798,165	£30,086,837	£25,887,633	£6,004,559
30% affordable housing	£27,645,771	£24,934,442	£21,260,139	£1,377,065
40% affordable housing	£22,493,376	£19,782,048	£16,632,645	£-3,250,429
50% affordable housing	£17,340,982	£14,629,653	£12,005,151	£-7,877,923

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation

Build cost inflation

Site location

Vauxhall

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£22,916,805	£20,205,476	£16,307,701	-£3,575,373
10% affordable housing	£19,439,552	£16,728,224	£13,220,226	-£6,662,848
20% affordable housing	£15,962,299	£13,250,971	£10,132,751	-£9,750,323
30% affordable housing	£12,485,047	£9,773,718	£7,045,275	-£12,837,799
40% affordable housing	£9,007,794	£6,296,466	£3,957,800	-£15,925,274
50% affordable housing	£5,530,541	£2,819,213	£870,325	-£19,012,749

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,916,805	£8,205,476	£4,307,701	-£15,575,373
10% affordable housing	£7,439,552	£4,728,224	£1,220,226	-£18,662,848
20% affordable housing	£3,962,299	£1,250,971	-£1,867,249	-£21,750,323
30% affordable housing	£485,047	-£226,282	-£4,954,725	-£24,837,799
40% affordable housing	-£2,992,206	-£5,703,534	-£8,042,200	-£27,925,274
50% affordable housing	-£6,469,459	-£9,180,787	-£11,129,675	-£31,012,749

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,916,805	£10,205,476	£6,307,701	-£13,575,373
10% affordable housing	£9,439,552	£6,728,224	£3,220,226	-£16,662,848
20% affordable housing	£5,962,299	£3,250,971	£132,751	-£19,750,323
30% affordable housing	£2,485,047	-£226,282	-£2,954,725	-£22,837,799
40% affordable housing	-£992,206	-£3,703,534	-£6,042,200	-£25,925,274
50% affordable housing	-£4,469,459	-£7,180,787	-£9,129,675	-£29,012,749

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,916,805	£13,205,476	£9,307,701	-£10,575,373
10% affordable housing	£12,439,552	£9,728,224	£6,220,226	-£13,662,848
20% affordable housing	£8,962,299	£6,250,971	£3,132,751	-£16,750,323
30% affordable housing	£5,485,047	£2,773,718	£45,275	-£19,837,799
40% affordable housing	£2,007,794	-£703,534	-£3,042,200	-£22,925,274
50% affordable housing	-£1,469,459	-£4,180,787	-£6,129,675	-£26,012,749

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£20,916,805	£18,205,476	£14,307,701	-£5,575,373
10% affordable housing	£17,439,552	£14,728,224	£11,220,226	-£8,662,848
20% affordable housing	£13,962,299	£11,250,971	£8,132,751	-£11,750,323
30% affordable housing	£10,485,047	£7,773,718	£5,045,275	-£14,837,799
40% affordable housing	£7,007,794	£4,296,466	£1,957,800	-£17,925,274
50% affordable housing	£3,530,541	£819,213	-£1,129,675	-£21,012,749

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Sales value inflation

Site typology 6

enhanced build cost

Build cost inflation

Site location

Waterloo

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£37,307,886	£34,189,858	£28,940,853	£6,075,318
10% affordable housing	£32,155,491	£29,037,464	£24,313,359	£1,447,824
20% affordable housing	£27,003,097	£23,885,069	£19,685,865	£-3,179,670
30% affordable housing	£21,850,702	£18,732,674	£15,058,371	£-7,807,164
40% affordable housing	£16,698,307	£13,580,280	£10,430,877	£-12,434,658
50% affordable housing	£11,545,913	£8,427,885	£5,803,383	£-17,062,152

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£25,307,886	£22,189,858	£16,940,853	£-5,924,682
10% affordable housing	£20,155,491	£17,037,464	£12,313,359	£-10,552,176
20% affordable housing	£15,003,097	£11,885,069	£7,685,865	£-15,179,670
30% affordable housing	£9,850,702	£6,732,674	£3,058,371	£-19,807,164
40% affordable housing	£4,698,307	£1,580,280	£-1,569,123	£-24,434,658
50% affordable housing	£-454,087	£-3,572,115	£-6,196,617	£-29,062,152

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£27,307,886	£24,189,858	£18,940,853	£-3,924,682
10% affordable housing	£22,155,491	£19,037,464	£14,313,359	£-8,552,176
20% affordable housing	£17,003,097	£13,885,069	£9,685,865	£-13,179,670
30% affordable housing	£11,850,702	£8,732,674	£5,058,371	£-17,807,164
40% affordable housing	£6,698,307	£3,580,280	£430,877	£-22,434,658
50% affordable housing	£1,545,913	£-1,572,115	£-4,196,617	£-27,062,152

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£30,307,886	£27,189,858	£21,940,853	£-924,682
10% affordable housing	£25,155,491	£22,037,464	£17,313,359	£-5,552,176
20% affordable housing	£20,003,097	£16,885,069	£12,685,865	£-10,179,670
30% affordable housing	£14,850,702	£11,732,674	£8,058,371	£-14,807,164
40% affordable housing	£9,698,307	£6,580,280	£3,430,877	£-19,434,658
50% affordable housing	£4,545,913	£1,427,885	£-1,196,617	£-24,062,152

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£35,307,886	£32,189,858	£26,940,853	£4,075,318
10% affordable housing	£30,155,491	£27,037,464	£22,313,359	£-552,176
20% affordable housing	£25,003,097	£21,885,069	£17,685,865	£-5,179,670
30% affordable housing	£19,850,702	£16,732,674	£13,058,371	£-9,807,164
40% affordable housing	£14,698,307	£11,580,280	£8,430,877	£-14,434,658
50% affordable housing	£9,545,913	£6,427,885	£3,803,383	£-19,062,152

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Sales value inflation

Site typology 6

enhanced build cost

Build cost inflation

Site location

Vauxhall

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density

0.5 dph

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,121,736	£12,003,708	£8,105,933	-£14,759,602
10% affordable housing	£11,644,483	£8,526,456	£5,018,458	-£17,847,077
20% affordable housing	£8,167,231	£5,049,203	£1,930,983	-£20,934,552
30% affordable housing	£4,689,978	£1,571,950	-£1,156,493	-£24,022,028
40% affordable housing	£1,212,725	-£1,905,302	-£4,243,968	-£27,109,503
50% affordable housing	-£2,264,527	-£5,382,555	-£7,331,443	-£30,196,978

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,121,736	£3,708	-£3,894,067	-£26,759,602
10% affordable housing	-£355,517	-£3,473,544	-£6,981,542	-£29,847,077
20% affordable housing	-£3,832,769	-£6,950,797	-£10,069,017	-£32,934,552
30% affordable housing	-£7,310,022	-£10,428,050	-£13,156,493	-£36,022,028
40% affordable housing	-£10,787,275	-£13,905,302	-£16,243,968	-£39,109,503
50% affordable housing	-£14,264,527	-£17,382,555	-£19,331,443	-£42,196,978

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,121,736	£2,003,708	-£1,894,067	-£24,759,602
10% affordable housing	£1,644,483	-£1,473,544	-£4,981,542	-£27,847,077
20% affordable housing	-£1,832,769	-£4,950,797	-£8,069,017	-£30,934,552
30% affordable housing	-£5,310,022	-£8,428,050	-£11,156,493	-£34,022,028
40% affordable housing	-£8,787,275	-£11,905,302	-£14,243,968	-£37,109,503
50% affordable housing	-£12,264,527	-£15,382,555	-£17,331,443	-£40,196,978

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,121,736	£5,003,708	£1,105,933	-£21,759,602
10% affordable housing	£4,644,483	£1,526,456	-£1,981,542	-£24,847,077
20% affordable housing	£1,167,231	-£1,950,797	-£5,069,017	-£27,934,552
30% affordable housing	-£2,310,022	-£5,428,050	-£8,156,493	-£31,022,028
40% affordable housing	-£5,787,275	-£8,905,302	-£11,243,968	-£34,109,503
50% affordable housing	-£9,264,527	-£12,382,555	-£14,331,443	-£37,196,978

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£13,121,736	£10,003,708	£6,105,933	-£16,759,602
10% affordable housing	£9,644,483	£6,526,456	£3,018,458	-£19,847,077
20% affordable housing	£6,167,231	£3,049,203	-£69,017	-£22,934,552
30% affordable housing	£2,689,978	-£428,050	-£3,156,493	-£26,022,028
40% affordable housing	-£787,275	-£3,905,302	-£6,243,968	-£29,109,503
50% affordable housing	-£4,264,527	-£7,382,555	-£9,331,443	-£32,196,978

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation

Build cost inflation

Site location

Waterloo

Residual land values:

Site density

0.33 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£29,004,912	£27,681,979	£24,954,157	£15,252,650
10% affordable housing	£25,848,192	£24,525,260	£22,070,219	£12,368,713
20% affordable housing	£22,691,473	£21,368,540	£19,186,282	£9,484,776
30% affordable housing	£19,534,753	£18,211,820	£16,302,345	£6,600,838
40% affordable housing	£16,378,033	£15,055,101	£13,418,407	£3,716,901
50% affordable housing	£13,221,314	£11,898,381	£10,534,470	£832,964

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£21,084,912	£19,761,979	£17,034,157	£7,332,650
10% affordable housing	£17,928,192	£16,605,260	£14,150,219	£4,448,713
20% affordable housing	£14,771,473	£13,448,540	£11,266,282	£1,564,776
30% affordable housing	£11,614,753	£10,291,820	£8,382,345	£-1,319,162
40% affordable housing	£8,458,033	£7,135,101	£5,498,407	£-4,203,099
50% affordable housing	£5,301,314	£3,978,381	£2,614,470	£-7,087,036

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£22,404,912	£21,081,979	£18,354,157	£8,652,650
10% affordable housing	£19,248,192	£17,925,260	£15,470,219	£5,768,713
20% affordable housing	£16,091,473	£14,768,540	£12,586,282	£2,884,776
30% affordable housing	£12,934,753	£11,611,820	£9,702,345	£838
40% affordable housing	£9,778,033	£8,455,101	£6,818,407	£-2,883,099
50% affordable housing	£6,621,314	£5,298,381	£3,934,470	£-5,767,036

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£24,384,912	£23,061,979	£20,334,157	£10,632,650
10% affordable housing	£21,228,192	£19,905,260	£17,450,219	£7,748,713
20% affordable housing	£18,071,473	£16,748,540	£14,566,282	£4,864,776
30% affordable housing	£14,914,753	£13,591,820	£11,682,345	£1,980,838
40% affordable housing	£11,758,033	£10,435,101	£8,798,407	£-903,099
50% affordable housing	£8,601,314	£7,278,381	£5,914,470	£-3,787,036

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£27,684,912	£26,361,979	£23,634,157	£13,932,650
10% affordable housing	£24,528,192	£23,205,260	£20,750,219	£11,048,713
20% affordable housing	£21,371,473	£20,048,540	£17,866,282	£8,164,776
30% affordable housing	£18,214,753	£16,891,820	£14,982,345	£5,280,838
40% affordable housing	£15,058,033	£13,735,101	£12,098,407	£2,396,901
50% affordable housing	£11,901,314	£10,578,381	£9,214,470	£-487,036

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation

Build cost inflation

Site location

Vauxhall

Residual land values:

Site density

0.33 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£16,578,518	£15,255,586	£13,229,975	£3,528,468
10% affordable housing	£14,363,637	£13,040,704	£11,217,654	£1,516,148
20% affordable housing	£12,148,756	£10,825,823	£9,205,334	£-496,172
30% affordable housing	£9,933,874	£8,610,942	£7,193,014	£-2,508,492
40% affordable housing	£7,718,993	£6,396,060	£5,180,694	£-4,520,813
50% affordable housing	£5,504,111	£4,181,179	£3,168,373	£-6,533,133

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,658,518	£7,335,586	£5,309,975	£-4,391,532
10% affordable housing	£6,443,637	£5,120,704	£3,297,654	£-6,403,852
20% affordable housing	£4,228,756	£2,905,823	£1,285,334	£-8,416,172
30% affordable housing	£2,013,874	£690,942	£-726,986	£-10,428,492
40% affordable housing	£-201,007	£-1,523,940	£-2,739,306	£-12,440,813
50% affordable housing	£-2,415,889	£-3,738,821	£-4,751,627	£-14,453,133

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,978,518	£8,655,586	£6,629,975	£-3,071,532
10% affordable housing	£7,763,637	£6,440,704	£4,617,654	£-5,083,852
20% affordable housing	£5,548,756	£4,225,823	£2,605,334	£-7,096,172
30% affordable housing	£3,333,874	£2,010,942	£593,014	£-9,108,492
40% affordable housing	£1,118,993	£-203,940	£-1,419,306	£-11,120,813
50% affordable housing	£-1,095,889	£-2,418,821	£-3,431,627	£-13,133,133

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,958,518	£10,635,586	£8,609,975	£-1,091,532
10% affordable housing	£9,743,637	£8,420,704	£6,597,654	£-3,103,852
20% affordable housing	£7,528,756	£6,205,823	£4,585,334	£-5,116,172
30% affordable housing	£5,313,874	£3,990,942	£2,573,014	£-7,128,492
40% affordable housing	£3,098,993	£1,776,060	£560,694	£-9,140,813
50% affordable housing	£884,111	£-438,821	£-1,451,627	£-11,153,133

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,258,518	£13,935,586	£11,909,975	£2,208,468
10% affordable housing	£13,043,637	£11,720,704	£9,897,654	£196,148
20% affordable housing	£10,828,756	£9,505,823	£7,885,334	£-1,816,172
30% affordable housing	£8,613,874	£7,290,942	£5,873,014	£-3,828,492
40% affordable housing	£6,398,993	£5,076,060	£3,860,694	£-5,840,813
50% affordable housing	£4,184,111	£2,861,179	£1,848,373	£-7,853,133

Appendix 3 - Appraisal results (with growth in values and costs)

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Norwood Park SE19

Residual land values:

Site density	0.11 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£731,641	£680,150	£629,346	£251,744
10% affordable housing	£643,609	£592,118	£546,395	£168,793
20% affordable housing	£555,577	£504,086	£463,443	£85,841
30% affordable housing	£467,545	£416,054	£380,491	£2,889
40% affordable housing	£379,513	£328,022	£297,540	£-80,062
50% affordable housing	£291,481	£239,990	£214,588	£-163,014

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-225,359	£-276,850	£-327,654	£-705,256
10% affordable housing	£-313,391	£-364,882	£-410,605	£-788,207
20% affordable housing	£-401,423	£-452,914	£-493,557	£-871,159
30% affordable housing	£-489,455	£-540,946	£-576,509	£-954,111
40% affordable housing	£-577,487	£-628,978	£-659,460	£-1,037,062
50% affordable housing	£-665,519	£-717,010	£-742,412	£-1,120,014

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£175,041	£123,550	£72,746	£-304,856
10% affordable housing	£87,009	£35,518	£-10,205	£-387,807
20% affordable housing	£-1,023	£-52,514	£-93,157	£-470,759
30% affordable housing	£-89,055	£-140,546	£-176,109	£-553,711
40% affordable housing	£-177,087	£-228,578	£-259,060	£-636,662
50% affordable housing	£-265,119	£-316,610	£-342,012	£-719,614

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-115,359	£-166,850	£-217,654	£-595,256
10% affordable housing	£-203,391	£-254,882	£-300,605	£-678,207
20% affordable housing	£-291,423	£-342,914	£-383,557	£-761,159
30% affordable housing	£-379,455	£-430,946	£-466,509	£-844,111
40% affordable housing	£-467,487	£-518,978	£-549,460	£-927,062
50% affordable housing	£-555,519	£-607,010	£-632,412	£-1,010,014

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£291,641	£240,150	£189,346	£-188,256
10% affordable housing	£203,609	£152,118	£106,395	£-271,207
20% affordable housing	£115,577	£64,086	£23,443	£-354,159
30% affordable housing	£27,545	£-23,946	£-59,509	£-437,111
40% affordable housing	£-60,487	£-111,978	£-142,460	£-520,062
50% affordable housing	£-148,519	£-200,010	£-225,412	£-603,014

