

Local Plan Affordable Housing Viability Testing, 2013

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 1

CSH level	4
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Residual land values:

No Units	3
Site Area	0.03 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£248,218	£272,051	£311,770	£319,714	£351,490
10% affordable housing (60:40)	£231,561	£253,734	£290,690	£298,081	£327,646
20% affordable housing (60:40)	£214,903	£235,418	£269,610	£276,448	£303,801
25% affordable housing (60:40)	£206,575	£226,260	£259,069	£265,531	£291,879
30% affordable housing (60:40)	£198,246	£217,102	£248,529	£254,815	£279,956
35% affordable housing (60:40)	£189,917	£207,944	£237,989	£243,998	£268,034
40% affordable housing (60:40)	£181,588	£198,786	£227,449	£233,181	£256,111
50% affordable housing (60:40)	£164,931	£180,469	£206,369	£211,548	£232,267

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£180,165	-£156,333	-£116,613	-£108,669	-£76,894
10% affordable housing (60:40)	-£196,822	-£174,690	-£137,694	-£130,303	-£100,738
20% affordable housing (60:40)	-£213,481	-£192,966	-£158,774	-£151,936	-£124,583
25% affordable housing (60:40)	-£221,809	-£202,124	-£169,314	-£162,752	-£136,505
30% affordable housing (60:40)	-£230,138	-£211,281	-£179,854	-£173,569	-£148,427
35% affordable housing (60:40)	-£238,466	-£220,439	-£190,395	-£184,386	-£160,350
40% affordable housing (60:40)	-£246,796	-£229,597	-£200,935	-£195,202	-£172,272
50% affordable housing (60:40)	-£263,453	-£247,914	-£222,015	-£216,835	-£196,117

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£26,359	-£2,526	£37,193	£45,137	£76,913
10% affordable housing (60:40)	-£43,016	-£20,843	£16,113	£23,504	£53,069
20% affordable housing (60:40)	-£59,674	-£39,159	-£4,967	£1,871	£29,224
25% affordable housing (60:40)	-£68,003	-£48,317	-£15,508	-£8,946	£17,302
30% affordable housing (60:40)	-£76,331	-£57,475	-£26,048	-£19,762	£5,379
35% affordable housing (60:40)	-£84,660	-£66,633	-£36,588	-£30,579	-£16,543
40% affordable housing (60:40)	-£92,989	-£75,791	-£47,128	-£41,396	-£28,466
50% affordable housing (60:40)	-£109,646	-£94,108	-£68,208	-£63,029	-£42,310

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£103,667	£127,499	£167,219	£175,163	£206,938
10% affordable housing (60:40)	£87,010	£109,182	£146,138	£153,529	£183,094
20% affordable housing (60:40)	£70,351	£90,866	£125,058	£131,896	£159,249
25% affordable housing (60:40)	£62,023	£81,708	£114,518	£121,080	£147,327
30% affordable housing (60:40)	£53,694	£72,551	£103,978	£110,263	£135,405
35% affordable housing (60:40)	£45,366	£63,393	£93,437	£99,446	£123,482
40% affordable housing (60:40)	£37,038	£54,235	£82,897	£88,630	£111,560
50% affordable housing (60:40)	£20,379	£35,918	£61,817	£66,997	£87,715

Residual Land values compared to benchmark land values

Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£158,518	£182,351	£222,070	£230,014	£261,790
10% affordable housing (60:40)	£141,861	£164,034	£200,990	£208,381	£237,946
20% affordable housing (60:40)	£125,203	£145,718	£179,910	£186,748	£214,101
25% affordable housing (60:40)	£116,875	£136,560	£169,369	£175,931	£202,179
30% affordable housing (60:40)	£108,546	£127,402	£158,829	£165,115	£190,256
35% affordable housing (60:40)	£100,217	£118,244	£148,289	£154,298	£178,334
40% affordable housing (60:40)	£91,888	£109,086	£137,749	£143,481	£166,411
50% affordable housing (60:40)	£75,231	£90,769	£116,669	£121,848	£142,567

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 2

CSH level	4
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Residual land values:

No Units	10
Site Area	0.02 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£240,771	£313,402	£434,453	£458,664	£565,505
10% affordable housing (60:40)	£189,755	£257,331	£369,957	£392,482	£482,584
20% affordable housing (60:40)	£138,738	£201,259	£305,461	£326,302	£409,664
25% affordable housing (60:40)	£113,229	£173,223	£273,214	£293,212	£373,203
30% affordable housing (60:40)	£87,721	£145,188	£240,965	£260,121	£336,743
35% affordable housing (60:40)	£62,212	£117,152	£208,717	£227,030	£300,283
40% affordable housing (60:40)	£36,704	£89,116	£176,470	£193,940	£263,823
50% affordable housing (60:40)	£-14,546	£33,044	£111,974	£127,760	£190,902

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-44,818	£27,813	£148,864	£173,075	£269,915
10% affordable housing (60:40)	£-95,834	£-28,258	£84,368	£106,893	£196,995
20% affordable housing (60:40)	£-146,851	£-84,330	£19,872	£40,713	£124,075
25% affordable housing (60:40)	£-172,360	£-112,386	£-12,375	£7,623	£87,614
30% affordable housing (60:40)	£-197,868	£-140,401	£-44,624	£-25,468	£51,154
35% affordable housing (60:40)	£-223,377	£-168,437	£-76,872	£-58,659	£14,894
40% affordable housing (60:40)	£-248,885	£-196,473	£-109,119	£-91,649	£-21,786
50% affordable housing (60:40)	£-300,136	£-252,545	£-173,615	£-157,829	£-94,687

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£57,720	£130,351	£251,402	£275,613	£372,453
10% affordable housing (60:40)	£6,704	£74,280	£186,906	£209,431	£299,533
20% affordable housing (60:40)	£-44,313	£18,208	£122,410	£143,250	£226,613
25% affordable housing (60:40)	£-89,822	£-9,828	£90,162	£110,161	£190,152
30% affordable housing (60:40)	£-135,330	£-37,863	£57,914	£77,070	£153,692
35% affordable housing (60:40)	£-180,839	£-85,899	£25,666	£43,979	£117,231
40% affordable housing (60:40)	£-226,347	£-133,935	£-6,581	£10,889	£80,771
50% affordable housing (60:40)	£-271,856	£-180,007	£-71,077	£-55,282	£7,851

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£144,404	£217,034	£338,086	£362,296	£459,137
10% affordable housing (60:40)	£93,388	£160,963	£273,589	£296,115	£386,217
20% affordable housing (60:40)	£42,371	£104,891	£209,093	£229,934	£313,296
25% affordable housing (60:40)	£16,862	£76,855	£176,846	£196,844	£276,835
30% affordable housing (60:40)	£-8,646	£48,820	£144,597	£163,753	£240,375
35% affordable housing (60:40)	£-54,155	£20,784	£112,350	£130,662	£203,915
40% affordable housing (60:40)	£-99,663	£-7,251	£80,102	£97,573	£167,455
50% affordable housing (60:40)	£-145,171	£-53,323	£48,606	£67,392	£134,535

Residual Land values compared to benchmark land values

Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£180,971	£253,602	£374,653	£398,864	£495,705
10% affordable housing (60:40)	£129,955	£197,531	£310,157	£332,682	£422,784
20% affordable housing (60:40)	£78,938	£141,459	£245,661	£266,502	£349,864
25% affordable housing (60:40)	£53,429	£113,423	£213,414	£233,412	£313,403
30% affordable housing (60:40)	£27,921	£85,388	£181,165	£200,321	£276,943
35% affordable housing (60:40)	£2,412	£57,352	£148,917	£167,230	£240,483
40% affordable housing (60:40)	£-23,096	£29,316	£116,670	£134,140	£204,023
50% affordable housing (60:40)	£-74,346	£-26,756	£52,174	£67,980	£131,102

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 3

CSH level	4
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Residual land values:

No Units	65
Site Area	0.13 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£1,238,406	£1,659,368	£2,360,672	£2,499,171	£3,053,169
10% affordable housing (60:40)	£956,078	£1,347,952	£2,001,075	£2,131,700	£2,647,381
20% affordable housing (60:40)	£673,750	£1,036,536	£1,641,180	£1,762,108	£2,241,592
25% affordable housing (60:40)	£532,586	£880,828	£1,461,232	£1,577,313	£2,036,697
30% affordable housing (60:40)	£391,422	£725,121	£1,281,285	£1,392,517	£1,835,803
35% affordable housing (60:40)	£250,258	£569,413	£1,101,336	£1,207,721	£1,632,908
40% affordable housing (60:40)	£109,094	£413,705	£921,389	£1,022,926	£1,429,073
50% affordable housing (60:40)	£-176,067	£102,289	£561,494	£653,335	£1,020,699

