

Appendix 1a - Assumptions - BTR Study

Development / Policy Costs - Brighton BTR Study		BHCC	Notes / variances
RESIDENTIAL BUILDING, MARKETING & S106 COSTS			
Build Costs Flats - 3 to 5 storey (BRIGHTON) (£/sq. m) ¹	BRIGHTON	£1,545	
Build Costs Flats - 6+ storey (BRIGHTON) (£/sq. m) ¹	BRIGHTON	£1,998	We have used the 6+ storey figure for our appraisals
Site externals and infrastructure		15%	added to build costs
Contingencies (% of build cost)		5%	
Professional & Other Fees (% of build cost)		10%	
Sustainable Design / Construction Standards (% of build cost) ³		2%	Latest data suggests allowances in the range of 1% to 1.5% to meet building regulations
		£2,400/unit	
Building Regs - Access			
CIL rate		Zone 1 £175, Zone 2 £150, Zone 3 £75	CIL rates being examined Summer 2019.
Water Efficiency Standards		110 litres per person per day	based on the Housing Standards Review
Fixtures and fittings		£2,500/unit	
Residual s.106 /non-CIL costs (£ per unit)		£3,000	
Marketing & Sales Costs (%of GDV)		3%	
Letting Agent fees		10% of Yr 1 Rent	
Letting legal fees		5% of Yr 1 Rent	
Purchaser's costs		6.8%	
Sales agent fee		1.50%	
Sales legal fee		0.5%	
DEVELOPER'S RETURN FOR RISK AND PROFIT			
Open Market Housing Profit (% of GDV)		20% on GDV	
BTR units (profit on GDV of private units and Affordable Private Rent combined)		10% on GDV	
Affordable Housing Profit (% of GDV)		6%	
FINANCE & ACQUISITION COSTS			
Agents Fees (% of site value)		1.50%	
Legal Fees (% of site value)		0.75%	
Stamp Duty Land Tax (% of site value)		0% to 5%	HMRC scale
Finance Rate - Build (%)		6.5%	
Finance Rate - Land (%)		6.5%	

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type unless otherwise stated - e.g. flats; and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. . Externals added separately at 10-15%. Site works added separately.

² The above costs are based on the DCLG Housing Standards Review Impact Assessment costings assuming equivalent CfSH L4 energy costs only base. Appraisals assume cost uplift in line with figures above assuming average cost uplift from each unit type (£1,932 per unit average, equating to the 2% assumed above).

Appendix 1b - Rental and Investment Value Assumptions

DSP assumptions CIL Zone 1			
Beds	sq ft	sq m	Rent per week
1 Bed	538	50	£ 301
2 Bed	753	70	£ 422
2 Bed	753	70	£ 422
3 Bed	850	79	£ 476
3 Bed	850	79	£ 476

DSP assumptions CIL Zone 2			
	sq ft		Rent per week
1 Bed	538	50	£ 285
2 Bed	753	70	£ 399
2 Bed	753	70	£ 399
3 Bed	850	79	£ 451
3 Bed	850	79	£ 451

DSP assumptions CIL Zone 3			
	sq ft		Rent per week
1 Bed	538	50	£ 269
2 Bed	753	70	£ 377
2 Bed	753	70	£ 377
3 Bed	850	79	£ 425
3 Bed	850	79	£ 425

Type/size of unit	LHA
STUDIO	£153.02
1 Bed	£153.02
2 Bed	£198.25
2 Bed	£198.25
3 Bed	£230.28
3 Bed	£230.28

Rental costs	
Rent inflation	3%
IRR	6%
Net exit yield	4%
Management	7%
Maintenance	13%
Refurbishment	£ 10,000
Voids	2%
Bad debts	3%

**200 Unit BtR Scheme
Proposed CIL Zone 1
with CIL**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
BtR Apartments	200	12,990.00	5,853.30	380,172	76,034,367
Purchaser's Costs		6.80%	5,170,337		
Effective Purchaser's Costs Rate		0.00%		5,170,337	