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham SW16

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.11 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,100,386	£1,048,895	£998,092	£620,490
10% affordable housing	£985,482	£933,991	£888,267	£510,665
20% affordable housing	£870,577	£819,086	£778,443	£400,841
30% affordable housing	£755,673	£704,181	£668,619	£291,017
40% affordable housing	£640,768	£589,277	£558,795	£181,193
50% affordable housing	£525,863	£474,372	£448,970	£71,368

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£143,386	£91,895	£41,092	£336,510
10% affordable housing	£28,482	£23,009	£68,733	£446,335
20% affordable housing	£86,423	£137,914	£178,557	£556,159
30% affordable housing	£201,327	£252,819	£288,381	£665,983
40% affordable housing	£316,232	£367,723	£398,205	£775,807
50% affordable housing	£431,137	£482,628	£508,030	£885,632

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£543,786	£492,295	£441,492	£63,890
10% affordable housing	£428,882	£377,391	£331,667	£45,935
20% affordable housing	£313,977	£262,486	£221,843	£155,759
30% affordable housing	£199,073	£147,581	£112,019	£265,583
40% affordable housing	£84,168	£32,677	£2,195	£375,407
50% affordable housing	£30,737	£82,228	£107,630	£485,232

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£253,386	£201,895	£151,092	£226,510
10% affordable housing	£138,482	£86,991	£41,267	£336,335
20% affordable housing	£23,577	£27,914	£68,557	£446,159
30% affordable housing	£91,327	£142,819	£178,381	£555,983
40% affordable housing	£206,232	£257,723	£288,205	£665,807
50% affordable housing	£321,137	£372,628	£398,030	£775,632

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£660,386	£608,895	£558,092	£180,490
10% affordable housing	£545,482	£493,991	£448,267	£70,665
20% affordable housing	£430,577	£379,086	£338,443	£39,159
30% affordable housing	£315,673	£264,181	£228,619	£148,983
40% affordable housing	£200,768	£149,277	£118,795	£258,807
50% affordable housing	£85,863	£34,372	£8,970	£368,632

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

West Norwood SE27

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.11 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,225,015	£1,173,524	£1,122,720	£745,118
10% affordable housing	£1,099,260	£1,047,769	£1,002,045	£624,443
20% affordable housing	£973,505	£922,014	£881,371	£503,769
30% affordable housing	£847,750	£796,259	£760,696	£383,094
40% affordable housing	£721,995	£670,504	£640,022	£262,420
50% affordable housing	£596,240	£544,749	£519,347	£141,745

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£268,015	£216,524	£165,720	-£211,882
10% affordable housing	£142,260	£90,769	£45,045	-£332,557
20% affordable housing	£16,505	-£34,986	-£75,629	-£453,231
30% affordable housing	-£109,250	-£160,741	-£196,304	-£573,906
40% affordable housing	-£235,005	-£286,496	-£316,978	-£694,580
50% affordable housing	-£360,760	-£412,251	-£437,653	-£815,255

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£668,415	£616,924	£566,120	£188,518
10% affordable housing	£542,660	£491,169	£445,445	£67,843
20% affordable housing	£416,905	£365,414	£324,771	-£52,831
30% affordable housing	£291,150	£239,659	£204,096	-£173,506
40% affordable housing	£165,395	£113,904	£83,422	-£294,180
50% affordable housing	£39,640	-£11,851	-£37,253	-£414,855

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£378,015	£326,524	£275,720	-£101,882
10% affordable housing	£252,260	£200,769	£155,045	-£222,557
20% affordable housing	£126,505	£75,014	£34,371	-£343,231
30% affordable housing	£750	-£50,741	-£86,304	-£463,906
40% affordable housing	-£125,005	-£176,496	-£206,978	-£584,580
50% affordable housing	-£250,760	-£302,251	-£327,653	-£705,255

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£785,015	£733,524	£682,720	£305,118
10% affordable housing	£659,260	£607,769	£562,045	£184,443
20% affordable housing	£533,505	£482,014	£441,371	£63,769
30% affordable housing	£407,750	£356,259	£320,696	-£56,906
40% affordable housing	£281,995	£230,504	£200,022	-£177,580
50% affordable housing	£156,240	£104,749	£79,347	-£298,255

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham Hill SW2

Residual land values:

Site density	0.11 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,401,678	£1,350,187	£1,299,384	£921,782
10% affordable housing	£1,266,519	£1,215,027	£1,169,304	£791,702
20% affordable housing	£1,131,359	£1,079,868	£1,039,225	£661,623
30% affordable housing	£996,199	£944,708	£909,145	£531,543
40% affordable housing	£861,039	£809,548	£779,066	£401,464
50% affordable housing	£725,880	£674,388	£648,987	£271,385

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£444,678	£393,187	£342,384	-£35,218
10% affordable housing	£309,519	£258,027	£212,304	-£165,298
20% affordable housing	£174,359	£122,868	£82,225	-£295,377
30% affordable housing	£39,199	-£12,292	-£47,855	-£425,457
40% affordable housing	-£95,961	-£147,452	-£177,934	-£555,536
50% affordable housing	-£231,120	-£282,612	-£308,013	-£685,615

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£845,078	£793,587	£742,784	£365,182
10% affordable housing	£709,919	£658,427	£612,704	£235,102
20% affordable housing	£574,759	£523,268	£482,625	£105,023
30% affordable housing	£439,599	£388,108	£352,545	-£25,057
40% affordable housing	£304,439	£252,948	£222,466	-£155,136
50% affordable housing	£169,280	£117,788	£92,387	-£285,215

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£554,678	£503,187	£452,384	£74,782
10% affordable housing	£419,519	£368,027	£322,304	-£55,298
20% affordable housing	£284,359	£232,868	£192,225	-£185,377
30% affordable housing	£149,199	£97,708	£62,145	-£315,457
40% affordable housing	£14,039	-£37,452	-£67,934	-£445,536
50% affordable housing	-£121,120	-£172,612	-£198,013	-£575,615

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£961,678	£910,187	£859,384	£481,782
10% affordable housing	£826,519	£775,027	£729,304	£351,702
20% affordable housing	£691,359	£639,868	£599,225	£221,623
30% affordable housing	£556,199	£504,708	£469,145	£91,543
40% affordable housing	£421,039	£369,548	£339,066	-£38,536
50% affordable housing	£285,880	£234,388	£208,987	-£168,615

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density 0.11 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,719,031	£1,667,539	£1,616,736	£1,239,134
10% affordable housing	£1,557,229	£1,505,737	£1,460,014	£1,082,412
20% affordable housing	£1,395,427	£1,343,936	£1,303,293	£925,691
30% affordable housing	£1,233,625	£1,182,134	£1,146,571	£768,969
40% affordable housing	£1,071,823	£1,020,332	£989,850	£612,248
50% affordable housing	£910,021	£858,530	£833,128	£455,526

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£762,031	£710,539	£659,736	£282,134
10% affordable housing	£600,229	£548,737	£503,014	£125,412
20% affordable housing	£438,427	£386,936	£346,293	£-31,309
30% affordable housing	£276,625	£225,134	£189,571	£-188,031
40% affordable housing	£114,823	£63,332	£32,850	£-344,752
50% affordable housing	£-46,979	£-98,470	£-123,872	£-501,474

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,162,431	£1,110,939	£1,060,136	£682,534
10% affordable housing	£1,000,629	£949,137	£903,414	£525,812
20% affordable housing	£838,827	£787,336	£746,693	£369,091
30% affordable housing	£677,025	£625,534	£589,971	£212,369
40% affordable housing	£515,223	£463,732	£433,250	£55,648
50% affordable housing	£353,421	£301,930	£276,528	£-101,074

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£872,031	£820,539	£769,736	£392,134
10% affordable housing	£710,229	£658,737	£613,014	£235,412
20% affordable housing	£548,427	£496,936	£456,293	£78,691
30% affordable housing	£386,625	£335,134	£299,571	£-78,031
40% affordable housing	£224,823	£173,332	£142,850	£-234,752
50% affordable housing	£63,021	£11,530	£-13,872	£-391,474

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,279,031	£1,227,539	£1,176,736	£799,134
10% affordable housing	£1,117,229	£1,065,737	£1,020,014	£642,412
20% affordable housing	£955,427	£903,936	£863,293	£485,691
30% affordable housing	£793,625	£742,134	£706,571	£328,969
40% affordable housing	£631,823	£580,332	£549,850	£172,248
50% affordable housing	£470,021	£418,530	£393,128	£15,526

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Herne Hill SE24

Residual land values:

Site density	0.11 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,050,516	£1,999,025	£1,948,221	£1,570,619
10% affordable housing	£1,863,704	£1,812,212	£1,766,489	£1,388,887
20% affordable housing	£1,676,891	£1,625,400	£1,584,757	£1,207,155
30% affordable housing	£1,490,079	£1,438,588	£1,403,025	£1,025,424
40% affordable housing	£1,303,267	£1,251,776	£1,221,294	£843,692
50% affordable housing	£1,116,455	£1,064,964	£1,039,562	£661,960

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,093,516	£1,042,025	£991,221	£613,619
10% affordable housing	£906,704	£855,212	£809,489	£431,887
20% affordable housing	£719,891	£668,400	£627,757	£250,155
30% affordable housing	£533,079	£481,588	£446,025	£68,424
40% affordable housing	£346,267	£294,776	£264,294	-£113,308
50% affordable housing	£159,455	£107,964	£82,562	-£295,040

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,493,916	£1,442,425	£1,391,621	£1,014,019
10% affordable housing	£1,307,104	£1,255,612	£1,209,889	£832,287
20% affordable housing	£1,120,291	£1,068,800	£1,028,157	£650,555
30% affordable housing	£933,479	£881,988	£846,425	£468,824
40% affordable housing	£746,667	£695,176	£664,694	£287,092
50% affordable housing	£559,855	£508,364	£482,962	£105,360

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,203,516	£1,152,025	£1,101,221	£723,619
10% affordable housing	£1,016,704	£965,212	£919,489	£541,887
20% affordable housing	£829,891	£778,400	£737,757	£360,155
30% affordable housing	£643,079	£591,588	£556,025	£178,424
40% affordable housing	£456,267	£404,776	£374,294	-£3,308
50% affordable housing	£269,455	£217,964	£192,562	-£185,040

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,610,516	£1,559,025	£1,508,221	£1,130,619
10% affordable housing	£1,423,704	£1,372,212	£1,326,489	£948,887
20% affordable housing	£1,236,891	£1,185,400	£1,144,757	£767,155
30% affordable housing	£1,050,079	£998,588	£963,025	£585,424
40% affordable housing	£863,267	£811,776	£781,294	£403,692
50% affordable housing	£676,455	£624,964	£599,562	£221,960

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Kennington/Oval SE11

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.11 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,311,978	£2,260,487	£2,149,914	£1,772,312
10% affordable housing	£2,114,869	£2,063,378	£1,963,863	£1,586,261
20% affordable housing	£1,917,760	£1,866,269	£1,777,811	£1,400,209
30% affordable housing	£1,720,652	£1,669,161	£1,591,760	£1,214,158
40% affordable housing	£1,523,543	£1,472,052	£1,405,708	£1,028,106
50% affordable housing	£1,326,434	£1,274,943	£1,219,657	£842,055

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,354,978	£1,303,487	£1,192,914	£815,312
10% affordable housing	£1,157,869	£1,106,378	£1,006,863	£629,261
20% affordable housing	£960,760	£909,269	£820,811	£443,209
30% affordable housing	£763,652	£712,161	£634,760	£257,158
40% affordable housing	£566,543	£515,052	£448,708	£71,106
50% affordable housing	£369,434	£317,943	£262,657	-£114,945

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,755,378	£1,703,887	£1,593,314	£1,215,712
10% affordable housing	£1,558,269	£1,506,778	£1,407,263	£1,029,661
20% affordable housing	£1,361,160	£1,309,669	£1,221,211	£843,609
30% affordable housing	£1,164,052	£1,112,561	£1,035,160	£657,558
40% affordable housing	£966,943	£915,452	£849,108	£471,506
50% affordable housing	£769,834	£718,343	£663,057	£285,455

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,464,978	£1,413,487	£1,302,914	£925,312
10% affordable housing	£1,267,869	£1,216,378	£1,116,863	£739,261
20% affordable housing	£1,070,760	£1,019,269	£930,811	£553,209
30% affordable housing	£873,652	£822,161	£744,760	£367,158
40% affordable housing	£676,543	£625,052	£558,708	£181,106
50% affordable housing	£479,434	£427,943	£372,657	-£4,945

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,871,978	£1,820,487	£1,709,914	£1,332,312
10% affordable housing	£1,674,869	£1,623,378	£1,523,863	£1,146,261
20% affordable housing	£1,477,760	£1,426,269	£1,337,811	£960,209
30% affordable housing	£1,280,652	£1,229,161	£1,151,760	£774,158
40% affordable housing	£1,083,543	£1,032,052	£965,708	£588,106
50% affordable housing	£886,434	£834,943	£779,657	£402,055

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Clapham South SW4

Residual land values:

Site density	0.11 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,897,217	£2,845,725	£2,735,153	£2,357,551
10% affordable housing	£2,655,139	£2,603,648	£2,504,132	£2,126,531
20% affordable housing	£2,413,062	£2,361,570	£2,273,112	£1,895,510
30% affordable housing	£2,170,984	£2,119,493	£2,042,092	£1,664,490
40% affordable housing	£1,928,906	£1,877,415	£1,811,072	£1,433,470
50% affordable housing	£1,686,829	£1,635,338	£1,580,051	£1,202,450

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,940,217	£1,888,725	£1,778,153	£1,400,551
10% affordable housing	£1,698,139	£1,646,648	£1,547,132	£1,169,531
20% affordable housing	£1,456,062	£1,404,570	£1,316,112	£938,510
30% affordable housing	£1,213,984	£1,162,493	£1,085,092	£707,490
40% affordable housing	£971,906	£920,415	£854,072	£476,470
50% affordable housing	£729,829	£678,338	£623,051	£245,450

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,340,617	£2,289,125	£2,178,553	£1,800,951
10% affordable housing	£2,098,539	£2,047,048	£1,947,532	£1,569,931
20% affordable housing	£1,856,462	£1,804,970	£1,716,512	£1,338,910
30% affordable housing	£1,614,384	£1,562,893	£1,485,492	£1,107,890
40% affordable housing	£1,372,306	£1,320,815	£1,254,472	£876,870
50% affordable housing	£1,130,229	£1,078,738	£1,023,451	£645,850

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,050,217	£1,998,725	£1,888,153	£1,510,551
10% affordable housing	£1,808,139	£1,756,648	£1,657,132	£1,279,531
20% affordable housing	£1,566,062	£1,514,570	£1,426,112	£1,048,510
30% affordable housing	£1,323,984	£1,272,493	£1,195,092	£817,490
40% affordable housing	£1,081,906	£1,030,415	£964,072	£586,470
50% affordable housing	£839,829	£788,338	£733,051	£355,450

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,457,217	£2,405,725	£2,295,153	£1,917,551
10% affordable housing	£2,215,139	£2,163,648	£2,064,132	£1,686,531
20% affordable housing	£1,973,062	£1,921,570	£1,833,112	£1,455,510
30% affordable housing	£1,730,984	£1,679,493	£1,602,092	£1,224,490
40% affordable housing	£1,488,906	£1,437,415	£1,371,072	£993,470
50% affordable housing	£1,246,829	£1,195,338	£1,140,051	£762,450

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Norwood Park SE19

Residual land values:

Site density	0.14 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£73,436	-£250,159	-£364,390	-£1,660,355
10% affordable housing	-£201,344	-£378,066	-£480,875	-£1,776,840
20% affordable housing	-£329,251	-£505,974	-£597,359	-£1,893,324
30% affordable housing	-£457,159	-£633,881	-£713,843	-£2,009,808
40% affordable housing	-£585,066	-£761,789	-£830,328	-£2,126,293
50% affordable housing	-£712,974	-£889,696	-£946,812	-£2,242,777

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,291,436	-£1,468,159	-£1,582,390	-£2,878,355
10% affordable housing	-£1,419,344	-£1,596,066	-£1,698,875	-£2,994,840
20% affordable housing	-£1,547,251	-£1,723,974	-£1,815,359	-£3,111,324
30% affordable housing	-£1,675,159	-£1,851,881	-£1,931,843	-£3,227,808
40% affordable housing	-£1,803,066	-£1,979,789	-£2,048,328	-£3,344,293
50% affordable housing	-£1,930,974	-£2,107,696	-£2,164,812	-£3,460,777