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£617,923	£196,981	£504,343	£642,842	£1,196,840
10% affordable housing (60:40)	£-900,251	£-508,377	£144,746	£275,371	£791,052
20% affordable housing (60:40)	£-1,182,579	£-819,793	£-215,149	£-94,221	£385,263
25% affordable housing (60:40)	£-1,323,743	£-975,501	£-395,097	£-279,016	£182,368
30% affordable housing (60:40)	£-1,464,907	£-1,131,208	£-575,044	£-463,812	£-20,526
35% affordable housing (60:40)	£-1,606,071	£-1,286,916	£-754,993	£-649,808	£-223,420
40% affordable housing (60:40)	£-1,747,235	£-1,442,624	£-934,940	£-833,403	£-427,256
50% affordable housing (60:40)	£-2,032,396	£-1,754,040	£-1,294,835	£-1,202,994	£-835,630

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£48,572	£469,534	£1,170,838	£1,309,337	£1,863,336
10% affordable housing (60:40)	£-233,756	£158,118	£811,241	£941,866	£1,457,547
20% affordable housing (60:40)	£-516,084	£-153,298	£451,346	£572,275	£1,051,758
25% affordable housing (60:40)	£-857,248	£-309,006	£271,398	£387,479	£848,863
30% affordable housing (60:40)	£-1,198,411	£-464,713	£91,451	£202,683	£645,970
35% affordable housing (60:40)	£-1,539,576	£-620,421	£-284,497	£17,898	£443,075
40% affordable housing (60:40)	£-1,880,740	£-776,129	£-464,545	£-166,928	£239,240
50% affordable housing (60:40)	£-2,221,904	£-931,837	£-644,593	£-351,976	£-169,135

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£612,016	£1,032,977	£1,734,281	£1,872,780	£2,426,779
10% affordable housing (60:40)	£329,687	£721,561	£1,374,685	£1,505,309	£2,020,990
20% affordable housing (60:40)	£47,359	£410,145	£1,014,789	£1,135,718	£1,615,202
25% affordable housing (60:40)	£-193,805	£254,437	£834,841	£950,922	£1,412,307
30% affordable housing (60:40)	£-424,968	£98,730	£654,894	£766,127	£1,209,413
35% affordable housing (60:40)	£-656,133	£-156,978	£474,946	£581,331	£1,006,518
40% affordable housing (60:40)	£-887,297	£-313,230	£294,999	£396,535	£802,683
50% affordable housing (60:40)	£-1,118,461	£-470,482	£115,051	£26,944	£394,308

**Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites**

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£849,706	£1,270,668	£1,971,972	£2,110,471	£2,664,469
10% affordable housing (60:40)	£567,378	£959,252	£1,612,375	£1,743,000	£2,258,681
20% affordable housing (60:40)	£285,050	£647,836	£1,252,480	£1,373,408	£1,852,892
25% affordable housing (60:40)	£143,886	£492,128	£1,072,532	£1,188,613	£1,649,997
30% affordable housing (60:40)	£-1,138,442	£180,713	£712,636	£819,021	£1,244,208
35% affordable housing (60:40)	£-2,279,606	£25,005	£532,689	£634,226	£1,040,373
40% affordable housing (60:40)	£-3,420,770	£-111,161	£352,742	£438,771	£826,428
50% affordable housing (60:40)	£-4,561,934	£-267,217	£172,794	£264,635	£631,999

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 4

CSH level	4
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Residual land values:

No Units	120
Site Area	0.16 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£793,783	£19,528	£1,353,755	£1,620,601	£2,687,983
10% affordable housing (60:40)	-£1,265,025	-£506,578	£745,309	£994,057	£1,989,046
20% affordable housing (60:40)	-£1,736,267	-£1,033,004	£136,864	£367,513	£1,290,110
25% affordable housing (60:40)	-£1,971,889	-£1,296,217	-£170,096	£54,241	£940,641
30% affordable housing (60:40)	-£2,207,510	-£1,559,429	-£479,294	-£283,267	£591,173
35% affordable housing (60:40)	-£2,443,131	-£1,822,642	-£788,493	-£581,662	£241,704
40% affordable housing (60:40)	-£2,678,752	-£2,085,854	-£1,097,690	-£900,057	-£109,527
50% affordable housing (60:40)	-£3,149,994	-£2,612,279	-£1,716,087	-£1,536,849	-£819,895

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£3,078,495	-£2,265,185	-£930,957	-£684,112	£403,270
10% affordable housing (60:40)	-£3,549,738	-£2,791,291	-£1,539,403	-£1,290,655	-£295,667
20% affordable housing (60:40)	-£4,020,980	-£3,317,716	-£2,147,848	-£1,917,199	-£994,603
25% affordable housing (60:40)	-£4,256,602	-£3,580,929	-£2,454,808	-£2,230,471	-£1,344,071
30% affordable housing (60:40)	-£4,492,222	-£3,844,141	-£2,764,006	-£2,547,979	-£1,693,540
35% affordable housing (60:40)	-£4,727,844	-£4,107,354	-£3,073,205	-£2,866,374	-£2,043,009
40% affordable housing (60:40)	-£4,963,465	-£4,370,567	-£3,382,403	-£3,184,770	-£2,394,239
50% affordable housing (60:40)	-£5,434,707	-£4,896,882	-£4,000,800	-£3,821,562	-£3,104,607

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£2,258,194	-£1,444,883	-£110,656	£156,190	£1,223,572
10% affordable housing (60:40)	-£2,729,436	-£1,970,989	-£719,102	-£470,354	£524,635
20% affordable housing (60:40)	-£3,200,678	-£2,497,415	-£1,327,547	-£1,096,897	-£174,301
25% affordable housing (60:40)	-£3,436,300	-£2,760,628	-£1,634,506	-£1,410,170	-£523,770
30% affordable housing (60:40)	-£3,671,921	-£3,023,839	-£1,943,704	-£1,727,677	-£873,238
35% affordable housing (60:40)	-£3,907,542	-£3,287,052	-£2,252,903	-£2,046,073	-£1,222,707
40% affordable housing (60:40)	-£4,143,163	-£3,550,265	-£2,562,101	-£2,364,468	-£1,573,937
50% affordable housing (60:40)	-£4,614,405	-£4,076,680	-£3,180,498	-£3,001,260	-£2,294,305

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£1,564,725	-£751,415	£582,813	£849,659	£1,917,041
10% affordable housing (60:40)	-£2,035,967	-£1,277,520	-£25,633	£223,115	£1,218,104
20% affordable housing (60:40)	-£2,507,210	-£1,803,946	-£634,078	-£403,429	£519,168
25% affordable housing (60:40)	-£2,742,831	-£2,067,159	-£941,038	-£716,701	£169,699
30% affordable housing (60:40)	-£2,978,452	-£2,330,371	-£1,250,236	-£1,034,209	-£179,770
35% affordable housing (60:40)	-£3,214,074	-£2,593,584	-£1,559,435	-£1,352,604	-£529,238
40% affordable housing (60:40)	-£3,449,695	-£2,856,797	-£1,868,633	-£1,670,999	-£1,173,937
50% affordable housing (60:40)	-£3,920,937	-£3,383,221	-£2,487,030	-£2,307,791	-£1,590,637

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£1,272,183	-£458,872	£875,355	£1,142,201	£2,209,583
10% affordable housing (60:40)	-£1,743,425	-£984,978	£266,909	£515,657	£1,510,646
20% affordable housing (60:40)	-£2,214,667	-£1,511,404	-£341,536	-£110,887	£811,710
25% affordable housing (60:40)	-£2,450,289	-£1,774,617	-£648,496	-£424,159	£462,241
30% affordable housing (60:40)	-£2,685,910	-£2,037,829	-£957,694	-£741,667	£112,773
35% affordable housing (60:40)	-£2,921,531	-£2,301,042	-£1,266,893	-£1,060,062	-£236,696
40% affordable housing (60:40)	-£3,157,152	-£2,564,254	-£1,576,090	-£1,378,457	-£587,927
50% affordable housing (60:40)	-£3,628,394	-£3,090,679	-£2,194,487	-£2,015,249	-£1,299,295

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 5

CSH level	4
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Residual land values:

No Units	400
Site Area	0.85 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£2,997,601	£5,653,957	£10,038,612	£10,903,976	£14,365,432
10% affordable housing (60:40)	£1,633,989	£4,128,628	£8,224,141	£9,041,521	£12,271,398
20% affordable housing (60:40)	£270,378	£2,586,455	£6,406,090	£7,166,428	£10,177,364
25% affordable housing (60:40)	-£418,158	£1,815,369	£5,497,064	£6,228,074	£9,130,347
30% affordable housing (60:40)	-£1,111,114	£1,044,281	£4,588,037	£5,289,721	£8,083,330
35% affordable housing (60:40)	-£1,804,071	£273,195	£3,679,012	£4,351,367	£7,036,313
40% affordable housing (60:40)	-£2,497,028	-£506,034	£2,767,033	£3,413,015	£5,985,130
50% affordable housing (60:40)	-£3,882,942	-£2,073,430	£927,258	£1,520,721	£3,873,804