NET DEVELOPMENT VALUE

70,864,030

NET REALISATION

70,864,030

OUTLAY

ACQUISITION COSTS

Residualised Price (2.35 Ha @ 3,331,376.77 /Hect)			7,828,735		
				7,828,735	
Agent Fee		1.50%	117,431		
Legal Fee		0.75%	58,716		
				176,147	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost		
BtR Apartments	17,320.00	1,998.00	34,605,360		
Contingency		5.00%	1,989,808		
CIL Zone 1	17,320.00 m ²	157.50	2,727,900		
Building Regs - Access	200.00 un	2,400.00 /un	480,000		
Sustainable Design / Construction s106	200.00 un	3,000.00 /un	600,000		
				41,095,175	
Other Construction					
Site & Externals Infrastructure		15.00%	5,190,804		
FF&E	200.00 un	2,500.00 /un	500,000		
				5,690,804	

PROFESSIONAL FEES

Professional Fees		10.00%	3,979,616		
				3,979,616	

MARKETING & LETTING

Letting Agent Fee			398,985		
Letting Legal Fee			199,492		
				598,477	

DISPOSAL FEES

Sales Agent Fee		1.00%	760,344		
Sales Legal Fee		0.50%	380,172		
				1,140,516	

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Land			769,940		
Construction			1,981,183		
Total Finance Cost				2,751,123	

TOTAL COSTS

63,260,593

PROFIT

7,603,437

Performance Measures

Profit on GDV%		10.00%			
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**500 Unit BtR Scheme
Proposed CIL Zone 3**
Appraisal Summary for Phase 1
Currency in £
REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
BtR Apartments	500	32,475.00	5,092.19	330,738	165,368,870

Purchaser's Costs 6.80% 11,245,083

Effective Purchaser's Costs Rate 0.00% 11,245,083

NET DEVELOPMENT VALUE 154,123,787
NET REALISATION 154,123,787
OUTLAY
ACQUISITION COSTS

 Residualised Price (Negative land) 1,326,140
1,326,140

CONSTRUCTION COSTS
Construction

	m²	Build Rate m²	Cost	
BtR Apartments	43,300.00	1,998.00	86,513,400	86,513,400

Contingency 5.00% 4,974,520

 CIL Zone 3 43,300.00 m² 60.00 2,598,000

Building Regs - Access 500.00 un 2,400.00 /un 1,200,000

Sustainable Design / Construction 2.00% 1,730,268

s106 500.00 un 3,000.00 /un 1,500,000

12,002,788

Other Construction

Site & Externals Infrastructure 15.00% 12,977,010

FF&E 500.00 un 2,500.00 /un 1,250,000

14,227,010

PROFESSIONAL FEES

 Professional Fees 10.00% 9,949,041
9,949,041

MARKETING & LETTING

Letting Agent Fee 869,089

Letting Legal Fee 434,545

1,303,634

DISPOSAL FEES

Sales Agent Fee 1.00% 1,653,689

Sales Legal Fee 0.50% 826,844

2,480,533

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Land 293,410

Construction 12,730,043

Total Finance Cost 12,436,633

TOTAL COSTS 137,586,900
PROFIT 16,536,887
Performance Measures

Profit on GDV% 10.00%

Appendix 2 – City Plan Part Two – Policy DM6 – Build to Rent Housing

DM6 Build To Rent Housing

- 1. Proposals for the development of Build to Rent housing will be required to meet all of the following criteria:**
 - a) the development will improve housing choice and make a positive contribution to the achievement of mixed and sustainable communities in accordance with City Plan Part One Policy CP19 Housing Mix;**
 - b) the development will not lead to an over-concentration of build to rent within sites designated as Strategic Allocations in the City Plan;**
 - c) all of the dwellings are self-contained and let separately;**
 - d) the homes are held as build to rent under a covenant for at least 15 years;**
 - e) the build to rent housing is under unified ownership and will be subject to common management;**
 - f) the development will provide professional and on-site management;**
 - g) the development will offer tenancies of at least 3 years available to all tenants with defined in-tenancy rent reviews;**
 - h) the development provides a high standard of accommodation that complies with the requirements in Policy DM1 Housing Quality, Choice and Mix; and**
 - i) the provision of affordable housing complies with the requirements in City Plan Part One Policy CP20 Affordable Housing, subject to the criteria set out in part 2 of this policy.**