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£781,836	-£958,559	-£1,072,790	-£2,368,755
10% affordable housing	-£909,744	-£1,086,466	-£1,189,275	-£2,485,240
20% affordable housing	-£1,037,651	-£1,214,374	-£1,305,759	-£2,601,724
30% affordable housing	-£1,165,559	-£1,342,281	-£1,422,243	-£2,718,208
40% affordable housing	-£1,293,466	-£1,470,189	-£1,538,728	-£2,834,693
50% affordable housing	-£1,421,374	-£1,598,096	-£1,655,212	-£2,951,177

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,151,436	-£1,328,159	-£1,442,390	-£2,738,355
10% affordable housing	-£1,279,344	-£1,456,066	-£1,558,875	-£2,854,840
20% affordable housing	-£1,407,251	-£1,583,974	-£1,675,359	-£2,971,324
30% affordable housing	-£1,535,159	-£1,711,881	-£1,791,843	-£3,087,808
40% affordable housing	-£1,663,066	-£1,839,789	-£1,908,328	-£3,204,293
50% affordable housing	-£1,790,974	-£1,967,696	-£2,024,812	-£3,320,777

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£633,436	-£810,159	-£924,390	-£2,220,355
10% affordable housing	-£761,344	-£938,066	-£1,040,875	-£2,336,840
20% affordable housing	-£889,251	-£1,065,974	-£1,157,359	-£2,453,324
30% affordable housing	-£1,017,159	-£1,193,881	-£1,273,843	-£2,569,808
40% affordable housing	-£1,145,066	-£1,321,789	-£1,390,328	-£2,686,293
50% affordable housing	-£1,272,974	-£1,449,696	-£1,506,812	-£2,802,777

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham SW16

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.14 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£621,958	£445,235	£331,004	-£964,962
10% affordable housing	£448,707	£271,984	£169,176	-£1,126,789
20% affordable housing	£275,456	£98,733	£7,348	-£1,288,617
30% affordable housing	£102,205	-£74,517	-£154,479	-£1,450,445
40% affordable housing	-£71,046	-£247,768	-£316,307	-£1,612,272
50% affordable housing	-£244,297	-£421,019	-£478,135	-£1,774,100

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£596,042	-£772,765	-£886,996	-£2,182,962
10% affordable housing	-£769,293	-£946,016	-£1,048,824	-£2,344,789
20% affordable housing	-£942,544	-£1,119,267	-£1,210,652	-£2,506,617
30% affordable housing	-£1,115,795	-£1,292,517	-£1,372,479	-£2,668,445
40% affordable housing	-£1,289,046	-£1,465,768	-£1,534,307	-£2,830,272
50% affordable housing	-£1,462,297	-£1,639,019	-£1,696,135	-£2,992,100

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£86,442	-£263,165	-£377,396	-£1,673,362
10% affordable housing	-£259,693	-£436,416	-£539,224	-£1,835,189
20% affordable housing	-£432,944	-£609,667	-£701,052	-£1,997,017
30% affordable housing	-£606,195	-£782,917	-£862,879	-£2,158,845
40% affordable housing	-£779,446	-£956,168	-£1,024,707	-£2,320,672
50% affordable housing	-£952,697	-£1,129,419	-£1,186,535	-£2,482,500

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£456,042	-£632,765	-£746,996	-£2,042,962
10% affordable housing	-£629,293	-£806,016	-£908,824	-£2,204,789
20% affordable housing	-£802,544	-£979,267	-£1,070,652	-£2,366,617
30% affordable housing	-£975,795	-£1,152,517	-£1,232,479	-£2,528,445
40% affordable housing	-£1,149,046	-£1,325,768	-£1,394,307	-£2,690,272
50% affordable housing	-£1,322,297	-£1,499,019	-£1,556,135	-£2,852,100

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£61,958	-£114,765	-£228,996	-£1,524,962
10% affordable housing	-£111,293	-£288,016	-£390,824	-£1,686,789
20% affordable housing	-£284,544	-£461,267	-£552,652	-£1,848,617
30% affordable housing	-£457,795	-£634,517	-£714,479	-£2,010,445
40% affordable housing	-£631,046	-£807,768	-£876,307	-£2,172,272
50% affordable housing	-£804,297	-£981,019	-£1,038,135	-£2,334,100

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

West Norwood SE27

Residual land values:

Site density	0.14 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£856,986	£680,264	£566,032	-£729,933
10% affordable housing	£666,587	£489,865	£387,057	-£908,909
20% affordable housing	£476,189	£299,466	£208,081	-£1,087,884
30% affordable housing	£285,790	£109,068	£29,106	-£1,266,860
40% affordable housing	£95,391	-£81,331	-£149,870	-£1,445,835
50% affordable housing	-£95,007	-£271,730	-£328,846	-£1,624,811

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£361,014	-£537,736	-£651,968	-£1,947,933
10% affordable housing	-£551,413	-£728,135	-£830,943	-£2,126,909
20% affordable housing	-£741,811	-£918,534	-£1,009,919	-£2,305,884
30% affordable housing	-£932,210	-£1,108,932	-£1,188,894	-£2,484,860
40% affordable housing	-£1,122,609	-£1,299,331	-£1,367,870	-£2,663,835
50% affordable housing	-£1,313,007	-£1,489,730	-£1,546,846	-£2,842,811

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£148,586	-£28,136	-£142,368	-£1,438,333
10% affordable housing	-£41,813	-£218,535	-£321,343	-£1,617,309
20% affordable housing	-£232,211	-£408,934	-£500,319	-£1,796,284
30% affordable housing	-£422,610	-£599,332	-£679,294	-£1,975,260
40% affordable housing	-£613,009	-£789,731	-£858,270	-£2,154,235
50% affordable housing	-£803,407	-£980,130	-£1,037,246	-£2,333,211

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£221,014	-£397,736	-£511,968	-£1,807,933
10% affordable housing	-£411,413	-£588,135	-£690,943	-£1,986,909
20% affordable housing	-£601,811	-£778,534	-£869,919	-£2,165,884
30% affordable housing	-£792,210	-£968,932	-£1,048,894	-£2,344,860
40% affordable housing	-£982,609	-£1,159,331	-£1,227,870	-£2,523,835
50% affordable housing	-£1,173,007	-£1,349,730	-£1,406,846	-£2,702,811

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£296,986	£120,264	£6,032	-£1,289,933
10% affordable housing	£106,587	-£70,135	-£172,943	-£1,468,909
20% affordable housing	-£83,811	-£260,534	-£351,919	-£1,647,884
30% affordable housing	-£274,210	-£450,932	-£530,894	-£1,826,860
40% affordable housing	-£464,609	-£641,331	-£709,870	-£2,005,835
50% affordable housing	-£655,007	-£831,730	-£888,846	-£2,184,811

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham Hill SW2

Residual land values:

Site density	0.14 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,190,145	£1,013,423	£899,191	-£396,774
10% affordable housing	£989,033	£812,311	£709,503	-£586,463
20% affordable housing	£787,922	£611,199	£519,814	-£776,151
30% affordable housing	£586,810	£410,087	£330,125	-£965,840
40% affordable housing	£385,698	£208,976	£140,437	-£1,155,528
50% affordable housing	£184,586	£7,864	-£49,252	-£1,345,217

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£27,855	-£204,577	-£318,809	-£1,614,774
10% affordable housing	-£228,967	-£405,689	-£508,497	-£1,804,463
20% affordable housing	-£430,078	-£606,801	-£698,186	-£1,994,151
30% affordable housing	-£631,190	-£807,913	-£887,875	-£2,183,840
40% affordable housing	-£832,302	-£1,009,024	-£1,077,563	-£2,373,528
50% affordable housing	-£1,033,414	-£1,210,136	-£1,267,252	-£2,563,217

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£481,745	£305,023	£190,791	-£1,105,174
10% affordable housing	£280,633	£103,911	£1,103	-£1,294,863
20% affordable housing	£79,522	-£97,201	-£188,586	-£1,484,551
30% affordable housing	-£121,590	-£298,313	-£378,275	-£1,674,240
40% affordable housing	-£322,702	-£499,424	-£567,963	-£1,863,928
50% affordable housing	-£523,814	-£700,536	-£757,652	-£2,053,617

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£112,145	-£64,577	-£178,809	-£1,474,774
10% affordable housing	-£88,967	-£265,689	-£368,497	-£1,664,463
20% affordable housing	-£290,078	-£466,801	-£558,186	-£1,854,151
30% affordable housing	-£491,190	-£667,913	-£747,875	-£2,043,840
40% affordable housing	-£692,302	-£869,024	-£937,563	-£2,233,528
50% affordable housing	-£893,414	-£1,070,136	-£1,127,252	-£2,423,217

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£630,145	£453,423	£339,191	-£956,774
10% affordable housing	£429,033	£252,311	£149,503	-£1,146,463
20% affordable housing	£227,922	£51,199	-£40,186	-£1,336,151
30% affordable housing	£26,810	-£149,913	-£229,875	-£1,525,840
40% affordable housing	-£174,302	-£351,024	-£419,563	-£1,715,528
50% affordable housing	-£375,414	-£552,136	-£609,252	-£1,905,217

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density 0.14 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,788,620	£1,611,897	£1,497,666	£201,701
10% affordable housing	£1,532,589	£1,355,867	£1,253,058	-£42,907
20% affordable housing	£1,276,558	£1,099,836	£1,008,451	-£287,514
30% affordable housing	£1,020,528	£843,805	£763,843	-£532,122
40% affordable housing	£764,497	£587,774	£519,236	-£776,730
50% affordable housing	£508,466	£331,744	£274,628	-£1,021,337

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£570,620	£393,897	£279,666	-£1,016,299
10% affordable housing	£314,589	£137,867	£35,058	-£1,260,907
20% affordable housing	£58,558	-£118,164	-£209,549	-£1,505,514
30% affordable housing	-£197,472	-£374,195	-£454,157	-£1,750,122
40% affordable housing	-£453,503	-£630,226	-£698,764	-£1,994,730
50% affordable housing	-£709,534	-£886,256	-£943,372	-£2,239,337

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,080,220	£903,497	£789,266	-£506,699
10% affordable housing	£824,189	£647,467	£544,658	-£751,307
20% affordable housing	£568,158	£391,436	£300,051	-£995,914
30% affordable housing	£312,128	£135,405	£55,443	-£1,240,522
40% affordable housing	£56,097	-£120,626	-£189,164	-£1,485,130
50% affordable housing	-£199,934	-£376,656	-£433,772	-£1,729,737

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£710,620	£533,897	£419,666	-£876,299
10% affordable housing	£454,589	£277,867	£175,058	-£1,120,907
20% affordable housing	£198,558	£21,836	-£69,549	-£1,365,514
30% affordable housing	-£57,472	-£234,195	-£314,157	-£1,610,122
40% affordable housing	-£313,503	-£490,226	-£558,764	-£1,854,730
50% affordable housing	-£569,534	-£746,256	-£803,372	-£2,099,337

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,228,620	£1,051,897	£937,666	-£358,299
10% affordable housing	£972,589	£795,867	£693,058	-£602,907
20% affordable housing	£716,558	£539,836	£448,451	-£847,514
30% affordable housing	£460,528	£283,805	£203,843	-£1,092,122
40% affordable housing	£204,497	£27,774	-£40,764	-£1,336,730
50% affordable housing	-£51,534	-£228,256	-£285,372	-£1,581,337

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Herne Hill SE24

Residual land values:

Site density	0.14 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,413,748	£2,237,025	£2,122,794	£826,828
10% affordable housing	£2,107,193	£1,930,471	£1,827,663	£531,697
20% affordable housing	£1,800,639	£1,623,917	£1,532,532	£236,566
30% affordable housing	£1,494,085	£1,317,362	£1,237,400	£-58,565
40% affordable housing	£1,187,531	£1,010,808	£942,269	£-353,696
50% affordable housing	£880,977	£704,254	£647,138	£-648,827

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,195,748	£1,019,025	£904,794	£-391,172
10% affordable housing	£889,193	£712,471	£609,663	£-686,303
20% affordable housing	£582,639	£405,917	£314,532	£-981,434
30% affordable housing	£276,085	£99,362	£19,400	£-1,276,565
40% affordable housing	£-30,469	£-207,192	£-275,731	£-1,571,696
50% affordable housing	£-337,023	£-513,746	£-570,862	£-1,866,827

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,705,348	£1,528,625	£1,414,394	£118,428
10% affordable housing	£1,398,793	£1,222,071	£1,119,263	£-176,703
20% affordable housing	£1,092,239	£915,517	£824,132	£-471,834
30% affordable housing	£785,685	£608,962	£529,000	£-766,965
40% affordable housing	£479,131	£302,408	£233,869	£-1,062,096
50% affordable housing	£172,577	£-4,146	£-61,262	£-1,357,227

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,335,748	£1,159,025	£1,044,794	£-251,172
10% affordable housing	£1,029,193	£852,471	£749,663	£-546,303
20% affordable housing	£722,639	£545,917	£454,532	£-841,434
30% affordable housing	£416,085	£239,362	£159,400	£-1,136,565
40% affordable housing	£109,531	£-67,192	£-135,731	£-1,431,696
50% affordable housing	£-197,023	£-373,746	£-430,862	£-1,726,827

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,853,748	£1,677,025	£1,562,794	£266,828
10% affordable housing	£1,547,193	£1,370,471	£1,267,663	£-28,303
20% affordable housing	£1,240,639	£1,063,917	£972,532	£-323,434
30% affordable housing	£934,085	£757,362	£677,400	£-618,565
40% affordable housing	£627,531	£450,808	£382,269	£-913,696
50% affordable housing	£320,977	£144,254	£87,138	£-1,208,827

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Kennington/Oval SE11

Residual land values:

Site density	0.14 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,906,823	£2,730,100	£2,481,479	£1,185,514
10% affordable housing	£2,609,029	£2,432,307	£2,208,548	£912,583
20% affordable housing	£2,311,236	£2,134,513	£1,935,616	£639,651
30% affordable housing	£2,013,442	£1,836,720	£1,662,685	£366,720
40% affordable housing	£1,715,649	£1,538,926	£1,389,753	£93,788
50% affordable housing	£1,417,855	£1,241,133	£1,116,822	£-179,143

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,688,823	£1,512,100	£1,263,479	£-32,486
10% affordable housing	£1,391,029	£1,214,307	£990,548	£-305,417
20% affordable housing	£1,093,236	£916,513	£717,616	£-578,349
30% affordable housing	£795,442	£618,720	£444,685	£-851,280
40% affordable housing	£497,649	£320,926	£171,753	£-1,124,212
50% affordable housing	£199,855	£23,133	£-101,178	£-1,397,143

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,198,423	£2,021,700	£1,773,079	£477,114
10% affordable housing	£1,900,629	£1,723,907	£1,500,148	£204,183
20% affordable housing	£1,602,836	£1,426,113	£1,227,216	£-68,749
30% affordable housing	£1,305,042	£1,128,320	£954,285	£-341,680
40% affordable housing	£1,007,249	£830,526	£681,353	£-614,612
50% affordable housing	£709,455	£532,733	£408,422	£-887,543

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,828,823	£1,652,100	£1,403,479	£107,514
10% affordable housing	£1,531,029	£1,354,307	£1,130,548	£-165,417
20% affordable housing	£1,233,236	£1,056,513	£857,616	£-438,349
30% affordable housing	£935,442	£758,720	£584,685	£-711,280
40% affordable housing	£637,649	£460,926	£311,753	£-984,212
50% affordable housing	£339,855	£163,133	£38,822	£-1,257,143

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,346,823	£2,170,100	£1,921,479	£625,514
10% affordable housing	£2,049,029	£1,872,307	£1,648,548	£352,583
20% affordable housing	£1,751,236	£1,574,513	£1,375,616	£79,651
30% affordable housing	£1,453,442	£1,276,720	£1,102,685	£-193,280
40% affordable housing	£1,155,649	£978,926	£829,753	£-466,212
50% affordable housing	£857,855	£681,133	£556,822	£-739,143

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 2

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Clapham South SW4

Residual land values:

Site density	0.14 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,010,488	£3,833,766	£3,585,144	£2,289,179
10% affordable housing	£3,624,366	£3,447,644	£3,223,884	£1,927,919
20% affordable housing	£3,238,244	£3,061,522	£2,862,625	£1,566,660
30% affordable housing	£2,852,122	£2,675,400	£2,501,365	£1,205,400
40% affordable housing	£2,466,000	£2,289,278	£2,140,105	£844,140
50% affordable housing	£2,079,879	£1,903,156	£1,778,845	£482,880

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,792,488	£2,615,766	£2,367,144	£1,071,179
10% affordable housing	£2,406,366	£2,229,644	£2,005,884	£709,919
20% affordable housing	£2,020,244	£1,843,522	£1,644,625	£348,660
30% affordable housing	£1,634,122	£1,457,400	£1,283,365	£-12,600
40% affordable housing	£1,248,000	£1,071,278	£922,105	£-373,860
50% affordable housing	£861,879	£685,156	£560,845	£-735,120

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,302,088	£3,125,366	£2,876,744	£1,580,779
10% affordable housing	£2,915,966	£2,739,244	£2,515,484	£1,219,519
20% affordable housing	£2,529,844	£2,353,122	£2,154,225	£858,260
30% affordable housing	£2,143,722	£1,967,000	£1,792,965	£497,000
40% affordable housing	£1,757,600	£1,580,878	£1,431,705	£135,740
50% affordable housing	£1,371,479	£1,194,756	£1,070,445	£-225,520

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,932,488	£2,755,766	£2,507,144	£1,211,179
10% affordable housing	£2,546,366	£2,369,644	£2,145,884	£849,919
20% affordable housing	£2,160,244	£1,983,522	£1,784,625	£488,660
30% affordable housing	£1,774,122	£1,597,400	£1,423,365	£127,400
40% affordable housing	£1,388,000	£1,211,278	£1,062,105	£-233,860
50% affordable housing	£1,001,879	£825,156	£700,845	£-595,120

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,450,488	£3,273,766	£3,025,144	£1,729,179
10% affordable housing	£3,064,366	£2,887,644	£2,663,884	£1,367,919
20% affordable housing	£2,678,244	£2,501,522	£2,302,625	£1,006,660
30% affordable housing	£2,292,122	£2,115,400	£1,941,365	£645,400
40% affordable housing	£1,906,000	£1,729,278	£1,580,105	£284,140
50% affordable housing	£1,519,879	£1,343,156	£1,218,845	£-77,120

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Norwood Park SE19

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,072,159	£1,476,239	£1,035,581	-£3,334,496
10% affordable housing	£1,474,977	£874,286	£477,694	-£3,927,372
20% affordable housing	£877,794	£272,332	-£80,194	-£4,520,248
30% affordable housing	£280,612	-£329,621	-£638,082	-£5,113,123
40% affordable housing	-£316,571	-£931,575	-£1,195,970	-£5,705,999
50% affordable housing	-£913,753	-£1,533,528	-£1,753,857	-£6,298,875

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£6,627,841	-£7,223,761	-£7,664,419	-£12,034,496
10% affordable housing	-£7,225,023	-£7,825,714	-£8,222,306	-£12,627,372
20% affordable housing	-£7,822,206	-£8,427,668	-£8,780,194	-£13,220,248
30% affordable housing	-£8,419,388	-£9,029,621	-£9,338,082	-£13,813,123
40% affordable housing	-£9,016,571	-£9,631,575	-£9,895,970	-£14,405,999
50% affordable housing	-£9,613,753	-£10,233,528	-£10,453,857	-£14,998,875

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,987,841	-£3,583,761	-£4,024,419	-£8,394,496
10% affordable housing	-£3,585,023	-£4,185,714	-£4,582,306	-£8,987,372
20% affordable housing	-£4,182,206	-£4,787,668	-£5,140,194	-£9,580,248
30% affordable housing	-£4,779,388	-£5,389,621	-£5,698,082	-£10,173,123
40% affordable housing	-£5,376,571	-£5,991,575	-£6,255,970	-£10,765,999
50% affordable housing	-£5,973,753	-£6,593,528	-£6,813,857	-£11,358,875

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£5,627,841	-£6,223,761	-£6,664,419	-£11,034,496
10% affordable housing	-£6,225,023	-£6,825,714	-£7,222,306	-£11,627,372
20% affordable housing	-£6,822,206	-£7,427,668	-£7,780,194	-£12,220,248
30% affordable housing	-£7,419,388	-£8,029,621	-£8,338,082	-£12,813,123
40% affordable housing	-£8,016,571	-£8,631,575	-£8,895,970	-£13,405,999
50% affordable housing	-£8,613,753	-£9,233,528	-£9,453,857	-£13,998,875

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,927,841	-£2,523,761	-£2,964,419	-£7,334,496
10% affordable housing	-£2,525,023	-£3,125,714	-£3,522,306	-£7,927,372
20% affordable housing	-£3,122,206	-£3,727,668	-£4,080,194	-£8,520,248
30% affordable housing	-£3,719,388	-£4,329,621	-£4,638,082	-£9,113,123
40% affordable housing	-£4,316,571	-£4,931,575	-£5,195,970	-£9,705,999
50% affordable housing	-£4,913,753	-£5,533,528	-£5,753,857	-£10,298,875

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham SW16

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,936,192	£4,340,272	£3,899,614	-£470,463
10% affordable housing	£4,158,297	£3,557,606	£3,161,014	-£1,244,051
20% affordable housing	£3,380,403	£2,774,941	£2,422,414	-£2,017,639
30% affordable housing	£2,602,508	£1,992,275	£1,683,815	-£2,791,227
40% affordable housing	£1,824,614	£1,209,610	£945,215	-£3,564,814
50% affordable housing	£1,046,720	£426,944	£206,615	-£4,338,402

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£3,763,808	-£4,359,728	-£4,800,386	-£9,170,463
10% affordable housing	-£4,541,703	-£5,142,394	-£5,538,986	-£9,944,051
20% affordable housing	-£5,319,597	-£5,925,059	-£6,277,586	-£10,717,639
30% affordable housing	-£6,097,492	-£6,707,725	-£7,016,185	-£11,491,227
40% affordable housing	-£6,875,386	-£7,490,390	-£7,754,785	-£12,264,814
50% affordable housing	-£7,653,280	-£8,273,056	-£8,493,385	-£13,038,402

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£123,808	-£719,728	-£1,160,386	-£5,530,463
10% affordable housing	-£901,703	-£1,502,394	-£1,898,986	-£6,304,051
20% affordable housing	-£1,679,597	-£2,285,059	-£2,637,586	-£7,077,639
30% affordable housing	-£2,457,492	-£3,067,725	-£3,376,185	-£7,851,227
40% affordable housing	-£3,235,386	-£3,850,390	-£4,114,785	-£8,624,814
50% affordable housing	-£4,013,280	-£4,633,056	-£4,853,385	-£9,398,402

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,763,808	-£3,359,728	-£3,800,386	-£8,170,463
10% affordable housing	-£3,541,703	-£4,142,394	-£4,538,986	-£8,944,051
20% affordable housing	-£4,319,597	-£4,925,059	-£5,277,586	-£9,717,639
30% affordable housing	-£5,097,492	-£5,707,725	-£6,016,185	-£10,491,227
40% affordable housing	-£5,875,386	-£6,490,390	-£6,754,785	-£11,264,814
50% affordable housing	-£6,653,280	-£7,273,056	-£7,493,385	-£12,038,402

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£936,192	£340,272	-£100,386	-£4,470,463
10% affordable housing	£158,297	-£442,394	-£838,986	-£5,244,051
20% affordable housing	-£619,597	-£1,225,059	-£1,577,586	-£6,017,639
30% affordable housing	-£1,397,492	-£2,007,725	-£2,316,185	-£6,791,227
40% affordable housing	-£2,175,386	-£2,790,390	-£3,054,785	-£7,564,814
50% affordable housing	-£2,953,280	-£3,573,056	-£3,793,385	-£8,338,402

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

West Norwood SE27

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,904,175	£5,308,255	£4,867,597	£497,520
10% affordable housing	£5,050,145	£4,449,454	£4,052,862	-£352,204
20% affordable housing	£4,196,114	£3,590,653	£3,238,126	-£1,201,927
30% affordable housing	£3,342,084	£2,731,851	£2,423,391	-£2,051,651
40% affordable housing	£2,488,054	£1,873,050	£1,608,655	-£2,901,374
50% affordable housing	£1,634,024	£1,014,249	£793,920	-£3,751,098

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,795,825	-£3,391,745	-£3,832,403	-£8,202,480
10% affordable housing	-£3,649,855	-£4,250,546	-£4,647,138	-£9,052,204
20% affordable housing	-£4,503,886	-£5,109,347	-£5,461,874	-£9,901,927
30% affordable housing	-£5,357,916	-£5,968,149	-£6,276,609	-£10,751,651
40% affordable housing	-£6,211,946	-£6,826,950	-£7,091,345	-£11,601,374
50% affordable housing	-£7,065,976	-£7,685,751	-£7,906,080	-£12,451,098

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£844,175	£248,255	-£192,403	-£4,562,480
10% affordable housing	-£9,855	-£610,546	-£1,007,138	-£5,412,204
20% affordable housing	-£863,886	-£1,469,347	-£1,821,874	-£6,261,927
30% affordable housing	-£1,717,916	-£2,328,149	-£2,636,609	-£7,111,651
40% affordable housing	-£2,571,946	-£3,186,950	-£3,451,345	-£7,961,374
50% affordable housing	-£3,425,976	-£4,045,751	-£4,266,080	-£8,811,098

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,795,825	-£2,391,745	-£2,832,403	-£7,202,480
10% affordable housing	-£2,649,855	-£3,250,546	-£3,647,138	-£8,052,204
20% affordable housing	-£3,503,886	-£4,109,347	-£4,461,874	-£8,901,927
30% affordable housing	-£4,357,916	-£4,968,149	-£5,276,609	-£9,751,651
40% affordable housing	-£5,211,946	-£5,826,950	-£6,091,345	-£10,601,374
50% affordable housing	-£6,065,976	-£6,685,751	-£6,906,080	-£11,451,098

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,904,175	£1,308,255	£867,597	-£3,502,480
10% affordable housing	£1,050,145	£449,454	£52,862	-£4,352,204
20% affordable housing	£196,114	-£409,347	-£761,874	-£5,201,927
30% affordable housing	-£657,916	-£1,268,149	-£1,576,609	-£6,051,651
40% affordable housing	-£1,511,946	-£2,126,950	-£2,391,345	-£6,901,374
50% affordable housing	-£2,365,976	-£2,985,751	-£3,206,080	-£7,751,098

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham Hill SW2

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,276,316	£6,680,396	£6,239,738	£1,869,661
10% affordable housing	£6,395,064	£5,794,374	£5,397,781	£992,716
20% affordable housing	£5,513,813	£4,908,351	£4,555,825	£115,771
30% affordable housing	£4,632,561	£4,022,329	£3,713,868	£-761,174
40% affordable housing	£3,751,310	£3,136,306	£2,871,911	£-1,638,118
50% affordable housing	£2,870,059	£2,250,283	£2,029,954	£-2,515,063

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-1,423,684	£-2,019,604	£-2,460,262	£-6,830,339
10% affordable housing	£-2,304,936	£-2,905,626	£-3,302,219	£-7,707,284
20% affordable housing	£-3,186,187	£-3,791,649	£-4,144,175	£-8,584,229
30% affordable housing	£-4,067,439	£-4,677,671	£-4,986,132	£-9,461,174
40% affordable housing	£-4,948,690	£-5,563,694	£-5,828,089	£-10,338,118
50% affordable housing	£-5,829,941	£-6,449,717	£-6,670,046	£-11,215,063

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,216,316	£1,620,396	£1,179,738	£-3,190,339
10% affordable housing	£1,335,064	£734,374	£337,781	£-4,067,284
20% affordable housing	£453,813	£-151,649	£-504,175	£-4,944,229
30% affordable housing	£-427,439	£-1,037,671	£-1,346,132	£-5,821,174
40% affordable housing	£-1,308,690	£-1,923,694	£-2,188,089	£-6,698,118
50% affordable housing	£-2,189,941	£-2,809,717	£-3,030,046	£-7,575,063

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£-423,684	£-1,019,604	£-1,460,262	£-5,830,339
10% affordable housing	£-1,304,936	£-1,905,626	£-2,302,219	£-6,707,284
20% affordable housing	£-2,186,187	£-2,791,649	£-3,144,175	£-7,584,229
30% affordable housing	£-3,067,439	£-3,677,671	£-3,986,132	£-8,461,174
40% affordable housing	£-3,948,690	£-4,563,694	£-4,828,089	£-9,338,118
50% affordable housing	£-4,829,941	£-5,449,717	£-5,670,046	£-10,215,063

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,276,316	£2,680,396	£2,239,738	£-2,130,339
10% affordable housing	£2,395,064	£1,794,374	£1,397,781	£-3,007,284
20% affordable housing	£1,513,813	£908,351	£555,825	£-3,884,229
30% affordable housing	£632,561	£22,329	£-286,132	£-4,761,174
40% affordable housing	£-248,690	£-863,694	£-1,128,089	£-5,638,118
50% affordable housing	£-1,129,941	£-1,749,717	£-1,970,046	£-6,515,063

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,741,180	£9,145,260	£8,704,602	£4,334,525
10% affordable housing	£8,625,264	£8,024,573	£7,627,981	£3,222,916
20% affordable housing	£7,509,348	£6,903,886	£6,551,360	£2,111,306
30% affordable housing	£6,393,432	£5,783,199	£5,474,739	£999,697
40% affordable housing	£5,277,516	£4,662,512	£4,398,117	£-111,912
50% affordable housing	£4,161,600	£3,541,825	£3,321,496	£-1,223,522

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,041,180	£445,260	£4,602	£-4,365,475
10% affordable housing	£-74,736	£-675,427	£-1,072,019	£-5,477,084
20% affordable housing	£-1,190,652	£-1,796,114	£-2,148,640	£-6,588,694
30% affordable housing	£-2,306,568	£-2,916,801	£-3,225,261	£-7,700,303
40% affordable housing	£-3,422,484	£-4,037,488	£-4,301,883	£-8,811,912
50% affordable housing	£-4,538,400	£-5,158,175	£-5,378,504	£-9,923,522

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,681,180	£4,085,260	£3,644,602	£-725,475
10% affordable housing	£3,565,264	£2,964,573	£2,567,981	£-1,837,084
20% affordable housing	£2,449,348	£1,843,886	£1,491,360	£-2,948,694
30% affordable housing	£1,333,432	£723,199	£414,739	£-4,060,303
40% affordable housing	£217,516	£-397,488	£-661,883	£-5,171,912
50% affordable housing	£-898,400	£-1,518,175	£-1,738,504	£-6,283,522

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,041,180	£1,445,260	£1,004,602	£-3,365,475
10% affordable housing	£925,264	£324,573	£-72,019	£-4,477,084
20% affordable housing	£-190,652	£-796,114	£-1,148,640	£-5,588,694
30% affordable housing	£-1,306,568	£-1,916,801	£-2,225,261	£-6,700,303
40% affordable housing	£-2,422,484	£-3,037,488	£-3,301,883	£-7,811,912
50% affordable housing	£-3,538,400	£-4,158,175	£-4,378,504	£-8,923,522

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,741,180	£5,145,260	£4,704,602	£334,525
10% affordable housing	£4,625,264	£4,024,573	£3,627,981	£-777,084
20% affordable housing	£3,509,348	£2,903,886	£2,551,360	£-1,888,694
30% affordable housing	£2,393,432	£1,783,199	£1,474,739	£-3,000,303
40% affordable housing	£1,277,516	£662,512	£398,117	£-4,111,912
50% affordable housing	£161,600	£-458,175	£-678,504	£-5,223,522

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Herne Hill SE24

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,315,815	£11,719,896	£11,279,238	£6,909,160
10% affordable housing	£10,994,569	£10,393,879	£9,997,286	£5,592,221
20% affordable housing	£9,673,323	£9,067,861	£8,715,335	£4,275,282
30% affordable housing	£8,352,077	£7,741,844	£7,433,384	£2,958,342
40% affordable housing	£7,030,831	£6,415,827	£6,151,432	£1,641,403
50% affordable housing	£5,709,585	£5,089,810	£4,869,481	£324,463