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£9,139,935	-£6,483,578	-£2,098,923	-£1,233,559	£2,227,896
10% affordable housing (60:40)	-£10,503,547	-£8,008,907	-£3,913,394	-£3,096,015	£133,862
20% affordable housing (60:40)	-£11,867,157	-£9,551,081	-£5,731,446	-£4,971,108	-£1,960,172
25% affordable housing (60:40)	-£12,655,693	-£10,322,167	-£6,640,471	-£5,909,481	-£3,007,189
30% affordable housing (60:40)	-£13,248,649	-£11,093,254	-£7,549,498	-£6,847,814	-£4,054,206
35% affordable housing (60:40)	-£13,941,606	-£11,864,340	-£8,458,924	-£7,786,168	-£5,101,223
40% affordable housing (60:40)	-£14,634,563	-£12,643,670	-£9,370,502	-£8,724,521	-£6,152,405
50% affordable housing (60:40)	-£16,020,477	-£14,210,966	-£11,210,278	-£10,616,814	-£8,263,731

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£4,782,082	-£2,125,725	£2,258,930	£3,124,294	£6,585,749
10% affordable housing (60:40)	-£6,145,693	-£3,651,054	£444,459	£1,261,839	£4,491,715
20% affordable housing (60:40)	-£7,509,304	-£5,193,227	-£1,373,592	-£613,254	£2,397,681
25% affordable housing (60:40)	-£8,197,840	-£5,964,314	-£2,282,618	-£1,551,808	£1,350,664
30% affordable housing (60:40)	-£8,890,796	-£6,735,401	-£3,191,645	-£2,489,961	£303,647
35% affordable housing (60:40)	-£9,583,753	-£7,506,487	-£4,100,671	-£3,428,315	-£743,370
40% affordable housing (60:40)	-£10,276,710	-£8,285,717	-£5,012,649	-£4,366,668	-£1,794,352
50% affordable housing (60:40)	-£11,662,624	-£9,853,113	-£6,852,425	-£6,258,961	-£3,905,878

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£1,098,030	£1,558,327	£5,942,982	£6,808,346	£10,269,801
10% affordable housing (60:40)	-£2,461,641	£32,998	£4,128,511	£4,945,891	£8,175,767
20% affordable housing (60:40)	-£3,825,252	-£1,508,175	£2,310,460	£3,070,798	£6,081,733
25% affordable housing (60:40)	-£4,513,788	-£2,280,262	£1,401,434	£2,132,444	£5,034,716
30% affordable housing (60:40)	-£5,206,744	-£3,051,349	£492,407	£1,194,091	£3,987,699
35% affordable housing (60:40)	-£5,899,701	-£3,822,435	-£416,619	£255,737	£2,940,682
40% affordable housing (60:40)	-£6,592,658	-£4,601,665	-£1,328,597	-£682,616	£1,889,500
50% affordable housing (60:40)	-£7,878,572	-£5,169,061	-£3,168,373	-£2,574,909	-£221,826

Residual Land values compared to benchmark land values

Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£456,101	£3,112,457	£7,497,112	£8,362,476	£11,823,932
10% affordable housing (60:40)	-£907,511	£1,587,128	£5,682,641	£6,500,021	£9,729,898
20% affordable housing (60:40)	-£2,271,122	£44,955	£3,864,590	£4,624,928	£7,635,864
25% affordable housing (60:40)	-£2,959,658	-£726,131	£2,955,564	£3,686,574	£6,588,847
30% affordable housing (60:40)	-£3,652,614	-£1,497,219	£2,046,537	£2,748,221	£5,541,830
35% affordable housing (60:40)	-£4,345,571	-£2,268,305	£1,137,512	£1,809,867	£4,484,813
40% affordable housing (60:40)	-£5,038,528	-£3,047,534	£225,533	£971,515	£3,443,630
50% affordable housing (60:40)	-£6,424,442	-£4,614,930	-£1,614,242	-£1,020,779	£1,332,304

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 6

CSH level	4
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Residual land values:

No Units	640
Site Area	1.3 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£2,756,223	£6,531,831	£12,740,363	£13,966,715	£18,872,117
10% affordable housing (60:40)	£795,365	£4,332,187	£10,149,236	£11,304,064	£15,881,328
20% affordable housing (60:40)	£-1,184,555	£2,118,146	£7,546,006	£8,623,837	£12,890,539
25% affordable housing (60:40)	£-2,181,019	£1,011,127	£6,244,390	£7,280,646	£11,395,144
30% affordable housing (60:40)	£-3,177,483	£-87,462	£4,942,775	£5,937,457	£9,899,749
35% affordable housing (60:40)	£-4,173,947	£-1,222,588	£3,636,862	£4,594,269	£8,404,355
40% affordable housing (60:40)	£-5,170,411	£-2,347,714	£2,318,856	£3,244,615	£6,897,215
50% affordable housing (60:40)	£-7,163,339	£-4,597,965	£-322,342	£524,209	£3,878,242

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-15,807,066	£-12,031,458	£-5,822,926	£-4,596,575	£308,828
10% affordable housing (60:40)	£-17,767,925	£-14,231,103	£-8,414,053	£-7,259,226	£2,681,962
20% affordable housing (60:40)	£-19,747,845	£-16,445,143	£-11,017,284	£-9,939,453	£-5,672,751
25% affordable housing (60:40)	£-20,744,308	£-17,552,163	£-12,318,899	£-11,282,643	£-7,168,146
30% affordable housing (60:40)	£-21,740,773	£-18,660,752	£-13,620,515	£-12,625,832	£-8,663,540
35% affordable housing (60:40)	£-22,737,236	£-19,769,876	£-14,926,427	£-13,969,022	£-10,158,935
40% affordable housing (60:40)	£-23,733,701	£-20,911,004	£-16,244,433	£-15,318,675	£-11,666,075
50% affordable housing (60:40)	£-25,726,629	£-23,161,255	£-18,885,631	£-18,039,080	£-14,685,048

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-9,142,115	£-5,366,506	£842,026	£2,068,377	£6,973,780
10% affordable housing (60:40)	£-11,102,973	£-7,566,151	£-1,749,101	£-594,274	£3,982,990
20% affordable housing (60:40)	£-13,082,893	£-9,780,191	£-4,352,332	£-3,274,501	£982,201
25% affordable housing (60:40)	£-14,079,356	£-10,887,211	£-5,653,947	£-4,617,691	£-503,194
30% affordable housing (60:40)	£-15,075,821	£-11,995,800	£-6,955,563	£-5,960,880	£-1,998,588
35% affordable housing (60:40)	£-16,072,284	£-13,120,926	£-8,261,475	£-7,304,070	£-3,493,983
40% affordable housing (60:40)	£-17,068,749	£-14,246,052	£-9,579,481	£-8,653,723	£-5,001,123
50% affordable housing (60:40)	£-19,061,677	£-16,496,303	£-12,220,679	£-11,374,128	£-8,020,096

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-3,507,682	£267,926	£6,476,458	£7,702,809	£12,608,212
10% affordable housing (60:40)	£-5,468,540	£-1,931,718	£3,885,331	£5,040,159	£9,617,423
20% affordable housing (60:40)	£-7,448,460	£-4,145,759	£1,282,101	£2,359,931	£6,626,633
25% affordable housing (60:40)	£-8,444,924	£-5,252,779	£-19,515	£1,016,741	£5,131,239
30% affordable housing (60:40)	£-9,441,388	£-6,361,367	£-1,321,130	£-326,448	£3,635,844
35% affordable housing (60:40)	£-10,437,852	£-7,469,493	£-2,627,043	£-1,669,637	£2,140,449
40% affordable housing (60:40)	£-11,434,316	£-8,571,619	£-3,945,049	£-3,019,291	£633,310
50% affordable housing (60:40)	£-13,427,244	£-10,861,870	£-6,586,247	£-5,739,696	£-2,988,663

Residual Land values compared to benchmark land values

Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-1,130,777	£2,644,831	£8,853,363	£10,079,715	£14,985,117
10% affordable housing (60:40)	£-3,091,635	£445,187	£6,262,236	£7,417,064	£11,994,328
20% affordable housing (60:40)	£-5,071,555	£-1,768,854	£3,659,006	£4,736,837	£9,003,539
25% affordable housing (60:40)	£-6,068,019	£-2,875,873	£2,357,390	£3,393,646	£7,508,144
30% affordable housing (60:40)	£-7,064,483	£-3,984,462	£1,055,775	£2,050,457	£6,012,749
35% affordable housing (60:40)	£-8,060,947	£-5,109,588	£-250,138	£707,268	£4,517,355
40% affordable housing (60:40)	£-9,057,411	£-6,234,714	£-1,568,144	£-642,385	£3,010,215
50% affordable housing (60:40)	£-11,050,339	£-8,484,965	£-4,209,342	£-3,362,791	£-8,758

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	0%
Build cost inflation	0%

Site typology 7

CSH level	4
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Residual land values:

No Units	1100
Site Area	6.28 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£44,142,201	£49,733,696	£58,907,941	£60,730,429	£67,956,849
10% affordable housing (60:40)	£41,758,998	£46,943,039	£55,456,393	£57,141,278	£63,839,141
20% affordable housing (60:40)	£39,353,834	£44,128,189	£51,970,919	£53,520,636	£59,687,174
25% affordable housing (60:40)	£38,139,391	£42,711,360	£50,208,452	£51,696,699	£57,577,893
30% affordable housing (60:40)	£36,911,195	£41,273,053	£48,434,623	£49,851,338	£55,429,998
35% affordable housing (60:40)	£35,675,042	£39,826,983	£46,636,383	£47,974,454	£53,249,928
40% affordable housing (60:40)	£34,415,854	£38,361,880	£44,791,987	£46,052,968	£51,028,839
50% affordable housing (60:40)	£31,838,950	£35,321,923	£40,964,668	£42,076,491	£46,491,762