- 2. Build to rent developments will be expected to contribute towards meeting the city's identified need for affordable housing. The council will negotiate to achieve the following requirements:**
 - a) a proportion of affordable housing based on the requirements of Policy CP20 (40% on sites of 15 or more (net) dwellings), normally in the form of affordable private rent;**
 - b) the affordable homes to be offered at discounted rent levels to be agreed with the council²³;**
 - c) eligibility criteria for the occupants of the affordable homes to be agreed with the council and included in the S106 agreement;**
 - d) the size mix of affordable housing units to be agreed with the council in accordance with Policy CP20; and**
 - e) the affordable homes to be secured in perpetuity - the council will seek inclusion within the S106 agreement of a 'clawback' arrangement in the event of affordable units being sold or taken out of the build to rent sector.**

²³ Guidance on the rent levels sought by the council is provided in the Affordable Housing Brief,

Appendix 3 – BTR Planning Guidance - MHCLG

Published 13 September 2018

From:

[Ministry of Housing, Communities & Local Government](#)

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Planning for build to rent

Should authorities promote build to rent?

Build to rent is a distinct asset class within the private rented sector, and has been defined in the National Planning Policy Framework glossary, in order to simplify its treatment within the planning system.

As part of their plan making process, local planning authorities should use a local housing need assessment to take into account the need for a range of housing types and tenures in their area including provisions for those who wish to rent. Specific demographic data is available on open data communities which can be used to inform this process. The assessment will enable an evidence-based planning judgement to be made about the need for build to rent homes in the area, and how it can meet the housing needs of different demographic and social groups.

If a need is identified, authorities should include a plan policy setting out their approach to promoting and accommodating build to rent. This should recognise the circumstances and locations where build to rent developments will be encouraged – for example as part of large sites and/or a town-centre regeneration area.

Paragraph: 001 Reference ID: 60-001-20180913

Revision Date: 13 09 2018

Affordable housing

What provision of affordable housing is a build to rent development expected to provide?

The National Planning Policy Framework states that affordable housing on build to rent schemes should be provided by default in the form of affordable private rent, a class of affordable housing specifically designed for build to rent. Affordable private rent and private market rent units within a development should be managed collectively by a single build to rent landlord.

20% is generally a suitable benchmark for the level of affordable private rent homes to be provided (and maintained in perpetuity) in any build to rent scheme. If local authorities wish to set a different proportion they should justify this using the evidence emerging from their local housing need assessment, and set the policy out in their local plan. Similarly, the guidance on viability permits developers, in exception, the opportunity to make a case seeking to differ from this benchmark.

National affordable housing policy also requires a minimum rent discount of 20% for affordable private rent homes relative to local market rents. The discount should be calculated when a discounted home is rented out, or when the tenancy is renewed. The rent on the discounted homes should increase on the same basis as rent increases for longer-term (market) tenancies within the development.

Paragraph: 002 Reference ID: 60-002-20180913

Revision Date: 13 09 2018

How should affordable private rent be calculated?

Affordable private rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property. Build to rent developers should assess the market rent using the definition of the International Valuations Standard Committee as adopted by the Royal Institute of Chartered Surveyors.

Paragraph: 003 Reference ID: 60-003-20180913

Revision Date: 13 09 2018

Is affordable private rent the only form of affordable housing permitted on build to rent schemes?

It is expected that developers will usually meet their affordable housing requirement by providing affordable private rent homes. However, if agreement is reached between a developer and a local authority, this requirement can be met by other routes, such as a commuted payment and/or other forms of affordable housing as defined in the National Planning Policy Framework glossary. The details of this must be set out in the section 106.

Paragraph: 004 Reference ID: 60-004-20180913

Revision Date: 13 09 2018

How can the proportion of affordable private rent and level of discount be flexed?

Both the proportion of affordable private rent units, and discount offered on them can be varied across a development, over time. Similarly it should be possible to explore a trade off between the proportion of discounted units and the discount(s) offered on them, with the proviso being that these should accord with the headline affordable housing contribution agreed through the planning permission. All options should be agreed jointly between the local authority and the developer as part of the planning permission, and set out in a section 106 agreement. Guidance on viability confirms that viability studies for build to rent schemes can be customised in this way.

Paragraph: 005 Reference ID: 60-005-20180913

Revision Date: 13 09 2018

Scheme management

How should affordable private rent and market rent properties be managed?