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,615,815	£3,019,896	£2,579,238	£1,790,840
10% affordable housing	£2,294,569	£1,693,879	£1,297,286	£3,107,779
20% affordable housing	£973,323	£367,861	£15,335	£4,424,718
30% affordable housing	£347,923	£958,156	£1,266,616	£5,741,658
40% affordable housing	£1,669,169	£2,284,173	£2,548,568	£7,058,597
50% affordable housing	£2,990,415	£3,610,190	£3,830,519	£8,375,537

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,255,815	£6,659,896	£6,219,238	£1,849,160
10% affordable housing	£5,934,569	£5,333,879	£4,937,286	£532,221
20% affordable housing	£4,613,323	£4,007,861	£3,655,335	£784,718
30% affordable housing	£3,292,077	£2,681,844	£2,373,384	£2,101,658
40% affordable housing	£1,970,831	£1,355,827	£1,091,432	£3,418,597
50% affordable housing	£649,585	£29,810	£190,519	£4,735,537

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,615,815	£4,019,896	£3,579,238	£790,840
10% affordable housing	£3,294,569	£2,693,879	£2,297,286	£2,107,779
20% affordable housing	£1,973,323	£1,367,861	£1,015,335	£3,424,718
30% affordable housing	£652,077	£41,844	£266,616	£4,741,658
40% affordable housing	£669,169	£1,284,173	£1,548,568	£6,058,597
50% affordable housing	£1,990,415	£2,610,190	£2,830,519	£7,375,537

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,315,815	£7,719,896	£7,279,238	£2,909,160
10% affordable housing	£6,994,569	£6,393,879	£5,997,286	£1,592,221
20% affordable housing	£5,673,323	£5,067,861	£4,715,335	£275,282
30% affordable housing	£4,352,077	£3,741,844	£3,433,384	£1,041,658
40% affordable housing	£3,030,831	£2,415,827	£2,151,432	£2,358,597
50% affordable housing	£1,709,585	£1,089,810	£869,481	£3,675,537

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Kennington/Oval SE11

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£14,346,584	£13,750,665	£12,791,585	£8,421,508
10% affordable housing	£13,073,711	£12,473,020	£11,609,849	£7,204,783
20% affordable housing	£11,800,837	£11,195,376	£10,428,112	£5,988,059
30% affordable housing	£10,527,964	£9,917,731	£9,246,376	£4,771,334
40% affordable housing	£9,255,091	£8,640,087	£8,064,639	£3,554,610
50% affordable housing	£7,982,217	£7,362,442	£6,882,903	£2,337,885

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,646,584	£5,050,665	£4,091,585	£278,492
10% affordable housing	£4,373,711	£3,773,020	£2,909,849	£1,495,217
20% affordable housing	£3,100,837	£2,495,376	£1,728,112	£2,711,941
30% affordable housing	£1,827,964	£1,217,731	£546,376	£3,928,666
40% affordable housing	£555,091	£59,913	£635,361	£5,145,390
50% affordable housing	£717,783	£1,337,558	£1,817,097	£6,362,115

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,286,584	£8,690,665	£7,731,585	£3,361,508
10% affordable housing	£8,013,711	£7,413,020	£6,549,849	£2,144,783
20% affordable housing	£6,740,837	£6,135,376	£5,368,112	£928,059
30% affordable housing	£5,467,964	£4,857,731	£4,186,376	£288,666
40% affordable housing	£4,195,091	£3,580,087	£3,004,639	£1,505,390
50% affordable housing	£2,922,217	£2,302,442	£1,822,903	£2,722,115

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,646,584	£6,050,665	£5,091,585	£721,508
10% affordable housing	£5,373,711	£4,773,020	£3,909,849	£495,217
20% affordable housing	£4,100,837	£3,495,376	£2,728,112	£1,711,941
30% affordable housing	£2,827,964	£2,217,731	£1,546,376	£2,928,666
40% affordable housing	£1,555,091	£940,087	£364,639	£4,145,390
50% affordable housing	£282,217	£337,558	£817,097	£5,362,115

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,346,584	£9,750,665	£8,791,585	£4,421,508
10% affordable housing	£9,073,711	£8,473,020	£7,609,849	£3,204,783
20% affordable housing	£7,800,837	£7,195,376	£6,428,112	£1,988,059
30% affordable housing	£6,527,964	£5,917,731	£5,246,376	£771,334
40% affordable housing	£5,255,091	£4,640,087	£4,064,639	£445,390
50% affordable housing	£3,982,217	£3,362,442	£2,882,903	£1,662,115

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Clapham South SW4

Residual land values:

Site density	1. dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£18,892,113	£18,296,193	£17,337,114	£12,967,037
10% affordable housing	£17,256,657	£16,655,966	£15,792,795	£11,387,729
20% affordable housing	£15,621,200	£15,015,738	£14,248,475	£9,808,422
30% affordable housing	£13,985,744	£13,375,511	£12,704,155	£8,229,114
40% affordable housing	£12,350,287	£11,735,283	£11,159,836	£6,649,806
50% affordable housing	£10,714,831	£10,095,056	£9,615,516	£5,070,498

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,192,113	£9,596,193	£8,637,114	£4,267,037
10% affordable housing	£8,556,657	£7,955,966	£7,092,795	£2,687,729
20% affordable housing	£6,921,200	£6,315,738	£5,548,475	£1,108,422
30% affordable housing	£5,285,744	£4,675,511	£4,004,155	£-470,886
40% affordable housing	£3,650,287	£3,035,283	£2,459,836	£-2,050,194
50% affordable housing	£2,014,831	£1,395,056	£915,516	£-3,629,502

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£13,832,113	£13,236,193	£12,277,114	£7,907,037
10% affordable housing	£12,196,657	£11,595,966	£10,732,795	£6,327,729
20% affordable housing	£10,561,200	£9,955,738	£9,188,475	£4,748,422
30% affordable housing	£8,925,744	£8,315,511	£7,644,155	£3,169,114
40% affordable housing	£7,290,287	£6,675,283	£6,099,836	£1,589,806
50% affordable housing	£5,654,831	£5,035,056	£4,555,516	£10,498

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,192,113	£10,596,193	£9,637,114	£5,267,037
10% affordable housing	£9,556,657	£8,955,966	£8,092,795	£3,687,729
20% affordable housing	£7,921,200	£7,315,738	£6,548,475	£2,108,422
30% affordable housing	£6,285,744	£5,675,511	£5,004,155	£529,114
40% affordable housing	£4,650,287	£4,035,283	£3,459,836	£-1,050,194
50% affordable housing	£3,014,831	£2,395,056	£1,915,516	£-2,629,502

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£14,892,113	£14,296,193	£13,337,114	£8,967,037
10% affordable housing	£13,256,657	£12,655,966	£11,792,795	£7,387,729
20% affordable housing	£11,621,200	£11,015,738	£10,248,475	£5,808,422
30% affordable housing	£9,985,744	£9,375,511	£8,704,155	£4,229,114
40% affordable housing	£8,350,287	£7,735,283	£7,159,836	£2,649,806
50% affordable housing	£6,714,831	£6,095,056	£5,615,516	£1,070,498

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Norwood Park SE19

Residual land values:

Site density	0.5 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,660,010	£2,664,578	£3,299,691	£10,666,519
10% affordable housing	£2,241,358	£3,245,925	£3,817,527	£11,184,355
20% affordable housing	£2,822,705	£3,827,272	£4,335,363	£11,702,191
30% affordable housing	£3,404,052	£4,408,619	£4,853,198	£12,220,026
40% affordable housing	£3,985,399	£4,989,967	£5,371,034	£12,737,862
50% affordable housing	£4,566,746	£5,571,314	£5,888,870	£13,255,698

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,010,010	£7,014,578	£7,649,691	£15,016,519
10% affordable housing	£6,591,358	£7,595,925	£8,167,527	£15,534,355
20% affordable housing	£7,172,705	£8,177,272	£8,685,363	£16,052,191
30% affordable housing	£7,754,052	£8,758,619	£9,203,198	£16,570,026
40% affordable housing	£8,335,399	£9,339,967	£9,721,034	£17,087,862
50% affordable housing	£8,916,746	£9,921,314	£10,238,870	£17,605,698

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,190,010	£5,194,578	£5,829,691	£13,196,519
10% affordable housing	£4,771,358	£5,775,925	£6,347,527	£13,714,355
20% affordable housing	£5,352,705	£6,357,272	£6,865,363	£14,232,191
30% affordable housing	£5,934,052	£6,938,619	£7,383,198	£14,750,026
40% affordable housing	£6,515,399	£7,519,967	£7,901,034	£15,267,862
50% affordable housing	£7,096,746	£8,101,314	£8,418,870	£15,785,698

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,510,010	£6,514,578	£7,149,691	£14,516,519
10% affordable housing	£6,091,358	£7,095,925	£7,667,527	£15,034,355
20% affordable housing	£6,672,705	£7,677,272	£8,185,363	£15,552,191
30% affordable housing	£7,254,052	£8,258,619	£8,703,198	£16,070,026
40% affordable housing	£7,835,399	£8,839,967	£9,221,034	£16,587,862
50% affordable housing	£8,416,746	£9,421,314	£9,738,870	£17,105,698

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,660,010	£4,664,578	£5,299,691	£12,666,519
10% affordable housing	£4,241,358	£5,245,925	£5,817,527	£13,184,355
20% affordable housing	£4,822,705	£5,827,272	£6,335,363	£13,702,191
30% affordable housing	£5,404,052	£6,408,619	£6,853,198	£14,220,026
40% affordable housing	£5,985,399	£6,989,967	£7,371,034	£14,737,862
50% affordable housing	£6,566,746	£7,571,314	£7,888,870	£15,255,698

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham SW16

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,034,715	£1,030,148	£395,035	-£6,971,793
10% affordable housing	£1,226,274	£221,707	-£349,895	-£7,716,723
20% affordable housing	£417,833	-£586,735	-£1,094,825	-£8,461,653
30% affordable housing	-£390,609	-£1,395,176	-£1,839,755	-£9,206,583
40% affordable housing	-£1,199,050	-£2,203,618	-£2,584,685	-£9,951,513
50% affordable housing	-£2,007,492	-£3,012,059	-£3,329,616	-£10,696,444

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£2,315,285	-£3,319,852	-£3,954,965	-£11,321,793
10% affordable housing	-£3,123,726	-£4,128,293	-£4,699,895	-£12,066,723
20% affordable housing	-£3,932,167	-£4,936,735	-£5,444,825	-£12,811,653
30% affordable housing	-£4,740,609	-£5,745,176	-£6,189,755	-£13,556,583
40% affordable housing	-£5,549,050	-£6,553,618	-£6,934,685	-£14,301,513
50% affordable housing	-£6,357,492	-£7,362,059	-£7,679,616	-£15,046,444

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£495,285	-£1,499,852	-£2,134,965	-£9,501,793
10% affordable housing	-£1,303,726	-£2,308,293	-£2,879,895	-£10,246,723
20% affordable housing	-£2,112,167	-£3,116,735	-£3,624,825	-£10,991,653
30% affordable housing	-£2,920,609	-£3,925,176	-£4,369,755	-£11,736,583
40% affordable housing	-£3,729,050	-£4,733,618	-£5,114,685	-£12,481,513
50% affordable housing	-£4,537,492	-£5,542,059	-£5,859,616	-£13,226,444

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,815,285	-£2,819,852	-£3,454,965	-£10,821,793
10% affordable housing	-£2,623,726	-£3,628,293	-£4,199,895	-£11,566,723
20% affordable housing	-£3,432,167	-£4,436,735	-£4,944,825	-£12,311,653
30% affordable housing	-£4,240,609	-£5,245,176	-£5,689,755	-£13,056,583
40% affordable housing	-£5,049,050	-£6,053,618	-£6,434,685	-£13,801,513
50% affordable housing	-£5,857,492	-£6,862,059	-£7,179,616	-£14,546,444

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£34,715	-£969,852	-£1,604,965	-£8,971,793
10% affordable housing	-£773,726	-£1,778,293	-£2,349,895	-£9,716,723
20% affordable housing	-£1,582,167	-£2,586,735	-£3,094,825	-£10,461,653
30% affordable housing	-£2,390,609	-£3,395,176	-£3,839,755	-£11,206,583
40% affordable housing	-£3,199,050	-£4,203,618	-£4,584,685	-£11,951,513
50% affordable housing	-£4,007,492	-£5,012,059	-£5,329,616	-£12,696,444

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

West Norwood SE27

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,283,456	£2,278,888	£1,643,775	-£5,723,053
10% affordable housing	£2,395,316	£1,390,748	£819,147	-£6,547,681
20% affordable housing	£1,507,176	£502,609	-£5,482	-£7,372,310
30% affordable housing	£619,037	-£385,531	-£830,110	-£8,196,938
40% affordable housing	-£269,103	-£1,273,671	-£1,654,738	-£9,021,566
50% affordable housing	-£1,157,243	-£2,161,810	-£2,479,367	-£9,846,195

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,066,544	-£2,071,112	-£2,706,225	-£10,073,053
10% affordable housing	-£1,954,684	-£2,959,252	-£3,530,853	-£10,897,681
20% affordable housing	-£2,842,824	-£3,847,391	-£4,355,482	-£11,722,310
30% affordable housing	-£3,730,963	-£4,735,531	-£5,180,110	-£12,546,938
40% affordable housing	-£4,619,103	-£5,623,671	-£6,004,738	-£13,371,566
50% affordable housing	-£5,507,243	-£6,511,810	-£6,829,367	-£14,196,195

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£753,456	-£251,112	-£886,225	-£8,253,053
10% affordable housing	-£134,684	-£1,139,252	-£1,710,853	-£9,077,681
20% affordable housing	-£1,022,824	-£2,027,391	-£2,535,482	-£9,902,310
30% affordable housing	-£1,910,963	-£2,915,531	-£3,360,110	-£10,726,938
40% affordable housing	-£2,799,103	-£3,803,671	-£4,184,738	-£11,551,566
50% affordable housing	-£3,687,243	-£4,691,810	-£5,009,367	-£12,376,195

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£566,544	-£1,571,112	-£2,206,225	-£9,573,053
10% affordable housing	-£1,454,684	-£2,459,252	-£3,030,853	-£10,397,681
20% affordable housing	-£2,342,824	-£3,347,391	-£3,855,482	-£11,222,310
30% affordable housing	-£3,230,963	-£4,235,531	-£4,680,110	-£12,046,938
40% affordable housing	-£4,119,103	-£5,123,671	-£5,504,738	-£12,871,566
50% affordable housing	-£5,007,243	-£6,011,810	-£6,329,367	-£13,696,195

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,283,456	£278,888	-£356,225	-£7,723,053
10% affordable housing	£395,316	-£609,252	-£1,180,853	-£8,547,681
20% affordable housing	-£492,824	-£1,497,391	-£2,005,482	-£9,372,310
30% affordable housing	-£1,380,963	-£2,385,531	-£2,830,110	-£10,196,938
40% affordable housing	-£2,269,103	-£3,273,671	-£3,654,738	-£11,021,566
50% affordable housing	-£3,157,243	-£4,161,810	-£4,479,367	-£11,846,195

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham Hill SW2

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,053,577	£4,049,009	£3,413,897	-£3,952,931
10% affordable housing	£4,121,139	£3,116,571	£2,544,970	-£4,821,858
20% affordable housing	£3,188,701	£2,184,133	£1,676,043	-£5,690,785
30% affordable housing	£2,256,263	£1,251,695	£807,116	-£6,559,712
40% affordable housing	£1,323,825	£319,257	-£61,810	-£7,428,638
50% affordable housing	£391,387	-£613,181	-£930,737	-£8,297,565

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£703,577	-£300,991	-£936,103	-£8,302,931
10% affordable housing	-£228,861	-£1,233,429	-£1,805,030	-£9,171,858
20% affordable housing	-£1,161,299	-£2,165,867	-£2,673,957	-£10,040,785
30% affordable housing	-£2,093,737	-£3,098,305	-£3,542,884	-£10,909,712
40% affordable housing	-£3,026,175	-£4,030,743	-£4,411,810	-£11,778,638
50% affordable housing	-£3,958,613	-£4,963,181	-£5,280,737	-£12,647,565