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£45,532,767	-£39,941,272	-£30,767,027	-£28,944,539	-£21,718,119
10% affordable housing (60:40)	-£47,915,970	-£42,731,929	-£34,218,575	-£32,533,690	-£25,835,827
20% affordable housing (60:40)	-£50,321,134	-£45,546,779	-£37,704,049	-£36,154,332	-£29,987,794
25% affordable housing (60:40)	-£51,635,577	-£46,963,607	-£39,466,516	-£37,976,269	-£32,097,075
30% affordable housing (60:40)	-£52,763,783	-£48,401,915	-£41,240,345	-£39,823,630	-£34,244,970
35% affordable housing (60:40)	-£53,999,926	-£49,847,976	-£43,038,585	-£41,700,514	-£36,426,039
40% affordable housing (60:40)	-£55,259,113	-£51,313,086	-£44,862,981	-£43,622,000	-£38,646,129
50% affordable housing (60:40)	-£57,836,018	-£54,353,045	-£48,710,300	-£47,598,477	-£43,183,206

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£13,335,922	-£7,744,427	£1,429,818	£3,252,306	£10,478,726
10% affordable housing (60:40)	-£15,719,125	-£10,535,084	-£2,021,730	-£336,845	£6,361,018
20% affordable housing (60:40)	-£18,124,289	-£13,349,934	-£5,507,204	-£3,957,487	£2,209,051
25% affordable housing (60:40)	-£19,338,732	-£14,766,762	-£7,269,671	-£5,779,424	£99,770
30% affordable housing (60:40)	-£20,566,938	-£16,205,070	-£9,043,500	-£7,526,785	-£2,048,125
35% affordable housing (60:40)	-£21,803,081	-£17,651,130	-£10,841,740	-£9,303,669	-£4,229,194
40% affordable housing (60:40)	-£23,052,268	-£19,116,943	-£12,686,136	-£11,425,165	-£6,449,284
50% affordable housing (60:40)	-£25,639,173	-£22,156,200	-£16,513,455	-£15,401,632	-£10,986,361

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£13,882,721	£19,474,216	£28,648,461	£30,470,949	£37,697,369
10% affordable housing (60:40)	£11,499,518	£16,683,559	£25,196,913	£26,881,798	£33,579,661
20% affordable housing (60:40)	£9,094,354	£13,868,709	£21,711,439	£23,261,156	£29,427,694
25% affordable housing (60:40)	£7,879,911	£12,451,880	£19,948,972	£21,439,219	£27,318,413
30% affordable housing (60:40)	£6,651,705	£11,013,573	£18,175,143	£19,591,858	£25,170,518
35% affordable housing (60:40)	£5,415,562	£9,567,513	£16,376,903	£17,714,974	£22,989,448
40% affordable housing (60:40)	£4,156,374	£8,102,400	£14,532,507	£15,793,488	£20,769,359
50% affordable housing (60:40)	£1,879,470	£5,062,443	£10,705,188	£11,817,010	£16,232,262

**Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites**

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£25,365,001	£30,956,496	£40,130,741	£41,953,229	£49,179,649
10% affordable housing (60:40)	£22,981,798	£28,165,839	£36,679,193	£38,364,078	£45,061,941
20% affordable housing (60:40)	£20,576,634	£25,350,989	£33,193,719	£34,743,436	£40,909,974
25% affordable housing (60:40)	£19,362,191	£23,934,160	£31,431,252	£32,921,499	£38,800,693
30% affordable housing (60:40)	£18,133,985	£22,495,853	£29,657,423	£31,074,138	£36,652,798
35% affordable housing (60:40)	£16,897,842	£21,049,793	£27,859,183	£29,197,254	£34,471,728
40% affordable housing (60:40)	£15,639,654	£19,594,680	£26,014,787	£27,275,768	£32,251,639
50% affordable housing (60:40)	£13,061,750	£16,544,723	£22,187,468	£23,299,291	£27,714,562

LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING

Sales value inflation	0%
Build cost inflation	0%

Site typology 8

CSH level	4
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Residual land values:

No Units	1200
Site Area	13.16 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£37,028,231	£42,420,721	£51,244,607	£52,993,570	£59,907,430
10% affordable housing (60:40)	£34,958,026	£39,958,307	£48,147,610	£49,764,676	£56,185,028
20% affordable housing (60:40)	£32,860,192	£37,476,417	£45,024,426	£46,512,066	£52,425,411
25% affordable housing (60:40)	£31,803,727	£36,220,573	£43,445,356	£44,876,570	£50,529,489
30% affordable housing (60:40)	£30,736,271	£34,961,041	£41,860,309	£43,220,753	£48,625,346
35% affordable housing (60:40)	£29,664,095	£33,685,734	£40,259,237	£41,557,178	£46,698,748
40% affordable housing (60:40)	£28,579,979	£32,398,470	£38,640,819	£39,876,068	£44,735,967
50% affordable housing (60:40)	£26,357,343	£29,771,455	£35,323,550	£36,405,970	£40,664,901

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£150,889,377	-£145,496,887	-£136,673,001	-£134,924,038	-£128,010,178
10% affordable housing (60:40)	-£152,999,582	-£147,959,301	-£139,769,998	-£138,152,932	-£131,732,580
20% affordable housing (60:40)	-£155,057,416	-£150,441,191	-£142,893,182	-£141,405,542	-£135,492,197
25% affordable housing (60:40)	-£156,113,881	-£151,697,035	-£144,472,252	-£143,041,038	-£137,388,119
30% affordable housing (60:40)	-£157,179,337	-£152,956,957	-£146,057,299	-£144,696,855	-£139,292,262
35% affordable housing (60:40)	-£158,253,614	-£154,231,874	-£147,653,371	-£146,360,430	-£141,218,890
40% affordable housing (60:40)	-£159,337,629	-£155,519,138	-£149,276,789	-£148,041,541	-£143,161,641
50% affordable housing (60:40)	-£161,560,265	-£158,146,153	-£152,594,058	-£151,511,638	-£147,262,707

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£83,419,556	-£78,027,065	-£69,203,180	-£67,454,217	-£60,540,357
10% affordable housing (60:40)	-£85,489,760	-£80,489,480	-£72,300,177	-£70,683,110	-£64,262,758
20% affordable housing (60:40)	-£87,587,594	-£82,971,370	-£75,423,361	-£73,935,720	-£68,022,375
25% affordable housing (60:40)	-£88,644,060	-£84,227,213	-£77,002,430	-£75,571,217	-£69,918,298
30% affordable housing (60:40)	-£89,709,516	-£85,486,745	-£78,587,478	-£77,227,033	-£71,822,441
35% affordable housing (60:40)	-£90,783,692	-£86,762,953	-£80,188,550	-£78,890,609	-£73,749,038
40% affordable housing (60:40)	-£91,867,697	-£88,049,317	-£81,806,958	-£80,571,719	-£75,711,619
50% affordable housing (60:40)	-£94,090,444	-£90,676,331	-£85,124,236	-£84,041,816	-£79,782,885

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£26,381,762	-£20,989,272	-£12,165,386	-£10,416,424	-£3,502,563
10% affordable housing (60:40)	-£28,451,967	-£23,451,686	-£15,262,383	-£13,645,317	-£7,224,965
20% affordable housing (60:40)	-£30,549,801	-£25,933,577	-£18,385,567	-£16,897,927	-£10,984,582
25% affordable housing (60:40)	-£31,606,267	-£27,189,420	-£19,964,637	-£18,533,424	-£12,880,505
30% affordable housing (60:40)	-£32,671,723	-£28,448,952	-£21,549,685	-£20,189,240	-£14,784,648
35% affordable housing (60:40)	-£33,745,899	-£29,724,260	-£23,150,757	-£21,852,816	-£16,711,245
40% affordable housing (60:40)	-£34,830,014	-£31,011,524	-£24,769,175	-£23,533,326	-£18,674,026
50% affordable housing (60:40)	-£37,052,651	-£33,638,538	-£28,086,443	-£27,004,023	-£22,745,082

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£2,320,169	£3,072,321	£11,896,207	£13,645,170	£20,559,030
10% affordable housing (60:40)	-£4,390,374	£609,907	£8,799,210	£10,416,276	£16,836,628
20% affordable housing (60:40)	-£6,488,208	-£1,871,983	£5,676,026	£7,163,666	£13,077,011
25% affordable housing (60:40)	-£7,544,673	-£3,127,827	£4,096,956	£5,528,170	£11,181,089
30% affordable housing (60:40)	-£8,610,129	-£4,387,359	£2,511,909	£3,872,353	£9,276,946
35% affordable housing (60:40)	-£9,684,305	-£5,662,666	£910,837	£2,208,778	£7,350,348
40% affordable housing (60:40)	-£10,768,421	-£6,949,930	-£707,581	£527,668	£5,387,567
50% affordable housing (60:40)	-£12,991,067	-£9,576,945	-£4,024,850	-£2,942,430	£1,316,501

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 1

CSH level	4
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Residual land values:

No Units	3
Site Area	0.03 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£291,797	£318,013	£361,704	£370,442	£405,396
10% affordable housing (60:40)	£269,023	£293,341	£333,871	£341,977	£374,402
20% affordable housing (60:40)	£246,248	£268,670	£306,039	£313,513	£343,407
25% affordable housing (60:40)	£234,861	£256,334	£292,122	£299,280	£327,910
30% affordable housing (60:40)	£223,473	£243,999	£278,206	£285,047	£312,413
35% affordable housing (60:40)	£212,087	£231,662	£264,299	£270,815	£296,917
40% affordable housing (60:40)	£200,700	£219,327	£250,373	£256,582	£281,419
50% affordable housing (60:40)	£177,925	£194,656	£222,540	£228,118	£250,425

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£136,586	-£110,371	-£66,680	-£57,942	-£22,988
10% affordable housing (60:40)	-£159,361	-£135,042	-£94,513	-£86,406	-£53,982
20% affordable housing (60:40)	-£182,136	-£159,714	-£122,345	-£114,871	-£84,976
25% affordable housing (60:40)	-£193,523	-£172,050	-£136,261	-£129,104	-£100,474
30% affordable housing (60:40)	-£204,910	-£184,385	-£150,177	-£143,337	-£115,971
35% affordable housing (60:40)	-£216,297	-£196,721	-£164,095	-£157,669	-£131,467
40% affordable housing (60:40)	-£227,684	-£209,056	-£178,011	-£171,901	-£146,964
50% affordable housing (60:40)	-£250,459	-£233,728	-£205,843	-£200,266	-£177,958

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£17,220	£43,436	£87,127	£95,865	£130,819
10% affordable housing (60:40)	-£5,554	£18,764	£59,294	£67,400	£99,825
20% affordable housing (60:40)	-£28,329	£5,907	£31,462	£38,936	£68,830
25% affordable housing (60:40)	-£39,716	-£18,243	£17,545	£24,703	£53,333
30% affordable housing (60:40)	-£51,104	-£30,578	£3,629	£10,470	£37,836
35% affordable housing (60:40)	-£62,490	-£42,915	-£10,288	£3,762	£22,339
40% affordable housing (60:40)	-£73,877	-£55,250	-£24,204	-£17,995	£6,842
50% affordable housing (60:40)	-£96,652	-£79,821	-£52,037	-£46,459	-£24,152

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£147,246	£173,461	£217,152	£225,890	£260,844
10% affordable housing (60:40)	£124,471	£148,790	£189,319	£197,426	£229,850
20% affordable housing (60:40)	£101,696	£124,118	£161,487	£168,961	£198,856
25% affordable housing (60:40)	£90,309	£111,782	£147,571	£154,728	£183,358
30% affordable housing (60:40)	£78,922	£99,447	£133,655	£140,495	£167,861
35% affordable housing (60:40)	£67,535	£87,111	£119,737	£126,263	£152,365
40% affordable housing (60:40)	£56,148	£74,776	£105,821	£112,031	£136,868
50% affordable housing (60:40)	£33,373	£50,104	£77,989	£83,566	£105,673

Residual Land values compared to benchmark land values

Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£202,097	£228,313	£272,004	£280,742	£315,696
10% affordable housing (60:40)	£179,323	£203,641	£244,171	£252,277	£284,702
20% affordable housing (60:40)	£156,548	£178,970	£216,339	£223,813	£253,707
25% affordable housing (60:40)	£145,161	£166,634	£202,422	£209,580	£238,210
30% affordable housing (60:40)	£133,773	£154,299	£188,506	£195,347	£222,713
35% affordable housing (60:40)	£122,387	£141,962	£174,589	£181,115	£207,217
40% affordable housing (60:40)	£111,000	£129,627	£160,673	£166,882	£191,719
50% affordable housing (60:40)	£88,225	£104,956	£132,840	£138,418	£160,725

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 2

CSH level	4
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Residual land values:

No Units	10
Site Area	0.02 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£347,712	£427,606	£560,761	£587,393	£693,918
10% affordable housing (60:40)	£278,053	£352,166	£475,687	£500,391	£599,208
20% affordable housing (60:40)	£208,395	£276,726	£390,613	£413,389	£504,498
25% affordable housing (60:40)	£173,565	£239,006	£348,075	£369,889	£457,144
30% affordable housing (60:40)	£138,736	£201,287	£305,538	£326,388	£409,789
35% affordable housing (60:40)	£103,906	£163,567	£263,001	£282,887	£362,435
40% affordable housing (60:40)	£69,077	£125,846	£220,463	£239,387	£315,079
50% affordable housing (60:40)	£-592	£50,407	£135,388	£152,385	£220,370

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£62,123	£142,017	£275,172	£301,804	£408,329
10% affordable housing (60:40)	£-7,536	£66,577	£190,098	£214,802	£313,619
20% affordable housing (60:40)	£-77,195	£-8,863	£105,024	£127,800	£218,909
25% affordable housing (60:40)	£-112,024	£-46,683	£62,486	£84,300	£171,555
30% affordable housing (60:40)	£-146,853	£-84,302	£19,949	£40,799	£124,200
35% affordable housing (60:40)	£-181,683	£-122,023	£-22,998	£-2,702	£76,846
40% affordable housing (60:40)	£-216,512	£-159,743	£-68,126	£-46,202	£29,490
50% affordable housing (60:40)	£-286,181	£-235,182	£-150,201	£-133,204	£-65,219

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£164,661	£244,554	£377,710	£404,342	£510,867
10% affordable housing (60:40)	£95,002	£169,115	£292,635	£317,340	£416,157
20% affordable housing (60:40)	£25,343	£93,675	£207,561	£230,338	£321,447
25% affordable housing (60:40)	£-9,487	£55,955	£165,024	£186,838	£274,092
30% affordable housing (60:40)	£-44,316	£18,236	£122,487	£143,337	£226,738
35% affordable housing (60:40)	£-79,145	£-19,485	£79,949	£99,835	£179,383
40% affordable housing (60:40)	£-113,974	£-57,305	£37,412	£56,335	£132,028
50% affordable housing (60:40)	£-183,643	£-132,645	£-47,663	£-30,666	£37,319

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£251,344	£331,238	£464,394	£491,026	£597,550
10% affordable housing (60:40)	£181,685	£255,798	£379,319	£404,023	£502,840
20% affordable housing (60:40)	£112,027	£180,359	£294,245	£317,022	£408,130
25% affordable housing (60:40)	£77,197	£142,638	£251,708	£273,521	£360,776
30% affordable housing (60:40)	£42,368	£104,919	£209,170	£230,020	£313,421
35% affordable housing (60:40)	£7,538	£67,199	£166,633	£186,519	£266,067
40% affordable housing (60:40)	£-27,291	£29,478	£124,095	£143,019	£218,711
50% affordable housing (60:40)	£-86,859	£-45,961	£38,021	£56,017	£124,002

**Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites**

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£287,912	£367,806	£500,961	£527,593	£634,118
10% affordable housing (60:40)	£218,253	£292,366	£415,887	£440,591	£539,408
20% affordable housing (60:40)	£148,595	£216,926	£330,813	£353,589	£444,698
25% affordable housing (60:40)	£113,765	£179,206	£288,275	£310,089	£397,344
30% affordable housing (60:40)	£78,936	£141,487	£245,738	£266,588	£349,989
35% affordable housing (60:40)	£44,106	£103,767	£203,201	£223,087	£302,635
40% affordable housing (60:40)	£9,277	£66,046	£160,663	£179,587	£255,279
50% affordable housing (60:40)	£-60,392	£-39,383	£75,588	£92,585	£160,570

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 3

CSH level	4
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Residual land values:

No Units	65
Site Area	0.13 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£1,850,709	£2,313,767	£3,077,286	£3,229,636	£3,839,033
10% affordable housing (60:40)	£1,460,334	£1,890,095	£2,601,691	£2,743,072	£3,308,595
20% affordable housing (60:40)	£1,069,959	£1,466,423	£2,126,095	£2,256,507	£2,778,157
25% affordable housing (60:40)	£874,772	£1,254,587	£1,887,810	£2,013,225	£2,512,938
30% affordable housing (60:40)	£679,584	£1,042,750	£1,648,026	£1,769,082	£2,247,718
35% affordable housing (60:40)	£484,397	£830,914	£1,408,443	£1,523,946	£1,982,499
40% affordable housing (60:40)	£289,210	£619,078	£1,168,859	£1,278,815	£1,717,280
50% affordable housing (60:40)	-£102,819	£195,406	£689,691	£788,548	£1,183,976

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£5,620	£457,438	£1,220,957	£1,373,307	£1,982,704
10% affordable housing (60:40)	-£395,994	£33,766	£745,362	£886,743	£1,452,266
20% affordable housing (60:40)	-£786,370	-£389,906	£269,766	£400,178	£921,828
25% affordable housing (60:40)	-£981,657	-£601,742	£31,281	£156,896	£656,609
30% affordable housing (60:40)	-£1,176,745	-£813,578	-£208,303	-£87,247	£391,389
35% affordable housing (60:40)	-£1,371,932	-£1,025,415	-£447,686	-£332,391	£120,170
40% affordable housing (60:40)	-£1,667,119	-£1,237,251	-£687,470	-£577,614	-£139,049
50% affordable housing (60:40)	-£1,959,148	-£1,660,823	-£1,166,638	-£1,067,781	-£672,353