Affordable private rent homes should be under common management control, along with the market rent build to rent homes. They should be distributed throughout the development and physically indistinguishable from the market rent homes in terms of quality and size. They will not need the separate involvement of a registered landlord. Combining the 2 tenures this way improves viability and any alternation of units between affordable private rent and market rent over time is made easier.

The process for managing affordable private rent units should also be set out in the section 106 agreement. This should set out the parameters of the lettings agreement, the rent levels, apportionment of the homes across the development, a management and service agreement, and a marketing agreement setting out how their availability is to be publicised.

The section 106 should also require build to rent scheme operators to produce an annual statement to authorities, confirming the approach to letting the affordable units, their ongoing status, and clearly identifying how the scheme is meeting the overall affordable housing level required in the planning permission.

Paragraph: 006 Reference ID: 60-006-20180913

Revision Date: 13 09 2018

What happens if homes within a build to rent scheme are sold off into separate ownership?

Build to rent schemes would normally, by definition, remain within the rental sector, under common ownership and management, for the long term. Any affordable private rent homes included as part of a scheme, through a section 106 agreement, are provided specifically as a community benefit in perpetuity. The sale of a build to rent scheme, or the sale of individual homes within the scheme to other tenures, should not result in the withdrawal of the affordable housing contribution from the local community.

Circumstances may arise where developers need to sell all or part of a build to rent scheme into owner occupation or to multiple landlords or, exceptionally, to convert affordable private rent units to another

tenure. The section 106 should consider such scenarios and, in particular, include a mechanism to recoup ('clawback') the value of the affordable housing provision that is withdrawn if affordable private rent homes are converted to another tenure.

Consideration should also be given to a covenant period for the retention of private market rent homes in that tenure and potential compensation mechanisms in the event that private market rent homes are sold before the expiration of an agreed covenant period.

Planning authorities should recognise that build to rent operators will want sufficient flexibility to respond to changing market conditions and onerous exit clauses may impede development. However, the sale of homes from a build to rent development should not result in the loss of affordable housing without alternative provision being made.

Paragraph: 007 Reference ID: 60-007-20180913

Revision Date: 13 09 2018

How should the clawback arrangement be structured?

The section 106 should set out what should happen if any homes within a build to rent scheme are disposed of including the withdrawal of affordable private rent homes at any time, or conversion of private market rent homes to another tenure before the end of a covenant period. This can take the form of alternative provision of other affordable housing, as defined in national planning policy.

Alternatively, clawback arrangements can be used, the proceeds of which should be spent on the provision of alternative affordable housing, for the benefit of the community. The following is a formula that may be used to calculate the amount of clawback payable when affordable private rent homes are withdrawn.

$$\text{Clawback sum} = D \times E$$

where:

D is the price at which the home(s) withdrawn from Affordable Private Rent are sold

E is the percentage discount that had been applied to the rent in respect of the Affordable Private Rent home(s) being sold

For example, if the home had a sale value of £500,000, and the discount level is 20%, this would generate a clawback of £100,000.

It is for local authorities to decide how to structure any clawback arrangement for private market rent homes. Clawback could be calculated by reference to viability and values at the time of the original application, or values and viability when the scheme is sold. One approach could be for authorities to encourage developers to submit 2 sets of figures when applying for the original permission, i.e. one for a 'build to rent scenario' and another for a 'build for sale scenario'. This would provide certainty and clarity for all parties as to all the initial values applying to the scheme, including the affordable component under a sale scenario, in the event that all or part of the build to rent scheme is sold.

Paragraph: 008 Reference ID: 60-008-20180913

Revision Date: 13 09 2018

How is eligibility to occupy affordable private rent homes determined?

Eligibility for occupying affordable private rented homes should be agreed locally between the local authority and the scheme operator, but with regard to criteria set out in planning guidance. This will ensure a consistent approach to eligibility assessment across the country and reduce any risk of delay in considering build to rent applications.

Final decisions over the occupancy criteria for affordable private rent homes should be made by the build to rent scheme operator, working with the authority, taking into account the criteria below. The eligibility criteria for the affordable private rent homes should be set out in the section 106 agreement. Authorities must take a reasonable position in negotiating occupancy criteria with build to rent developers, and eligibility should not constitute grounds for refusing planning permission.