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,523,577	£1,519,009	£883,897	-£6,482,931
10% affordable housing	£1,591,139	£586,571	£14,970	-£7,351,858
20% affordable housing	£658,701	-£345,867	-£853,957	-£8,220,785
30% affordable housing	-£273,737	-£1,278,305	-£1,722,884	-£9,089,712
40% affordable housing	-£1,206,175	-£2,210,743	-£2,591,810	-£9,958,638
50% affordable housing	-£2,138,613	-£3,143,181	-£3,460,737	-£10,827,565

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,203,577	£199,009	-£436,103	-£7,802,931
10% affordable housing	£271,139	-£733,429	-£1,305,030	-£8,671,858
20% affordable housing	-£661,299	-£1,665,867	-£2,173,957	-£9,540,785
30% affordable housing	-£1,593,737	-£2,598,305	-£3,042,884	-£10,409,712
40% affordable housing	-£2,526,175	-£3,530,743	-£3,911,810	-£11,278,638
50% affordable housing	-£3,458,613	-£4,463,181	-£4,780,737	-£12,147,565

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,053,577	£2,049,009	£1,413,897	-£5,952,931
10% affordable housing	£2,121,139	£1,116,571	£544,970	-£6,821,858
20% affordable housing	£1,188,701	£184,133	-£323,957	-£7,690,785
30% affordable housing	£256,263	-£748,305	-£1,192,884	-£8,559,712
40% affordable housing	-£676,175	-£1,680,743	-£2,061,810	-£9,428,638
50% affordable housing	-£1,608,613	-£2,613,181	-£2,930,737	-£10,297,565

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density	0.5 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,233,358	£7,228,791	£6,593,678	-£773,150
10% affordable housing	£7,002,682	£5,998,114	£5,426,513	-£1,940,315
20% affordable housing	£5,772,005	£4,767,438	£4,259,348	-£3,107,480
30% affordable housing	£4,541,329	£3,536,761	£3,092,182	-£4,274,646
40% affordable housing	£3,310,652	£2,306,085	£1,925,017	-£5,441,811
50% affordable housing	£2,079,976	£1,075,408	£757,852	-£6,608,976

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,883,358	£2,878,791	£2,243,678	-£5,123,150
10% affordable housing	£2,652,682	£1,648,114	£1,076,513	-£6,290,315
20% affordable housing	£1,422,005	£417,438	-£90,652	-£7,457,480
30% affordable housing	£191,329	-£813,239	-£1,257,818	-£8,624,646
40% affordable housing	-£1,039,348	-£2,043,915	-£2,424,983	-£9,791,811
50% affordable housing	-£2,270,024	-£3,274,592	-£3,592,148	-£10,958,976

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,703,358	£4,698,791	£4,063,678	-£3,303,150
10% affordable housing	£4,472,682	£3,468,114	£2,896,513	-£4,470,315
20% affordable housing	£3,242,005	£2,237,438	£1,729,348	-£5,637,480
30% affordable housing	£2,011,329	£1,006,761	£562,182	-£6,804,646
40% affordable housing	£780,652	-£223,915	-£604,983	-£7,971,811
50% affordable housing	-£450,024	-£1,454,592	-£1,772,148	-£9,138,976

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,383,358	£3,378,791	£2,743,678	-£4,623,150
10% affordable housing	£3,152,682	£2,148,114	£1,576,513	-£5,790,315
20% affordable housing	£1,922,005	£917,438	£409,348	-£6,957,480
30% affordable housing	£691,329	-£313,239	-£757,818	-£8,124,646
40% affordable housing	-£539,348	-£1,543,915	-£1,924,983	-£9,291,811
50% affordable housing	-£1,770,024	-£2,774,592	-£3,092,148	-£10,458,976

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,233,358	£5,228,791	£4,593,678	-£2,773,150
10% affordable housing	£5,002,682	£3,998,114	£3,426,513	-£3,940,315
20% affordable housing	£3,772,005	£2,767,438	£2,259,348	-£5,107,480
30% affordable housing	£2,541,329	£1,536,761	£1,092,182	-£6,274,646
40% affordable housing	£1,310,652	£306,085	-£74,983	-£7,441,811
50% affordable housing	£79,976	-£924,592	-£1,242,148	-£8,608,976

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Herne Hill SE24

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,554,750	£10,550,182	£9,915,069	£2,548,241
10% affordable housing	£10,048,338	£9,043,771	£8,472,169	£1,105,341
20% affordable housing	£8,541,926	£7,537,359	£7,029,268	£-337,560
30% affordable housing	£7,035,514	£6,030,947	£5,586,368	£-1,780,460
40% affordable housing	£5,529,103	£4,524,535	£4,143,467	£-3,223,361
50% affordable housing	£4,022,691	£3,018,123	£2,700,567	£-4,666,261

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,204,750	£6,200,182	£5,565,069	£-1,801,759
10% affordable housing	£5,698,338	£4,693,771	£4,122,169	£-3,244,659
20% affordable housing	£4,191,926	£3,187,359	£2,679,268	£-4,687,560
30% affordable housing	£2,685,514	£1,680,947	£1,236,368	£-6,130,460
40% affordable housing	£1,179,103	£174,535	£-206,533	£-7,573,361
50% affordable housing	£-327,309	£-1,331,877	£-1,649,433	£-9,016,261

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,024,750	£8,020,182	£7,385,069	£18,241
10% affordable housing	£7,518,338	£6,513,771	£5,942,169	£-1,424,659
20% affordable housing	£6,011,926	£5,007,359	£4,499,268	£-2,867,560
30% affordable housing	£4,505,514	£3,500,947	£3,056,368	£-4,310,460
40% affordable housing	£2,999,103	£1,994,535	£1,613,467	£-5,753,361
50% affordable housing	£1,492,691	£488,123	£170,567	£-7,196,261

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,704,750	£6,700,182	£6,065,069	£-1,301,759
10% affordable housing	£6,198,338	£5,193,771	£4,622,169	£-2,744,659
20% affordable housing	£4,691,926	£3,687,359	£3,179,268	£-4,187,560
30% affordable housing	£3,185,514	£2,180,947	£1,736,368	£-5,630,460
40% affordable housing	£1,679,103	£674,535	£293,467	£-7,073,361
50% affordable housing	£172,691	£-831,877	£-1,149,433	£-8,516,261

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,554,750	£8,550,182	£7,915,069	£548,241
10% affordable housing	£8,048,338	£7,043,771	£6,472,169	£-894,659
20% affordable housing	£6,541,926	£5,537,359	£5,029,268	£-2,337,560
30% affordable housing	£5,035,514	£4,030,947	£3,586,368	£-3,780,460
40% affordable housing	£3,529,103	£2,524,535	£2,143,467	£-5,223,361
50% affordable housing	£2,022,691	£1,018,123	£700,567	£-6,666,261

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Kennington/Oval SE11

Residual land values:

Site density	0.5 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£14,174,529	£13,169,962	£11,787,657	£4,420,829
10% affordable housing	£12,782,514	£11,777,946	£10,533,872	£3,167,044
20% affordable housing	£11,390,498	£10,385,931	£9,280,087	£1,913,259
30% affordable housing	£9,998,483	£8,993,915	£8,026,302	£659,474
40% affordable housing	£8,606,467	£7,601,900	£6,772,517	£-594,311
50% affordable housing	£7,214,452	£6,209,885	£5,518,732	£-1,848,096

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£9,824,529	£8,819,962	£7,437,657	£70,829
10% affordable housing	£8,432,514	£7,427,946	£6,183,872	£-1,182,956
20% affordable housing	£7,040,498	£6,035,931	£4,930,087	£-2,436,741
30% affordable housing	£5,648,483	£4,643,915	£3,676,302	£-3,690,526
40% affordable housing	£4,256,467	£3,251,900	£2,422,517	£-4,944,311
50% affordable housing	£2,864,452	£1,859,885	£1,168,732	£-6,198,096

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,644,529	£10,639,962	£9,257,657	£1,890,829
10% affordable housing	£10,252,514	£9,247,946	£8,003,872	£637,044
20% affordable housing	£8,860,498	£7,855,931	£6,750,087	£-616,741
30% affordable housing	£7,468,483	£6,463,915	£5,496,302	£-1,870,526
40% affordable housing	£6,076,467	£5,071,900	£4,242,517	£-3,124,311
50% affordable housing	£4,684,452	£3,679,885	£2,988,732	£-4,378,096

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,324,529	£9,319,962	£7,937,657	£570,829
10% affordable housing	£8,932,514	£7,927,946	£6,683,872	£-682,956
20% affordable housing	£7,540,498	£6,535,931	£5,430,087	£-1,936,741
30% affordable housing	£6,148,483	£5,143,915	£4,176,302	£-3,190,526
40% affordable housing	£4,756,467	£3,751,900	£2,922,517	£-4,444,311
50% affordable housing	£3,364,452	£2,359,885	£1,668,732	£-5,698,096

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,174,529	£11,169,962	£9,787,657	£2,420,829
10% affordable housing	£10,782,514	£9,777,946	£8,533,872	£1,167,044
20% affordable housing	£9,390,498	£8,385,931	£7,280,087	£-86,741
30% affordable housing	£7,998,483	£6,993,915	£6,026,302	£-1,340,526
40% affordable housing	£6,606,467	£5,601,900	£4,772,517	£-2,594,311
50% affordable housing	£5,214,452	£4,209,885	£3,518,732	£-3,848,096

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 4

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Clapham South SW4

Residual land values:

Site density	0.5 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£20,038,458	£19,033,891	£17,651,587	£10,284,759
10% affordable housing	£18,171,778	£17,167,211	£15,923,137	£8,556,309
20% affordable housing	£16,305,098	£15,300,531	£14,194,687	£6,827,859
30% affordable housing	£14,438,418	£13,433,851	£12,466,238	£5,099,410
40% affordable housing	£12,571,738	£11,567,171	£10,737,788	£3,370,960
50% affordable housing	£10,705,058	£9,700,490	£9,009,338	£1,642,510

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£15,688,458	£14,683,891	£13,301,587	£5,934,759
10% affordable housing	£13,821,778	£12,817,211	£11,573,137	£4,206,309
20% affordable housing	£11,955,098	£10,950,531	£9,844,687	£2,477,859
30% affordable housing	£10,088,418	£9,083,851	£8,116,238	£749,410
40% affordable housing	£8,221,738	£7,217,171	£6,387,788	£-979,040
50% affordable housing	£6,355,058	£5,350,490	£4,659,338	£-2,707,490

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£17,508,458	£16,503,891	£15,121,587	£7,754,759
10% affordable housing	£15,641,778	£14,637,211	£13,393,137	£6,026,309
20% affordable housing	£13,775,098	£12,770,531	£11,664,687	£4,297,859
30% affordable housing	£11,908,418	£10,903,851	£9,936,238	£2,569,410
40% affordable housing	£10,041,738	£9,037,171	£8,207,788	£840,960
50% affordable housing	£8,175,058	£7,170,490	£6,479,338	£-887,490

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£16,188,458	£15,183,891	£13,801,587	£6,434,759
10% affordable housing	£14,321,778	£13,317,211	£12,073,137	£4,706,309
20% affordable housing	£12,455,098	£11,450,531	£10,344,687	£2,977,859
30% affordable housing	£10,588,418	£9,583,851	£8,616,238	£1,249,410
40% affordable housing	£8,721,738	£7,717,171	£6,887,788	£-479,040
50% affordable housing	£6,855,058	£5,850,490	£5,159,338	£-2,207,490

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£18,038,458	£17,033,891	£15,651,587	£8,284,759
10% affordable housing	£16,171,778	£15,167,211	£13,923,137	£6,556,309
20% affordable housing	£14,305,098	£13,300,531	£12,194,687	£4,827,859
30% affordable housing	£12,438,418	£11,433,851	£10,466,238	£3,099,410
40% affordable housing	£10,571,738	£9,567,171	£8,737,788	£1,370,960
50% affordable housing	£8,705,058	£7,700,490	£7,009,338	£-357,490

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Norwood Park SE19

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.13 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£516,838	-£908,385	-£1,175,837	-£4,047,181
10% affordable housing	-£793,953	-£1,185,500	-£1,426,207	-£4,297,552
20% affordable housing	-£1,071,069	-£1,462,616	-£1,676,577	-£4,547,922
30% affordable housing	-£1,348,184	-£1,739,731	-£1,926,947	-£4,798,292
40% affordable housing	-£1,625,300	-£2,016,847	-£2,177,318	-£5,048,662
50% affordable housing	-£1,902,415	-£2,293,962	-£2,427,688	-£5,299,033

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,647,838	-£2,039,385	-£2,306,837	-£5,178,181
10% affordable housing	-£1,924,953	-£2,316,500	-£2,557,207	-£5,428,552
20% affordable housing	-£2,202,069	-£2,593,616	-£2,807,577	-£5,678,922
30% affordable housing	-£2,479,184	-£2,870,731	-£3,057,947	-£5,929,292
40% affordable housing	-£2,756,300	-£3,147,847	-£3,308,318	-£6,179,662
50% affordable housing	-£3,033,415	-£3,424,962	-£3,558,688	-£6,430,033

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,174,638	-£1,566,185	-£1,833,637	-£4,704,981
10% affordable housing	-£1,451,753	-£1,843,300	-£2,084,007	-£4,955,352
20% affordable housing	-£1,728,869	-£2,120,416	-£2,334,377	-£5,205,722
30% affordable housing	-£2,005,984	-£2,397,531	-£2,584,747	-£5,456,092
40% affordable housing	-£2,283,100	-£2,674,647	-£2,835,118	-£5,706,462
50% affordable housing	-£2,560,215	-£2,951,762	-£3,085,488	-£5,956,833

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,517,838	-£1,909,385	-£2,176,837	-£5,048,181
10% affordable housing	-£1,794,953	-£2,186,500	-£2,427,207	-£5,298,552
20% affordable housing	-£2,072,069	-£2,463,616	-£2,677,577	-£5,548,922
30% affordable housing	-£2,349,184	-£2,740,731	-£2,927,947	-£5,799,292
40% affordable housing	-£2,626,300	-£3,017,847	-£3,178,318	-£6,049,662
50% affordable housing	-£2,903,415	-£3,294,962	-£3,428,688	-£6,300,033

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£1,036,838	-£1,428,385	-£1,695,837	-£4,567,181
10% affordable housing	-£1,313,953	-£1,705,500	-£1,946,207	-£4,817,552
20% affordable housing	-£1,591,069	-£1,982,616	-£2,196,577	-£5,067,922
30% affordable housing	-£1,868,184	-£2,259,731	-£2,446,947	-£5,318,292
40% affordable housing	-£2,145,300	-£2,536,847	-£2,697,318	-£5,568,662
50% affordable housing	-£2,422,415	-£2,813,962	-£2,947,688	-£5,819,033

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham SW16

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.13 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£952,287	£560,740	£293,288	-£2,578,057
10% affordable housing	£578,512	£186,965	-£53,742	-£2,925,087
20% affordable housing	£204,737	-£186,810	-£400,772	-£3,272,116
30% affordable housing	-£169,038	-£560,585	-£747,801	-£3,619,146
40% affordable housing	-£542,813	-£934,360	-£1,094,831	-£3,966,176
50% affordable housing	-£916,588	-£1,308,135	-£1,441,861	-£4,313,205

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£178,713	-£570,260	-£837,712	-£3,709,057
10% affordable housing	-£552,488	-£944,035	-£1,184,742	-£4,086,087
20% affordable housing	-£926,263	-£1,317,810	-£1,531,772	-£4,403,116
30% affordable housing	-£1,300,038	-£1,691,585	-£1,878,801	-£4,750,146
40% affordable housing	-£1,673,813	-£2,065,360	-£2,225,831	-£5,097,176
50% affordable housing	-£2,047,588	-£2,439,135	-£2,572,861	-£5,444,205

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£294,487	-£97,060	-£364,512	-£3,235,857
10% affordable housing	-£79,288	-£470,835	-£711,542	-£3,582,887
20% affordable housing	-£453,063	-£844,610	-£1,058,572	-£3,929,916
30% affordable housing	-£826,838	-£1,218,385	-£1,405,601	-£4,276,946
40% affordable housing	-£1,200,613	-£1,592,160	-£1,752,631	-£4,623,976
50% affordable housing	-£1,574,388	-£1,965,935	-£2,099,661	-£4,971,005