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£660,875	£1,123,933	£1,887,453	£2,039,802	£2,649,200
10% affordable housing (60:40)	£270,501	£700,261	£1,411,857	£1,553,238	£2,118,762
20% affordable housing (60:40)	-£119,875	£276,589	£936,262	£1,066,674	£1,588,324
25% affordable housing (60:40)	-£315,062	£64,753	£697,777	£823,391	£1,323,104
30% affordable housing (60:40)	-£510,250	-£147,083	£458,192	£579,248	£1,057,894
35% affordable housing (60:40)	-£705,437	-£359,919	£218,609	£334,115	£792,665
40% affordable housing (60:40)	-£900,624	-£570,755	£20,975	£88,981	£527,446
50% affordable housing (60:40)	-£1,292,653	-£894,427	-£500,143	-£401,286	-£8,858

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£1,224,319	£1,687,376	£2,450,896	£2,603,246	£3,212,643
10% affordable housing (60:40)	£833,944	£1,263,704	£1,975,300	£2,116,681	£2,682,205
20% affordable housing (60:40)	£443,568	£840,032	£1,499,705	£1,630,117	£2,151,767
25% affordable housing (60:40)	£248,381	£628,196	£1,261,220	£1,386,835	£1,886,548
30% affordable housing (60:40)	£53,194	£416,360	£1,021,636	£1,142,691	£1,621,328
35% affordable housing (60:40)	-£141,994	£204,524	£782,052	£897,558	£1,356,109
40% affordable housing (60:40)	-£337,181	£7,312	£542,468	£652,424	£1,090,890
50% affordable housing (60:40)	-£729,210	-£430,984	£63,301	£162,157	£57,586

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£1,462,009	£1,925,067	£2,688,586	£2,840,936	£3,450,333
10% affordable housing (60:40)	£1,071,634	£1,501,395	£2,212,991	£2,354,372	£2,919,895
20% affordable housing (60:40)	£681,259	£1,077,723	£1,737,395	£1,867,807	£2,389,457
25% affordable housing (60:40)	£486,072	£865,887	£1,498,910	£1,624,525	£2,124,238
30% affordable housing (60:40)	£290,884	£654,050	£1,259,326	£1,380,382	£1,859,018
35% affordable housing (60:40)	£95,697	£442,214	£1,019,743	£1,135,248	£1,593,799
40% affordable housing (60:40)	-£99,490	£230,378	£780,159	£890,115	£1,328,580
50% affordable housing (60:40)	-£491,519	£193,294	£300,991	£399,848	£795,276

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 4

CSH level	4
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Residual land values:

No Units	120
Site Area	0.16 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£230,700	£1,111,290	£2,578,940	£2,872,470	£4,032,140
10% affordable housing (60:40)	-£445,602	£379,859	£1,743,676	£2,016,440	£3,103,096
20% affordable housing (60:40)	-£1,125,676	-£357,321	£908,412	£1,160,408	£2,168,395
25% affordable housing (60:40)	-£1,465,712	-£729,018	£490,780	£732,393	£1,698,846
30% affordable housing (60:40)	-£1,805,749	-£1,100,715	£73,148	£304,378	£1,229,297
35% affordable housing (60:40)	-£2,145,787	-£1,472,411	-£350,119	-£125,660	£759,748
40% affordable housing (60:40)	-£2,485,823	-£1,844,107	-£774,581	-£560,676	£290,199
50% affordable housing (60:40)	-£3,165,897	-£2,587,501	-£1,623,506	-£1,430,707	-£659,511

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£2,054,013	-£1,173,423	£294,228	£587,758	£1,747,428
10% affordable housing (60:40)	-£2,730,314	-£1,904,853	-£541,037	-£288,273	£818,384
20% affordable housing (60:40)	-£3,410,388	-£2,642,034	-£1,376,301	-£1,124,304	-£116,318
25% affordable housing (60:40)	-£3,750,425	-£3,013,731	-£1,793,933	-£1,552,319	-£585,867
30% affordable housing (60:40)	-£4,090,462	-£3,385,427	-£2,211,565	-£1,980,335	-£1,055,415
35% affordable housing (60:40)	-£4,430,499	-£3,757,123	-£2,634,831	-£2,410,372	-£1,524,965
40% affordable housing (60:40)	-£4,770,536	-£4,128,820	-£3,059,293	-£2,845,368	-£1,994,513
50% affordable housing (60:40)	-£5,450,610	-£4,872,213	-£3,908,218	-£3,715,420	-£2,944,223

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£1,233,711	-£353,121	£1,114,529	£1,408,060	£2,567,730
10% affordable housing (60:40)	-£1,910,013	-£1,084,551	£279,265	£552,029	£1,638,686
20% affordable housing (60:40)	-£2,590,086	-£1,821,732	-£555,989	-£304,003	£703,984
25% affordable housing (60:40)	-£2,930,123	-£2,193,429	-£973,631	-£732,017	£234,435
30% affordable housing (60:40)	-£3,270,160	-£2,565,125	-£1,391,263	-£1,160,033	-£235,113
35% affordable housing (60:40)	-£3,610,198	-£2,936,822	-£1,814,529	-£1,590,071	-£704,653
40% affordable housing (60:40)	-£3,950,234	-£4,128,820	-£3,059,293	-£2,845,368	-£1,994,513
50% affordable housing (60:40)	-£4,630,308	-£4,051,912	-£3,087,917	-£2,895,118	-£2,123,922

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£540,242	£340,348	£1,807,998	£2,101,528	£3,261,198
10% affordable housing (60:40)	-£1,216,544	-£391,083	£972,734	£1,245,498	£2,332,154
20% affordable housing (60:40)	-£1,896,618	-£1,128,263	£137,470	£389,466	£1,397,452
25% affordable housing (60:40)	-£2,236,654	-£1,499,960	-£280,162	-£38,549	£927,904
30% affordable housing (60:40)	-£2,576,692	-£1,871,657	-£697,795	-£466,565	£458,355
35% affordable housing (60:40)	-£2,916,729	-£2,243,353	-£1,121,061	-£896,602	-£111,194
40% affordable housing (60:40)	-£3,256,765	-£2,615,049	-£1,545,523	-£1,331,618	-£480,743
50% affordable housing (60:40)	-£3,936,839	-£3,358,443	-£2,394,448	-£2,201,649	-£1,430,453

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£247,700	£632,890	£2,100,540	£2,394,070	£3,553,740
10% affordable housing (60:40)	-£924,002	-£98,541	£1,265,276	£1,538,040	£2,624,696
20% affordable housing (60:40)	-£1,604,076	-£835,721	£430,012	£682,008	£1,689,995
25% affordable housing (60:40)	-£1,944,112	-£1,207,418	£12,380	£253,993	£1,220,446
30% affordable housing (60:40)	-£2,284,149	-£1,579,115	-£405,252	-£174,022	£750,897
35% affordable housing (60:40)	-£2,624,187	-£1,950,811	-£828,519	-£604,060	£281,348
40% affordable housing (60:40)	-£2,964,223	-£2,322,507	-£1,252,991	-£1,039,076	-£188,201
50% affordable housing (60:40)	-£3,644,297	-£3,065,901	-£2,101,906	-£1,909,107	-£1,137,911

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 5

CSH level	4
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Residual land values:

No Units	400
Site Area	0.85 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£6,635,946	£9,532,183	£14,301,827	£15,253,728	£19,030,250
10% affordable housing (60:40)	£4,811,342	£7,305,285	£11,761,708	£12,647,060	£16,176,109
20% affordable housing (60:40)	£2,564,992	£5,078,389	£9,221,588	£10,040,392	£13,315,606
25% affordable housing (60:40)	£1,540,125	£3,964,940	£7,949,112	£8,737,059	£11,879,176
30% affordable housing (60:40)	£515,258	£2,939,898	£6,667,086	£7,430,205	£10,442,744
35% affordable housing (60:40)	£-517,943	£1,712,395	£5,385,060	£6,114,464	£9,006,314
40% affordable housing (60:40)	£-1,559,571	£584,872	£4,103,034	£4,798,721	£7,569,883
50% affordable housing (60:40)	£-3,642,828	£-1,697,470	£1,519,934	£2,157,952	£4,680,285

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-5,501,590	£-2,605,353	£2,164,292	£3,116,193	£6,892,715
10% affordable housing (60:40)	£-7,528,193	£-4,832,250	£-375,828	£509,524	£4,038,574
20% affordable housing (60:40)	£-9,572,544	£-7,059,146	£-2,915,947	£-2,097,143	£1,178,070
25% affordable housing (60:40)	£-10,597,410	£-8,172,595	£-4,188,423	£-3,400,477	£-258,360
30% affordable housing (60:40)	£-11,622,277	£-9,297,538	£-5,470,449	£-4,707,330	£-1,694,791
35% affordable housing (60:40)	£-12,655,479	£-10,425,150	£-6,752,475	£-6,023,072	£-3,131,222
40% affordable housing (60:40)	£-13,697,108	£-11,552,864	£-8,034,501	£-7,338,914	£-4,567,652
50% affordable housing (60:40)	£-15,750,363	£-13,835,006	£-10,617,602	£-9,979,584	£-7,457,271