Eligibility should be determined with regard to local household income levels, related to local rent levels. Where authorities maintain an 'intermediate housing list' they may wish to suggest names from this, or potentially even their Statutory Housing list, taking into account the affordability of the homes to those on the list. Authorities should refrain from having direct nomination rights from their housing list.

In the absence of an established local intermediate housing list, developers and authorities may consider assembling a unique dataset for the development. In so doing they should have regard to the local authority housing allocation policies and any relevant potential candidates from the Statutory Housing list. The list should also ideally include evidence about peoples' local residence or employment connections.

Paragraph: 009 Reference ID: 60-009-20180913

Revision Date: 13 09 2018

How is a longer tenancy policy applied to build to rent homes?

The national policy definition of build to rent in the National Planning Policy Framework glossary states that build to rent developers will as a norm offer longer tenancy agreements of 3 years or more to all new tenants who want one. These are sometimes known as 'family friendly tenancies' since they provide longer term security and stability for those who wish to settle down within a community. To implement this policy, developers and authorities should observe the following steps:

- In granting planning permission for build to rent developments, authorities should set in place a planning condition requiring scheme operators to offer tenancies of 3 or more years to all tenants in the development, who are eligible to live in the country for that period (under the right to rent). This should apply to all tenants, whether paying market rent or affordable private rent.
- There is no obligation on customers to take up the offer of a 3 year tenancy. They may prefer a tenancy of 6 months, 1 year or 2 years, and companies should offer these as an alternative, if requested.
- Where the rent or service charges are to be reviewed during the period of the tenancy, the basis for the review and for calculating the

increase (whether as a fixed percentage or index linked to inflation) should be clearly set out in the tenancy agreement.

- Periodic rent and service charge reviews will also help to ensure there is an appropriate ongoing match between the occupants of the affordable private rent homes, and their income levels.
- Tenants should not be locked into longer tenancies for the full period of the agreement. Tenants should have the option to terminate at 1 months' notice, after the first 6 months, without a break fee being payable.
- There may be periods during the operation of a build to rent scheme when the offer of longer tenancies would interfere with planned refurbishment works. In such circumstances it would be permissible to offer shorter tenancies, running up to the date of the scheme refurbishment.

Paragraph: 010 Reference ID: 60-010-20180913

Revision Date: 13 09 2018

Should build to rent homes meet additional minimum standards?

Build to rent homes are normally designed, constructed and managed to a high quality standard. Individual schemes should meet any relevant local and national planning policy requirements. Affordable private rent homes within any particular scheme should be constructed and managed to the same high quality standards as the private rental homes. There are no extra national standards in addition to this.

There is no national requirement for authorities to apply national space standards in their area. Space standards are optional. Where authorities choose to apply them the national policy does not preclude authorities from dis-applying them for particular parts of the local plan area, or for particular development types, such as build to rent schemes.

Paragraph: 011 Reference ID: 60-011-20180913

Revision Date: 13 09 2018

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Appendix 4

List of published information on BTR and reports from agents/investors

British Property Federation Report, 17 January 2019

Build to Rent – Pushing the Boundaries – Arcadis Design and Consulting

Urban Land Institute – BTR: A Best Practice Guide, March 2016

Bidwells/The Resolution Foundation – View on BTR reports, May 2018 and June 2019

Barclays/BPF: Build to Rent – unlocking the potential of an emerging property sector

IPF Briefing Paper: Achieving more large-scale BTR housing, 2015

MGC/New economy: Mapping the Private Rented Sector for young professionals, April 2015

Barton Willmore – Build to Rent: Opportunities to unlock the housing crisis, 2018