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	-£48,713	-£440,260	-£707,712	-£3,579,057
10% affordable housing	-£422,488	-£814,035	-£1,054,742	-£3,926,087
20% affordable housing	-£796,263	-£1,187,810	-£1,401,772	-£4,273,116
30% affordable housing	-£1,170,038	-£1,561,585	-£1,748,801	-£4,620,146
40% affordable housing	-£1,543,813	-£1,935,360	-£2,095,831	-£4,967,176
50% affordable housing	-£1,917,588	-£2,309,135	-£2,442,861	-£5,314,205

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£432,287	£40,740	-£226,712	-£3,098,057
10% affordable housing	£58,512	-£333,035	-£573,742	-£3,445,087
20% affordable housing	-£315,263	-£706,810	-£920,772	-£3,792,116
30% affordable housing	-£689,038	-£1,080,585	-£1,267,801	-£4,139,146
40% affordable housing	-£1,062,813	-£1,454,360	-£1,614,831	-£4,486,176
50% affordable housing	-£1,436,588	-£1,828,135	-£1,961,861	-£4,833,205

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

West Norwood SE27

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.13 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,448,820	£1,057,273	£789,821	-£2,081,524
10% affordable housing	£1,029,742	£638,195	£397,489	-£2,473,856
20% affordable housing	£610,665	£219,118	£5,157	-£2,866,188
30% affordable housing	£191,588	-£199,959	-£387,176	-£3,258,520
40% affordable housing	-£227,490	-£619,037	-£779,508	-£3,650,852
50% affordable housing	-£646,567	-£1,038,114	-£1,171,840	-£4,043,185

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£317,820	-£73,727	-£341,179	-£3,212,524
10% affordable housing	-£101,258	-£492,805	-£733,511	-£3,604,856
20% affordable housing	-£520,335	-£911,882	-£1,125,843	-£3,997,188
30% affordable housing	-£939,412	-£1,330,959	-£1,518,176	-£4,389,520
40% affordable housing	-£1,358,490	-£1,750,037	-£1,910,508	-£4,781,852
50% affordable housing	-£1,777,567	-£2,169,114	-£2,302,840	-£5,174,185

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£791,020	£399,473	£132,021	-£2,739,324
10% affordable housing	£371,942	-£19,605	-£260,311	-£3,131,656
20% affordable housing	-£47,135	-£438,682	-£652,643	-£3,523,988
30% affordable housing	-£466,212	-£857,759	-£1,044,976	-£3,916,320
40% affordable housing	-£885,290	-£1,276,837	-£1,437,308	-£4,308,652
50% affordable housing	-£1,304,367	-£1,695,914	-£1,829,640	-£4,700,985

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£447,820	£56,273	-£211,179	-£3,082,524
10% affordable housing	£28,742	-£362,805	-£603,511	-£3,474,856
20% affordable housing	-£390,335	-£781,882	-£995,843	-£3,867,188
30% affordable housing	-£809,412	-£1,200,959	-£1,388,176	-£4,259,520
40% affordable housing	-£1,228,490	-£1,620,037	-£1,780,508	-£4,651,852
50% affordable housing	-£1,647,567	-£2,039,114	-£2,172,840	-£5,044,185

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£928,820	£537,273	£269,821	-£2,601,524
10% affordable housing	£509,742	£118,195	-£122,511	-£2,993,856
20% affordable housing	£90,665	-£300,882	-£514,843	-£3,386,188
30% affordable housing	-£328,412	-£719,959	-£907,176	-£3,778,520
40% affordable housing	-£747,490	-£1,139,037	-£1,299,508	-£4,170,852
50% affordable housing	-£1,166,567	-£1,558,114	-£1,691,840	-£4,563,185

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Streatham Hill SW2

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.13 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,152,669	£1,761,122	£1,493,670	-£1,377,675
10% affordable housing	£1,716,962	£1,325,415	£1,084,708	-£1,786,636
20% affordable housing	£1,281,256	£889,709	£675,747	-£2,195,597
30% affordable housing	£845,549	£454,002	£266,786	-£2,604,559
40% affordable housing	£409,843	£18,296	-£142,175	-£3,013,520
50% affordable housing	-£25,863	-£417,410	-£551,136	-£3,422,481

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,021,669	£630,122	£362,670	-£2,508,675
10% affordable housing	£585,962	£194,415	-£46,292	-£2,917,636
20% affordable housing	£150,256	-£241,291	-£455,253	-£3,326,597
30% affordable housing	-£285,451	-£676,998	-£864,214	-£3,735,559
40% affordable housing	-£721,157	-£1,112,704	-£1,273,175	-£4,144,520
50% affordable housing	-£1,156,863	-£1,548,410	-£1,682,136	-£4,553,481

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,494,869	£1,103,322	£835,870	-£2,035,475
10% affordable housing	£1,059,162	£667,615	£426,908	-£2,444,436
20% affordable housing	£623,456	£231,909	£17,947	-£2,853,397
30% affordable housing	£187,749	-£203,798	-£391,014	-£3,262,359
40% affordable housing	-£247,957	-£639,504	-£799,975	-£3,671,320
50% affordable housing	-£683,663	-£1,075,210	-£1,208,936	-£4,080,281

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,151,669	£760,122	£492,670	-£2,378,675
10% affordable housing	£715,962	£324,415	£83,708	-£2,787,636
20% affordable housing	£280,256	-£111,291	-£325,253	-£3,196,597
30% affordable housing	-£155,451	-£546,998	-£734,214	-£3,605,559
40% affordable housing	-£591,157	-£982,704	-£1,143,175	-£4,014,520
50% affordable housing	-£1,026,863	-£1,418,410	-£1,552,136	-£4,423,481

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£1,632,669	£1,241,122	£973,670	-£1,897,675
10% affordable housing	£1,196,962	£805,415	£564,708	-£2,306,636
20% affordable housing	£761,256	£369,709	£155,747	-£2,715,597
30% affordable housing	£325,549	-£65,998	-£253,214	-£3,124,559
40% affordable housing	-£110,157	-£501,704	-£662,175	-£3,533,520
50% affordable housing	-£545,863	-£937,410	-£1,071,136	-£3,942,481

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location Tulse Hill SE21 and Brixton/Myatts Fields SW9

Residual land values:

Site density 0.13 dph

NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,417,037	£3,025,490	£2,758,038	-£113,307
10% affordable housing	£2,864,960	£2,473,413	£2,232,706	-£638,638
20% affordable housing	£2,312,883	£1,921,336	£1,707,374	-£1,163,970
30% affordable housing	£1,760,806	£1,369,259	£1,182,042	-£1,689,302
40% affordable housing	£1,208,729	£817,182	£656,711	-£2,214,634
50% affordable housing	£656,652	£265,105	£131,379	-£2,739,966

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,286,037	£1,894,490	£1,627,038	-£1,244,307
10% affordable housing	£1,733,960	£1,342,413	£1,101,706	-£1,769,638
20% affordable housing	£1,181,883	£790,336	£576,374	-£2,294,970
30% affordable housing	£629,806	£238,259	£51,042	-£2,820,302
40% affordable housing	£77,729	-£313,818	-£474,289	-£3,345,634
50% affordable housing	-£474,348	-£865,895	-£999,621	-£3,870,966

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,759,237	£2,367,690	£2,100,238	-£771,107
10% affordable housing	£2,207,160	£1,815,613	£1,574,906	-£1,296,438
20% affordable housing	£1,655,083	£1,263,536	£1,049,574	-£1,821,770
30% affordable housing	£1,103,006	£711,459	£524,242	-£2,347,102
40% affordable housing	£550,929	£159,382	-£1,089	-£2,872,434
50% affordable housing	-£1,148	-£392,695	-£526,421	-£3,397,766

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,416,037	£2,024,490	£1,757,038	-£1,114,307
10% affordable housing	£1,863,960	£1,472,413	£1,231,706	-£1,639,638
20% affordable housing	£1,311,883	£920,336	£706,374	-£2,164,970
30% affordable housing	£759,806	£368,259	£181,042	-£2,690,302
40% affordable housing	£207,729	-£183,818	-£344,289	-£3,215,634
50% affordable housing	-£344,348	-£735,895	-£869,621	-£3,740,966

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£2,897,037	£2,505,490	£2,238,038	-£633,307
10% affordable housing	£2,344,960	£1,953,413	£1,712,706	-£1,158,638
20% affordable housing	£1,792,883	£1,401,336	£1,187,374	-£1,683,970
30% affordable housing	£1,240,806	£849,259	£662,042	-£2,209,302
40% affordable housing	£688,729	£297,182	£136,711	-£2,734,634
50% affordable housing	£136,652	-£254,895	-£388,621	-£3,259,966

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Herne Hill SE24

Residual land values:

Site density	0.13 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,737,713	£4,346,166	£4,078,714	£1,207,370
10% affordable housing	£4,086,809	£3,695,262	£3,454,556	£583,211
20% affordable housing	£3,435,906	£3,044,359	£2,830,397	£-40,948
30% affordable housing	£2,785,002	£2,393,455	£2,206,239	£-665,106
40% affordable housing	£2,134,098	£1,742,551	£1,582,080	£-1,289,265
50% affordable housing	£1,483,194	£1,091,647	£957,921	£-1,913,423

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,606,713	£3,215,166	£2,947,714	£76,370
10% affordable housing	£2,955,809	£2,564,262	£2,323,556	£-547,789
20% affordable housing	£2,304,906	£1,913,359	£1,699,397	£-1,171,948
30% affordable housing	£1,654,002	£1,262,455	£1,075,239	£-1,796,106
40% affordable housing	£1,003,098	£611,551	£451,080	£-2,420,265
50% affordable housing	£352,194	£-39,353	£-173,079	£-3,044,423

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,079,913	£3,688,366	£3,420,914	£549,570
10% affordable housing	£3,429,009	£3,037,462	£2,796,756	£-74,589
20% affordable housing	£2,778,106	£2,386,559	£2,172,597	£-698,748
30% affordable housing	£2,127,202	£1,735,655	£1,548,439	£-1,322,906
40% affordable housing	£1,476,298	£1,084,751	£924,280	£-1,947,065
50% affordable housing	£825,394	£433,847	£300,121	£-2,571,223

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£3,736,713	£3,345,166	£3,077,714	£206,370
10% affordable housing	£3,085,809	£2,694,262	£2,453,556	£-417,789
20% affordable housing	£2,434,906	£2,043,359	£1,829,397	£-1,041,948
30% affordable housing	£1,784,002	£1,392,455	£1,205,239	£-1,666,106
40% affordable housing	£1,133,098	£741,551	£581,080	£-2,290,265
50% affordable housing	£482,194	£90,647	£-43,079	£-2,914,423

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,217,713	£3,826,166	£3,558,714	£687,370
10% affordable housing	£3,566,809	£3,175,262	£2,934,556	£63,211
20% affordable housing	£2,915,906	£2,524,359	£2,310,397	£-560,948
30% affordable housing	£2,265,002	£1,873,455	£1,686,239	£-1,185,106
40% affordable housing	£1,614,098	£1,222,551	£1,062,080	£-1,809,265
50% affordable housing	£963,194	£571,647	£437,921	£-2,433,423

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Kennington/Oval SE11

Residual land values:

Site density	0.13 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,779,409	£5,387,862	£4,805,761	£1,934,417
10% affordable housing	£5,124,791	£4,733,244	£4,209,353	£1,338,008
20% affordable housing	£4,470,172	£4,078,625	£3,612,944	£741,599
30% affordable housing	£3,815,553	£3,424,006	£3,016,536	£145,191
40% affordable housing	£3,160,935	£2,769,388	£2,420,127	£-451,218
50% affordable housing	£2,506,316	£2,114,769	£1,823,718	£-1,047,626

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,648,409	£4,256,862	£3,674,761	£803,417
10% affordable housing	£3,993,791	£3,602,244	£3,078,353	£207,008
20% affordable housing	£3,339,172	£2,947,625	£2,481,944	£-389,401
30% affordable housing	£2,684,553	£2,293,006	£1,885,536	£-985,809
40% affordable housing	£2,029,935	£1,638,388	£1,289,127	£-1,582,218
50% affordable housing	£1,375,316	£983,769	£692,718	£-2,178,626

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,121,609	£4,730,062	£4,147,961	£1,276,617
10% affordable housing	£4,466,991	£4,075,444	£3,551,553	£680,208
20% affordable housing	£3,812,372	£3,420,825	£2,955,144	£83,799
30% affordable housing	£3,157,753	£2,766,206	£2,358,736	£-512,609
40% affordable housing	£2,503,135	£2,111,588	£1,762,327	£-1,109,018
50% affordable housing	£1,848,516	£1,456,969	£1,165,918	£-1,705,426

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£4,778,409	£4,386,862	£3,804,761	£933,417
10% affordable housing	£4,123,791	£3,732,244	£3,208,353	£337,008
20% affordable housing	£3,469,172	£3,077,625	£2,611,944	£-259,401
30% affordable housing	£2,814,553	£2,423,006	£2,015,536	£-855,809
40% affordable housing	£2,159,935	£1,768,388	£1,419,127	£-1,452,218
50% affordable housing	£1,505,316	£1,113,769	£822,718	£-2,048,626

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£5,259,409	£4,867,862	£4,285,761	£1,414,417
10% affordable housing	£4,604,791	£4,213,244	£3,689,353	£818,008
20% affordable housing	£3,950,172	£3,558,625	£3,092,944	£221,599
30% affordable housing	£3,295,553	£2,904,006	£2,496,536	£-374,809
40% affordable housing	£2,640,935	£2,249,388	£1,900,127	£-971,218
50% affordable housing	£1,986,316	£1,594,769	£1,303,718	£-1,567,626

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Clapham South SW4

Residual land values:

Site density	0.13 dph
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NB all appraisals allowance for residual S106 items (site mitigation only)

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,111,068	£7,719,521	£7,137,420	£4,266,076
10% affordable housing	£7,277,285	£6,885,738	£6,361,847	£3,490,502
20% affordable housing	£6,443,502	£6,051,955	£5,586,274	£2,714,929
30% affordable housing	£5,609,718	£5,218,171	£4,810,700	£1,939,356
40% affordable housing	£4,775,935	£4,384,388	£4,035,127	£1,163,782
50% affordable housing	£3,942,151	£3,550,604	£3,259,554	£388,209

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£8,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,980,068	£6,588,521	£6,006,420	£3,135,076
10% affordable housing	£6,146,285	£5,754,738	£5,230,847	£2,359,502
20% affordable housing	£5,312,502	£4,920,955	£4,455,274	£1,583,929
30% affordable housing	£4,478,718	£4,087,171	£3,679,700	£808,356
40% affordable housing	£3,644,935	£3,253,388	£2,904,127	£32,782
50% affordable housing	£2,811,151	£2,419,604	£2,128,554	-£742,791

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£5,060,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,453,268	£7,061,721	£6,479,620	£3,608,276
10% affordable housing	£6,619,485	£6,227,938	£5,704,047	£2,832,702
20% affordable housing	£5,785,702	£5,394,155	£4,928,474	£2,057,129
30% affordable housing	£4,951,918	£4,560,371	£4,152,900	£1,281,556
40% affordable housing	£4,118,135	£3,726,588	£3,377,327	£505,982
50% affordable housing	£3,284,351	£2,892,804	£2,601,754	-£269,591

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£7,700,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,110,068	£6,718,521	£6,136,420	£3,265,076
10% affordable housing	£6,276,285	£5,884,738	£5,360,847	£2,489,502
20% affordable housing	£5,442,502	£5,050,955	£4,585,274	£1,713,929
30% affordable housing	£4,608,718	£4,217,171	£3,809,700	£938,356
40% affordable housing	£3,774,935	£3,383,388	£3,034,127	£162,782
50% affordable housing	£2,941,151	£2,549,604	£2,258,554	-£612,791

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£7,591,068	£7,199,521	£6,617,420	£3,746,076
10% affordable housing	£6,757,285	£6,365,738	£5,841,847	£2,970,502
20% affordable housing	£5,923,502	£5,531,955	£5,066,274	£2,194,929
30% affordable housing	£5,089,718	£4,698,171	£4,290,700	£1,419,356
40% affordable housing	£4,255,935	£3,864,388	£3,515,127	£643,782
50% affordable housing	£3,422,151	£3,030,604	£2,739,554	-£131,791