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-1,143,737	£1,752,500	£6,522,145	£7,474,046	£11,250,568
10% affordable housing (60:40)	£-3,168,340	£-474,397	£3,982,026	£4,867,378	£8,396,427
20% affordable housing (60:40)	£-5,214,691	£-2,701,293	£1,441,906	£2,260,710	£5,535,924
25% affordable housing (60:40)	£-6,239,557	£-3,814,742	£169,430	£957,376	£4,099,493
30% affordable housing (60:40)	£-7,264,424	£-4,939,784	£-1,112,596	£-349,477	£2,663,062
35% affordable housing (60:40)	£-8,297,626	£-6,067,297	£-2,394,622	£-1,665,219	£1,226,632
40% affordable housing (60:40)	£-9,333,253	£-7,194,910	£-3,676,648	£-2,980,961	£-208,799
50% affordable housing (60:40)	£-11,422,510	£-9,477,153	£-6,259,749	£-5,621,730	£-3,099,418

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£2,540,315	£5,436,552	£10,206,197	£11,158,098	£14,934,620
10% affordable housing (60:40)	£515,712	£3,209,655	£7,666,078	£8,551,430	£12,080,479
20% affordable housing (60:40)	£-1,530,639	£982,759	£5,125,958	£5,944,762	£9,219,976
25% affordable housing (60:40)	£-2,555,505	£-130,690	£3,853,482	£4,641,428	£7,783,545
30% affordable housing (60:40)	£-3,580,372	£-1,256,732	£2,571,456	£3,334,575	£6,347,114
35% affordable housing (60:40)	£-4,613,574	£-2,383,245	£1,289,430	£2,018,833	£4,910,694
40% affordable housing (60:40)	£-5,655,201	£-3,510,758	£7,404	£703,091	£3,474,253
50% affordable housing (60:40)	£-7,738,458	£-5,793,101	£-2,579,697	£-1,897,678	£584,634

**Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites**

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£4,094,446	£6,990,683	£11,760,327	£12,712,228	£16,488,750
10% affordable housing (60:40)	£2,069,842	£4,763,785	£9,220,208	£10,105,560	£13,634,609
20% affordable housing (60:40)	£23,492	£2,536,889	£6,680,088	£7,498,892	£10,774,106
25% affordable housing (60:40)	£-1,001,375	£1,423,440	£5,407,612	£6,195,559	£9,337,676
30% affordable housing (60:40)	£-2,026,242	£298,398	£4,125,586	£4,888,705	£7,901,244
35% affordable housing (60:40)	£-3,059,443	£-829,115	£2,843,560	£3,572,964	£6,464,814
40% affordable housing (60:40)	£-4,101,071	£-1,956,628	£1,561,534	£2,257,221	£5,028,393
50% affordable housing (60:40)	£-6,184,328	£-4,238,970	£-1,021,566	£-393,548	£2,138,765

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 6

CSH level	4
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Residual land values:

No Units	640
Site Area	1.3 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£7,842,994	£11,948,614	£18,701,106	£20,049,419	£25,373,340
10% affordable housing (60:40)	£4,939,850	£8,765,822	£15,078,092	£16,332,779	£21,311,098
20% affordable housing (60:40)	£2,006,224	£5,583,031	£11,455,078	£12,615,467	£17,248,856
25% affordable housing (60:40)	£539,411	£3,980,710	£9,639,466	£10,756,811	£15,209,772
30% affordable housing (60:40)	£-942,570	£2,368,356	£7,809,097	£8,890,868	£13,162,520
35% affordable housing (60:40)	£-2,433,373	£756,001	£5,978,727	£7,012,704	£11,115,267
40% affordable housing (60:40)	£-3,924,176	£-870,359	£4,148,358	£5,134,540	£9,068,015
50% affordable housing (60:40)	£-6,905,781	£-4,147,808	£441,593	£1,346,124	£4,940,580

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-10,720,296	£-6,614,676	£137,816	£1,486,130	£6,810,050
10% affordable housing (60:40)	£-13,623,439	£-9,797,467	£-3,485,198	£-2,230,511	£2,747,808
20% affordable housing (60:40)	£-16,657,065	£-12,990,259	£-7,108,212	£-5,947,823	£-1,314,434
25% affordable housing (60:40)	£-18,023,878	£-14,582,580	£-8,923,824	£-7,806,478	£-3,353,517
30% affordable housing (60:40)	£-19,505,859	£-16,194,934	£-10,764,193	£-9,672,422	£-5,400,769
35% affordable housing (60:40)	£-20,996,663	£-17,807,288	£-12,584,562	£-11,550,596	£-7,448,022
40% affordable housing (60:40)	£-22,487,466	£-19,433,648	£-14,414,932	£-13,428,750	£-9,495,274
50% affordable housing (60:40)	£-25,469,071	£-22,711,098	£-18,121,697	£-17,217,166	£-13,622,710

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£-4,055,344	£50,276	£6,802,768	£8,151,082	£13,475,002
10% affordable housing (60:40)	£-6,958,487	£-3,132,515	£3,179,754	£4,434,441	£9,412,760
20% affordable housing (60:40)	£-9,892,113	£-6,315,307	£-443,260	£717,129	£5,350,518
25% affordable housing (60:40)	£-11,358,926	£-7,917,628	£-2,258,872	£-1,141,526	£3,311,435
30% affordable housing (60:40)	£-12,840,907	£-9,529,962	£-4,089,241	£-3,007,470	£1,264,193
35% affordable housing (60:40)	£-14,331,711	£-11,142,336	£-5,919,610	£-4,985,634	£-783,070
40% affordable housing (60:40)	£-15,822,513	£-12,758,656	£-7,749,980	£-6,763,798	£-2,830,322
50% affordable housing (60:40)	£-18,804,119	£-16,046,146	£-11,456,745	£-10,552,214	£-8,957,758

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£1,579,089	£5,684,708	£12,437,200	£13,785,514	£19,109,435
10% affordable housing (60:40)	£-1,324,055	£2,501,917	£8,814,187	£10,068,874	£15,047,193
20% affordable housing (60:40)	£-4,257,681	£-680,874	£5,191,173	£6,351,562	£10,984,951
25% affordable housing (60:40)	£-5,724,494	£-2,283,196	£3,375,561	£4,492,906	£8,945,867
30% affordable housing (60:40)	£-7,206,475	£-3,895,549	£1,545,191	£2,626,963	£6,898,615
35% affordable housing (60:40)	£-8,697,278	£-5,507,904	£-285,178	£748,799	£4,851,362
40% affordable housing (60:40)	£-10,188,081	£-7,134,264	£-2,115,547	£-1,129,365	£2,804,110
50% affordable housing (60:40)	£-13,169,686	£-10,411,713	£-5,822,312	£-4,917,761	£-1,923,325

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£3,955,994	£8,061,614	£14,814,106	£16,162,419	£21,486,340
10% affordable housing (60:40)	£1,052,850	£4,878,822	£11,191,092	£12,445,779	£17,424,098
20% affordable housing (60:40)	£-1,880,776	£1,696,031	£7,568,078	£8,728,467	£13,361,856
25% affordable housing (60:40)	£-3,347,589	£93,710	£5,752,466	£6,869,811	£11,322,772
30% affordable housing (60:40)	£-4,829,570	£-1,518,644	£3,922,097	£5,003,868	£9,275,520
35% affordable housing (60:40)	£-6,320,373	£-3,130,999	£2,091,727	£3,125,704	£7,228,267
40% affordable housing (60:40)	£-7,811,176	£-4,757,359	£261,358	£1,247,540	£5,181,015
50% affordable housing (60:40)	£-10,792,781	£-8,034,808	£-3,445,407	£-2,540,876	£1,053,580

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 7

CSH level	4
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Residual land values:

No Units	1100
Site Area	6.28 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£53,921,864	£59,978,417	£69,946,519	£71,925,120	£79,781,749
10% affordable housing (60:40)	£50,075,062	£55,686,771	£64,914,369	£66,743,911	£74,018,301
20% affordable housing (60:40)	£46,213,007	£51,375,353	£59,869,977	£61,547,836	£68,205,238
25% affordable housing (60:40)	£44,275,208	£49,213,808	£57,329,418	£58,936,160	£65,271,375
30% affordable housing (60:40)	£42,336,594	£47,046,047	£54,784,351	£56,310,696	£62,318,382
35% affordable housing (60:40)	£40,381,604	£44,865,893	£52,213,439	£53,655,877	£59,345,591
40% affordable housing (60:40)	£38,426,613	£42,680,895	£49,616,493	£50,975,864	£56,352,348
50% affordable housing (60:40)	£34,471,640	£38,241,803	£44,338,155	£45,540,112	£50,301,950