Trust for London/LSE: Making the most of Build to Rent, January 2017

London Councils BTR Report, September 2017

Appendix 5a - Rents - Flats Only						
Ward Area	Residential Charging Zones	Address	Description	Rent PCM	Size M2	Rent per M2
Zone 1						
Westbourne	Zone 1	Dallington Road	2 bed flat	£1,095.00	70	£15.64
Westbourne	Zone 1	Walsingham Road	1 bed flat	£775.00	40	£19.38
Westbourne	Zone 1	Hove Street	2 bed flat	£1,100.00	73.1	£15.05
Westbourne	Zone 1	Cowper Street	2 bed flat	£1,350.00	70	£19.29
Westbourne	Zone 1	Westbourne Street	1 bed flat	£850.00	40	£21.25
Westbourne	Zone 1	Stoneham Road	2 bed flat	£1,000.00	65	£15.38
Westbourne	Zone 1	Westbourne Street	1 bed flat	£875.00	40	£21.88
Westbourne	Zone 1	Pembroke Avenue	1 bed flat	£850.00	40.8	£20.83
Westbourne	Zone 1	Lawrence Road	1 bed flat	£750.00	31.9	£23.51
Westbourne	Zone 1	Westbourne Street	1 bed flat	£895.00	40	£22.38
Westbourne	Zone 1	Sackville Gardens	1 bed flat	£885.00	39	£22.69
Westbourne	Zone 1	Walsingham Road	2 bed flat	£1,375.00	60	£22.92
Westbourne	Zone 1	Westbourne Street	1 bed flat	£995.00	45	£22.11
Westbourne	Zone 1	Westbourne Street	2 bed flat	£995.00	60	£16.58
Westbourne	Zone 1	Westbourne Street	1 bed flat	£850.00	40	£21.25
Westbourne	Zone 1	Lawrence Road	2 bed flat	£1,340.00	65	£20.62
Westbourne	Zone 1	Walsingham Road	2 bed flat	£1,295.00	70	£18.50
Westbourne	Zone 1	Dallington Road	2 bed flat	£950.00	65	£14.62
Westbourne	Zone 1	Sackville Gardens	1 bed flat	£925.00	40	£23.13
Westbourne	Zone 1	Walsingham Road	2 bed flat	£850.00	60	£14.17
Westbourne	Zone 1	Westbourne Street	1 bed flat	£850.00	40	£21.25
Westbourne	Zone 1	Sackville Gardens	1 bed flat	£625.00	50	£12.50
Westbourne	Zone 1	Walsingham Road	3 bed flat	£1,150.00	80	£14.38
Goldsmid	Zone 1	Addison Road	2 bed flat	£1,100.00	70	£15.71
Goldsmid	Zone 1	Eaton Gardens	3 bed flat	£1,750.00	80	£21.88
Goldsmid	Zone 1	Lansdowne Street	1 bed flat	£1,100.00	45	£24.44
Goldsmid	Zone 1	Tisbury Road	2 bed flat	£1,300.00	63.2	£20.57
Goldsmid	Zone 1	Montpelier Place	3 bed flat	£3,500.00	80	£43.75
Goldsmid	Zone 1	Lansdowne Street	1 bed flat	£1,100.00	45	£24.44
Goldsmid	Zone 1	Clarendon Villas	2 bed flat	£1,250.00	65	£19.23
Goldsmid	Zone 1	Cromwell Road	2 bed flat	£1,350.00	65	£20.77
Goldsmid	Zone 1	Lorna Road	1 bed flat	£985.00	40	£24.63
Goldsmid	Zone 1	Cromwell Road	3 bed flat	£1,650.00	85	£19.41
Goldsmid	Zone 1	Tisbury Road	2 bed flat	£1,300.00	53.8	£24.16
Goldsmid	Zone 1	Eaton Gardens	1 bed flat	£900.00	40	£22.50
Goldsmid	Zone 1	Cromwell Road	3 bed flat	£1,755.00	80	£21.94
Goldsmid	Zone 1	Lansdowne Street	2 bed flat	£1,350.00	65	£20.77
Goldsmid	Zone 1	Cromwell Road	2 bed flat	£1,500.00	43.4	£34.56
Brunswick and Adelaide	Zone 1	Norfolk Square	1 bed flat	£1,025.00	40	£25.63
Brunswick and Adelaide	Zone 1	Holland Road	2 bed flat	£1,300.00	72.6	£17.91
Brunswick and Adelaide	Zone 1	Waterloo Street	3 bed flat	£1,585.00	80	£19.81