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Waterloo

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£50,882,686	£47,968,008	£42,719,004	£21,344,699
10% affordable housing	£44,999,620	£42,084,942	£37,360,838	£15,986,533
20% affordable housing	£39,116,553	£36,201,876	£32,002,672	£10,628,367
30% affordable housing	£33,233,487	£30,318,809	£26,644,506	£5,270,202
40% affordable housing	£27,350,421	£24,435,743	£21,286,340	£-87,964
50% affordable housing	£21,467,354	£18,552,677	£15,928,174	£-5,446,130

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£38,882,686	£35,968,008	£30,719,004	£9,344,699
10% affordable housing	£32,999,620	£30,084,942	£25,360,838	£3,986,533
20% affordable housing	£27,116,553	£24,201,876	£20,002,672	£-1,371,633
30% affordable housing	£21,233,487	£18,318,809	£14,644,506	£-6,729,798
40% affordable housing	£15,350,421	£12,435,743	£9,286,340	£-12,087,964
50% affordable housing	£9,467,354	£6,552,677	£3,928,174	£-17,446,130

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£40,882,686	£37,968,008	£32,719,004	£11,344,699
10% affordable housing	£34,999,620	£32,084,942	£27,360,838	£5,986,533
20% affordable housing	£29,116,553	£26,201,876	£22,002,672	£628,367
30% affordable housing	£23,233,487	£20,318,809	£16,644,506	£-4,729,798
40% affordable housing	£17,350,421	£14,435,743	£11,286,340	£-10,087,964
50% affordable housing	£11,467,354	£8,552,677	£5,928,174	£-15,446,130

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£43,882,686	£40,968,008	£35,719,004	£14,344,699
10% affordable housing	£37,999,620	£35,084,942	£30,360,838	£8,986,533
20% affordable housing	£32,116,553	£29,201,876	£25,002,672	£3,628,367
30% affordable housing	£26,233,487	£23,318,809	£19,644,506	£-1,729,798
40% affordable housing	£20,350,421	£17,435,743	£14,286,340	£-7,087,964
50% affordable housing	£14,467,354	£11,552,677	£8,928,174	£-12,446,130

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£48,882,686	£45,968,008	£40,719,004	£19,344,699
10% affordable housing	£42,999,620	£40,084,942	£35,360,838	£13,986,533
20% affordable housing	£37,116,553	£34,201,876	£30,002,672	£8,628,367
30% affordable housing	£31,233,487	£28,318,809	£24,644,506	£3,270,202
40% affordable housing	£25,350,421	£22,435,743	£19,286,340	£-2,087,964
50% affordable housing	£19,467,354	£16,552,677	£13,928,174	£-7,446,130

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Vauxhall

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£26,477,921	£23,563,244	£19,665,468	-£1,708,837
10% affordable housing	£22,437,511	£19,522,833	£16,014,835	-£5,359,469
20% affordable housing	£18,397,101	£15,482,423	£12,364,202	-£9,010,102
30% affordable housing	£14,356,691	£11,442,013	£8,713,570	-£12,660,735
40% affordable housing	£10,316,280	£7,401,602	£5,062,937	-£16,311,367
50% affordable housing	£6,275,870	£3,361,192	£1,412,304	-£19,962,000

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£14,477,921	£11,563,244	£7,665,468	-£13,708,837
10% affordable housing	£10,437,511	£7,522,833	£4,014,835	-£17,359,469
20% affordable housing	£6,397,101	£3,482,423	£364,202	-£21,010,102
30% affordable housing	£2,356,691	-£557,987	-£3,286,430	-£24,660,735
40% affordable housing	-£1,683,720	-£4,598,398	-£6,937,063	-£28,311,367
50% affordable housing	-£5,724,130	-£8,638,808	-£10,587,696	-£31,962,000

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£16,477,921	£13,563,244	£9,665,468	-£11,708,837
10% affordable housing	£12,437,511	£9,522,833	£6,014,835	-£15,359,469
20% affordable housing	£8,397,101	£5,482,423	£2,364,202	-£19,010,102
30% affordable housing	£4,356,691	£1,442,013	-£1,286,430	-£22,660,735
40% affordable housing	£316,280	-£2,598,398	-£4,937,063	-£26,311,367
50% affordable housing	-£3,724,130	-£6,638,808	-£8,587,696	-£29,962,000

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£19,477,921	£16,563,244	£12,665,468	-£8,708,837
10% affordable housing	£15,437,511	£12,522,833	£9,014,835	-£12,359,469
20% affordable housing	£11,397,101	£8,482,423	£5,364,202	-£16,010,102
30% affordable housing	£7,356,691	£4,442,013	£1,713,570	-£19,660,735
40% affordable housing	£3,316,280	£401,602	-£1,937,063	-£23,311,367
50% affordable housing	-£724,130	-£3,638,808	-£5,587,696	-£26,962,000

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£24,477,921	£21,563,244	£17,665,468	-£3,708,837
10% affordable housing	£20,437,511	£17,522,833	£14,014,835	-£7,359,469
20% affordable housing	£16,397,101	£13,482,423	£10,364,202	-£11,010,102
30% affordable housing	£12,356,691	£9,442,013	£6,713,570	-£14,660,735
40% affordable housing	£8,316,280	£5,401,602	£3,062,937	-£18,311,367
50% affordable housing	£4,275,870	£1,361,192	-£587,696	-£21,962,000

**LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING**

Sales value inflation	10.0%
Build cost inflation	7.5%

Site typology 6	enhanced build cost
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Site location	Waterloo
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Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£42,502,987	£39,151,108	£33,902,103	£9,321,653
10% affordable housing	£36,619,921	£33,268,041	£28,543,937	£3,963,487
20% affordable housing	£30,736,855	£27,384,975	£23,185,771	£-1,394,679
30% affordable housing	£24,853,788	£21,501,909	£17,827,605	£-6,752,845
40% affordable housing	£18,970,722	£15,618,842	£12,469,440	£-12,111,011
50% affordable housing	£13,087,656	£9,735,776	£7,111,274	£-17,469,176

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£30,502,987	£27,151,108	£21,902,103	£-2,678,347
10% affordable housing	£24,619,921	£21,268,041	£16,543,937	£-8,036,513
20% affordable housing	£18,736,855	£15,384,975	£11,185,771	£-13,394,679
30% affordable housing	£12,853,788	£9,501,909	£5,827,605	£-18,752,845
40% affordable housing	£6,970,722	£3,618,842	£469,440	£-24,111,011
50% affordable housing	£1,087,656	£-2,264,224	£-4,888,726	£-29,469,176

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£32,502,987	£29,151,108	£23,902,103	£-678,347
10% affordable housing	£26,619,921	£23,268,041	£18,543,937	£-6,036,513
20% affordable housing	£20,736,855	£17,384,975	£13,185,771	£-11,394,679
30% affordable housing	£14,853,788	£11,501,909	£7,827,605	£-16,752,845
40% affordable housing	£8,970,722	£5,618,842	£2,469,440	£-22,111,011
50% affordable housing	£3,087,656	£-264,224	£-2,888,726	£-27,469,176

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£35,502,987	£32,151,108	£26,902,103	£2,321,653
10% affordable housing	£29,619,921	£26,268,041	£21,543,937	£-3,036,513
20% affordable housing	£23,736,855	£20,384,975	£16,185,771	£-8,394,679
30% affordable housing	£17,853,788	£14,501,909	£10,827,605	£-13,752,845
40% affordable housing	£11,970,722	£8,618,842	£5,469,440	£-19,111,011
50% affordable housing	£6,087,656	£2,735,776	£111,274	£-24,469,176

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£40,502,987	£37,151,108	£31,902,103	£7,321,653
10% affordable housing	£34,619,921	£31,268,041	£26,543,937	£1,963,487
20% affordable housing	£28,736,855	£25,384,975	£21,185,771	£-3,394,679
30% affordable housing	£22,853,788	£19,501,909	£15,827,605	£-8,752,845
40% affordable housing	£16,970,722	£13,618,842	£10,469,440	£-14,111,011
50% affordable housing	£11,087,656	£7,735,776	£5,111,274	£-19,469,176

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Vauxhall

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.5 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£18,098,223	£14,746,343	£10,848,567	-£13,731,883
10% affordable housing	£14,057,812	£10,705,933	£7,197,935	-£17,382,516
20% affordable housing	£10,017,402	£6,665,522	£3,547,302	-£21,033,148
30% affordable housing	£5,976,992	£2,625,112	-£103,331	-£24,683,781
40% affordable housing	£1,936,581	-£1,415,298	-£3,753,964	-£28,334,414
50% affordable housing	-£2,103,829	-£5,455,708	-£7,404,596	-£31,985,046

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£6,098,223	£2,746,343	-£1,151,433	-£25,731,883
10% affordable housing	£2,057,812	-£1,294,067	-£4,802,065	-£29,382,516
20% affordable housing	-£1,982,598	-£5,334,478	-£8,452,698	-£33,033,148
30% affordable housing	-£6,023,008	-£9,374,888	-£12,103,331	-£36,683,781
40% affordable housing	-£10,063,419	-£13,415,298	-£15,753,964	-£40,334,414
50% affordable housing	-£14,103,829	-£17,455,708	-£19,404,596	-£43,985,046

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£8,098,223	£4,746,343	£848,567	-£23,731,883
10% affordable housing	£4,057,812	£705,933	-£2,802,065	-£27,382,516
20% affordable housing	£17,402	-£3,334,478	-£6,452,698	-£31,033,148
30% affordable housing	-£4,023,008	-£7,374,888	-£10,103,331	-£34,683,781
40% affordable housing	-£8,063,419	-£11,415,298	-£13,753,964	-£38,334,414
50% affordable housing	-£12,103,829	-£15,455,708	-£17,404,596	-£41,985,046

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£11,098,223	£7,746,343	£3,848,567	-£20,731,883
10% affordable housing	£7,057,812	£3,705,933	£197,935	-£24,382,516
20% affordable housing	£3,017,402	-£334,478	-£3,452,698	-£28,033,148
30% affordable housing	-£1,023,008	-£4,374,888	-£7,103,331	-£31,683,781
40% affordable housing	-£5,063,419	-£8,415,298	-£10,753,964	-£35,334,414
50% affordable housing	-£9,103,829	-£12,455,708	-£14,404,596	-£38,985,046

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£16,098,223	£12,746,343	£8,848,567	-£15,731,883
10% affordable housing	£12,057,812	£8,705,933	£5,197,935	-£19,382,516
20% affordable housing	£8,017,402	£4,665,522	£1,547,302	-£23,033,148
30% affordable housing	£3,976,992	£625,112	-£2,103,331	-£26,683,781
40% affordable housing	-£63,419	-£3,415,298	-£5,753,964	-£30,334,414
50% affordable housing	-£4,103,829	-£7,455,708	-£9,404,596	-£33,985,046

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 7

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Waterloo

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.33 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£32,523,403	£31,101,250	£28,373,428	£17,944,309
10% affordable housing	£28,955,868	£27,533,715	£25,078,675	£14,649,555
20% affordable housing	£25,388,332	£23,966,180	£21,783,922	£11,354,802
30% affordable housing	£21,820,797	£20,398,644	£18,489,168	£8,060,049
40% affordable housing	£18,253,261	£16,831,109	£15,194,415	£4,765,296
50% affordable housing	£14,685,726	£13,263,573	£11,899,662	£1,470,543

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£24,603,403	£23,181,250	£20,453,428	£10,024,309
10% affordable housing	£21,035,868	£19,613,715	£17,158,675	£6,729,555
20% affordable housing	£17,468,332	£16,046,180	£13,863,922	£3,434,802
30% affordable housing	£13,900,797	£12,478,644	£10,569,168	£140,049
40% affordable housing	£10,333,261	£8,911,109	£7,274,415	£-3,154,704
50% affordable housing	£6,765,726	£5,343,573	£3,979,662	£-6,449,457

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£25,923,403	£24,501,250	£21,773,428	£11,344,309
10% affordable housing	£22,355,868	£20,933,715	£18,478,675	£8,049,555
20% affordable housing	£18,788,332	£17,366,180	£15,183,922	£4,754,802
30% affordable housing	£15,220,797	£13,798,644	£11,889,168	£1,460,049
40% affordable housing	£11,653,261	£10,231,109	£8,594,415	£-1,834,704
50% affordable housing	£8,085,726	£6,663,573	£5,299,662	£-5,129,457

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£27,903,403	£26,481,250	£23,753,428	£13,324,309
10% affordable housing	£24,335,868	£22,913,715	£20,458,675	£10,029,555
20% affordable housing	£20,768,332	£19,346,180	£17,163,922	£6,734,802
30% affordable housing	£17,200,797	£15,778,644	£13,869,168	£3,440,049
40% affordable housing	£13,633,261	£12,211,109	£10,574,415	£145,296
50% affordable housing	£10,065,726	£8,643,573	£7,279,662	£-3,149,457

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£31,203,403	£29,781,250	£27,053,428	£16,624,309
10% affordable housing	£27,635,868	£26,213,715	£23,758,675	£13,329,555
20% affordable housing	£24,068,332	£22,646,180	£20,463,922	£10,034,802
30% affordable housing	£20,500,797	£19,078,644	£17,169,168	£6,740,049
40% affordable housing	£16,933,261	£15,511,109	£13,874,415	£3,445,296
50% affordable housing	£13,365,726	£11,943,573	£10,579,662	£150,543

LONDON BOROUGH OF LAMBETH
LOCAL PLAN VIABILITY TESTING

Site typology 7

Sales value inflation	10.0%
Build cost inflation	7.5%

Site location

Vauxhall

Residual land values:

NB all appraisals allowance for residual S106 items (site mitigation only)

Site density	0.33 dph
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	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£18,854,370	£17,432,217	£15,406,606	£4,977,487
10% affordable housing	£16,322,857	£14,900,704	£13,077,654	£2,648,535
20% affordable housing	£13,791,343	£12,369,191	£10,748,702	£319,583
30% affordable housing	£11,259,830	£9,837,677	£8,419,750	£-2,009,369
40% affordable housing	£8,728,317	£7,306,164	£6,090,798	£-4,338,322
50% affordable housing	£6,196,804	£4,774,651	£3,761,846	£-6,667,274

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£24,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£10,934,370	£9,512,217	£7,486,606	£-2,942,513
10% affordable housing	£8,402,857	£6,980,704	£5,157,654	£-5,271,465
20% affordable housing	£5,871,343	£4,449,191	£2,828,702	£-7,600,417
30% affordable housing	£3,339,830	£1,917,677	£499,750	£-9,929,369
40% affordable housing	£808,317	£-613,836	£-1,829,202	£-12,258,322
50% affordable housing	£-1,723,196	£-3,145,349	£-4,158,154	£-14,587,274

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£20,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£12,254,370	£10,832,217	£8,806,606	£-1,622,513
10% affordable housing	£9,722,857	£8,300,704	£6,477,654	£-3,951,465
20% affordable housing	£7,191,343	£5,769,191	£4,148,702	£-6,280,417
30% affordable housing	£4,659,830	£3,237,677	£1,819,750	£-8,609,369
40% affordable housing	£2,128,317	£706,164	£-509,202	£-10,938,322
50% affordable housing	£-403,196	£-1,825,349	£-2,838,154	£-13,267,274

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£14,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£14,234,370	£12,812,217	£10,786,606	£357,487
10% affordable housing	£11,702,857	£10,280,704	£8,457,654	£-1,971,465
20% affordable housing	£9,171,343	£7,749,191	£6,128,702	£-4,300,417
30% affordable housing	£6,639,830	£5,217,677	£3,799,750	£-6,629,369
40% affordable housing	£4,108,317	£2,686,164	£1,470,798	£-8,958,322
50% affordable housing	£1,576,804	£154,651	£-858,154	£-11,287,274

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£4,000,000

	Lifetime Homes and no CSH	Lifetime Homes and CSH level 4	LT Homes, CSH4 and CIL	LT Homes, CSH6 and CIL
0% affordable housing	£17,534,370	£16,112,217	£14,086,606	£3,657,487
10% affordable housing	£15,002,857	£13,580,704	£11,757,654	£1,328,535
20% affordable housing	£12,471,343	£11,049,191	£9,428,702	£-1,000,417
30% affordable housing	£9,939,830	£8,517,677	£7,099,750	£-3,329,369
40% affordable housing	£7,408,317	£5,986,164	£4,770,798	£-5,658,322
50% affordable housing	£4,876,804	£3,454,651	£2,441,846	£-7,987,274