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£36,753,104	-£29,696,551	-£19,728,449	-£17,749,848	-£9,893,219
10% affordable housing (60:40)	-£39,599,906	-£33,988,197	-£24,760,599	-£22,931,057	-£15,656,867
20% affordable housing (60:40)	-£43,461,961	-£38,299,615	-£29,804,991	-£28,127,132	-£21,469,730
25% affordable housing (60:40)	-£46,399,780	-£40,461,160	-£32,345,650	-£30,736,808	-£24,403,592
30% affordable housing (60:40)	-£47,338,374	-£42,628,921	-£34,890,617	-£33,364,272	-£27,356,586
35% affordable housing (60:40)	-£49,293,364	-£44,809,075	-£37,461,529	-£36,019,081	-£30,329,377
40% affordable housing (60:40)	-£51,248,355	-£46,994,073	-£40,068,474	-£38,699,104	-£33,322,620
50% affordable housing (60:40)	-£55,203,328	-£51,433,165	-£45,336,813	-£44,134,856	-£38,373,017

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£3,556,259	£2,500,294	£12,468,396	£14,446,997	£22,303,626
10% affordable housing (60:40)	-£7,403,061	-£1,791,352	£7,436,246	£9,265,788	£16,540,178
20% affordable housing (60:40)	-£11,265,116	-£6,102,770	£2,391,854	£4,069,713	£10,727,115
25% affordable housing (60:40)	-£13,202,915	-£8,264,315	-£148,705	£1,460,037	£7,793,253
30% affordable housing (60:40)	-£15,141,529	-£10,432,076	-£2,693,772	-£1,167,427	£4,840,259
35% affordable housing (60:40)	-£17,086,519	-£12,612,230	-£5,264,684	-£3,922,246	£1,867,458
40% affordable housing (60:40)	-£19,051,510	-£14,797,226	-£7,861,639	-£6,602,259	-£1,126,775
50% affordable housing (60:40)	-£23,006,483	-£19,236,320	-£13,139,868	-£11,938,011	-£7,176,172

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£23,662,384	£29,718,937	£39,687,039	£41,665,640	£49,522,269
10% affordable housing (60:40)	£19,815,582	£25,427,291	£34,654,889	£36,484,431	£43,758,821
20% affordable housing (60:40)	£15,953,527	£21,115,873	£29,610,497	£31,288,356	£37,945,758
25% affordable housing (60:40)	£14,015,728	£18,954,328	£27,069,938	£28,678,680	£35,011,895
30% affordable housing (60:40)	£12,077,114	£16,786,567	£24,524,871	£26,051,216	£32,058,902
35% affordable housing (60:40)	£10,122,123	£14,606,413	£21,953,959	£23,396,397	£29,086,111
40% affordable housing (60:40)	£8,167,133	£12,421,415	£19,357,013	£20,716,384	£26,092,868
50% affordable housing (60:40)	£4,212,160	£7,982,322	£14,079,675	£15,280,632	£20,042,470

Residual Land values compared to benchmark land values

Benchmark 4 - LA owned land/community sites

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£35,144,664	£41,201,217	£51,169,319	£53,147,920	£61,004,549
10% affordable housing (60:40)	£31,297,862	£36,909,571	£46,137,169	£47,966,711	£55,241,101
20% affordable housing (60:40)	£27,435,807	£32,598,153	£41,092,777	£42,770,636	£49,428,038
25% affordable housing (60:40)	£25,498,008	£30,436,608	£38,552,218	£40,160,960	£46,494,175
30% affordable housing (60:40)	£23,559,394	£28,268,847	£36,007,151	£37,533,496	£43,541,182
35% affordable housing (60:40)	£21,604,404	£26,088,693	£33,436,239	£34,878,677	£40,568,391
40% affordable housing (60:40)	£19,649,413	£23,903,695	£30,839,293	£32,198,664	£37,575,148
50% affordable housing (60:40)	£15,694,440	£19,464,603	£25,560,955	£26,762,912	£31,524,750

**LONDON LEGACY DEVELOPMENT CORPORATION
AFFORDABLE HOUSING VIABILITY TESTING**

Sales value inflation	10%
Build cost inflation	5%

Site typology 8

CSH level	4
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Residual land values:

No Units	1200
Site Area	13.16 Ha

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£46,213,454	£52,032,090	£61,587,095	£63,471,774	£70,975,593
10% affordable housing (60:40)	£42,721,063	£48,121,232	£56,972,612	£58,727,306	£65,681,333
20% affordable housing (60:40)	£39,228,672	£44,200,480	£52,353,717	£53,962,059	£60,359,866
25% affordable housing (60:40)	£37,473,181	£42,232,892	£50,031,468	£51,575,253	£57,694,910
30% affordable housing (60:40)	£35,715,714	£40,265,305	£47,709,220	£49,180,574	£55,015,669
35% affordable housing (60:40)	£33,958,248	£38,287,761	£45,376,207	£46,776,498	£52,324,529
40% affordable housing (60:40)	£32,190,084	£36,305,483	£43,036,297	£44,366,082	£49,605,532
50% affordable housing (60:40)	£28,636,678	£32,315,259	£38,309,632	£39,481,263	£44,083,472

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

£14,279,453

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£141,704,155	-£135,885,518	-£126,330,513	-£124,445,834	-£116,942,015
10% affordable housing (60:40)	-£145,196,545	-£139,796,376	-£130,944,996	-£129,190,302	-£122,236,275
20% affordable housing (60:40)	-£148,688,936	-£143,717,128	-£135,563,891	-£133,955,549	-£127,557,742
25% affordable housing (60:40)	-£150,444,427	-£145,684,716	-£137,886,140	-£136,342,365	-£130,222,698
30% affordable housing (60:40)	-£152,201,894	-£147,652,303	-£140,209,388	-£138,737,094	-£132,901,939
35% affordable housing (60:40)	-£153,959,360	-£149,629,847	-£142,541,401	-£141,141,110	-£135,593,079
40% affordable housing (60:40)	-£155,727,824	-£151,612,126	-£144,881,311	-£143,551,526	-£138,312,076
50% affordable housing (60:40)	-£158,280,930	-£155,602,350	-£149,607,976	-£148,436,345	-£143,834,136

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

£9,152,567

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£74,234,333	-£68,415,697	-£58,860,691	-£56,976,012	-£49,472,193
10% affordable housing (60:40)	-£77,726,724	-£72,326,554	-£63,475,174	-£61,720,481	-£54,766,453
20% affordable housing (60:40)	-£81,219,114	-£76,247,306	-£68,094,070	-£66,485,727	-£60,087,920
25% affordable housing (60:40)	-£82,974,606	-£78,214,894	-£70,416,319	-£68,872,533	-£62,752,876
30% affordable housing (60:40)	-£84,732,072	-£80,182,481	-£72,738,567	-£71,267,213	-£65,432,117
35% affordable housing (60:40)	-£86,489,538	-£82,150,026	-£75,071,579	-£73,671,288	-£68,123,257
40% affordable housing (60:40)	-£88,257,002	-£84,142,303	-£77,411,490	-£76,081,795	-£70,842,255
50% affordable housing (60:40)	-£91,811,108	-£88,132,528	-£82,138,154	-£80,966,524	-£76,364,314

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

£4,818,389

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	-£17,196,540	-£11,377,904	-£1,822,898	£61,781	£7,565,600
10% affordable housing (60:40)	-£20,688,931	-£15,288,761	-£6,437,381	-£4,682,688	£2,271,340
20% affordable housing (60:40)	-£24,181,321	-£19,209,513	-£11,056,277	-£9,447,934	-£3,050,127
25% affordable housing (60:40)	-£25,936,813	-£21,177,101	-£13,378,526	-£11,834,740	-£5,715,083
30% affordable housing (60:40)	-£27,694,279	-£23,144,688	-£15,700,774	-£14,229,420	-£8,394,324
35% affordable housing (60:40)	-£29,451,745	-£25,122,233	-£18,033,786	-£16,633,495	-£11,085,464
40% affordable housing (60:40)	-£31,219,909	-£27,104,510	-£20,373,697	-£19,043,912	-£13,804,462
50% affordable housing (60:40)	-£34,773,315	-£31,094,739	-£25,100,361	-£23,928,731	-£19,326,521

**Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites**

£2,990,000

	Sales Values - £185 per sq ft	Sales Values - £400 per sq ft	Sales Values - £425 per sq ft	Sales Values - £430 per sq ft	Sales Values - £450 per sq ft
0% affordable housing	£6,865,054	£12,683,690	£22,238,695	£24,123,374	£31,627,193
10% affordable housing (60:40)	£3,372,663	£8,772,832	£17,624,212	£19,378,906	£26,332,933
20% affordable housing (60:40)	-£119,728	£4,852,080	£13,005,317	£14,613,659	£21,011,466
25% affordable housing (60:40)	-£1,875,219	£2,884,492	£10,683,068	£12,226,853	£18,346,510
30% affordable housing (60:40)	-£3,632,686	£916,905	£8,360,820	£9,832,174	£15,667,269
35% affordable housing (60:40)	-£5,390,152	-£1,060,639	£6,027,807	£7,428,098	£12,976,129
40% affordable housing (60:40)	-£7,158,316	-£3,042,917	£3,687,897	£5,017,682	£10,257,132
50% affordable housing (60:40)	-£10,711,722	-£7,033,141	-£1,038,768	£132,863	£4,735,072