Brunswick and Adelaide	Zone 1	Bedford Square	1 bed flat	£895.00	40	£22.38
Brunswick and Adelaide	Zone 1	Farm Road	3 bed flat	£1,450.00	85	£17.06
Brunswick and Adelaide	Zone 1	Brunswick Street	2 bed flat	£1,275.00	70	£18.21
Brunswick and Adelaide	Zone 1	Brunswick Street	1 bed flat	£1,180.00	45	£26.22
Brunswick and Adelaide	Zone 1	Norfolk Road	1 bed studio flat	£850.00	26.1	£32.57
Brunswick and Adelaide	Zone 1	Bedford Place	2 bed flat	£1,325.00	44	£30.11
Brunswick and Adelaide	Zone 1	Sillwood Street	3 bed flat	£2,200.00	108.3	£20.31
Brunswick and Adelaide	Zone 1	Farm Road	2 bed flat	£1,100.00	70	£15.71
Brunswick and Adelaide	Zone 1	Holland Road	2 bed flat	£1,395.00	70	£19.93
Brunswick and Adelaide	Zone 1	Cromwell Road	2 bed flat	£1,600.00	78.3	£20.43
Regency	Zone 1	Western Road	2 bed flat	£1,775.00	70	£25.36
Regency	Zone 1	Little Preston Street	3 bed flat	£1,920.00	85	£22.59
Regency	Zone 1	Victoria Road	2 bed flat	£1,075.00	60	£17.92
St Peters and North Lane	Zone 1	Buckingham Road	1 bed studio flat	£1,050.00	32.3	£32.51
St Peters and North Lane	Zone 1	Horsted Court	3 bed flat	£2,950.00	85	£34.71
St Peters and North Lane	Zone 1	Compton Avenue	2 bed flat	£1,500.00	70	£21.43
St Peters and North Lane	Zone 1	Kingscote Way	2 bed flat	£1,995.00	70	£28.50
St Peters and North Lane	Zone 1	Fleet Street	3 bed flat	£2,950.00	85	£34.71
St Peters and North Lane	Zone 1	Buckingham Road	1 bed flat	£1,250.00	40	£31.25
St Peters and North Lane	Zone 1	Albert Road	1 bed flat	£775.00	40	£19.38
St Peters and North Lane	Zone 1	Gloucester Road	2 bed flat	£1,500.00	60	£25.00
St Peters and North Lane	Zone 1	Kingscote Way	3 bed flat	£2,550.00	90	£28.33
St Peters and North Lane	Zone 1	Kingscote Way	2 bed flat	£2,000.00	75	£26.67
Rottingdean Costal	Zone 1	Collingwood Court	2 bed flat	£1,200.00	65	£18.46
Rottingdean Costal	Zone 1	Western Concourse	1 bed flat	£1,200.00	45	£26.67
Regency	Zone 1	Upper North Street	1 bed flat	£990.00	45	£22.00
Regency	Zone 1	Little Preston Street	2 bed flat	£1,200.00	70	£17.14
Regency	Zone 1	Western Road	2 bed flat	£1,900.00	65	£29.23
Average				£1,325.72	60	£22.17
Zone 2						
Wish	Zone 2	Ingram Crescent	3 bed flat	£1,195.00	80	£14.94
Wish	Zone 2	Brittany Court	2 bed flat	£1,275.00	70	£18.21
Wish	Zone 2	Ingram Crescent	3 bed flat	£1,195.00	80	£14.94
Wish	Zone 2	Kingsway	3 bed flat	£1,320.00	80	£16.50
Wish	Zone 2	New Church Road	3 bed flat	£1,150.00	86.9	£13.23
Wish	Zone 2	Norman Road	1 bed flat	£875.00	30.5	£28.69
Wish	Zone 2	Ingram Crescent	1 bed flat	£900.00	40	£22.50
Wish	Zone 2	St Leonards Avenue	2 bed flat	£950.00	65	£14.62

Wish	Zone 2	Portland Road	1 bed flat	£900.00	40	£22.50
Wish	Zone 2	Kingsway	1 bed flat	£1,150.00	70	£16.43
Wish	Zone 2	Portland Road	2 bed flat	£1,100.00	69	£15.94
Wish	Zone 2	Neptune House	2 bed flat	£1,350.00	70	£19.29
Wish	Zone 2	Norman Road	1 bed flat	£925.00	40	£23.13
Wish	Zone 2	Ingram Crescent	2 bed flat	£1,050.00	70	£15.00
Wish	Zone 2	Roman Road	2 bed flat	£1,295.00	70	£18.50
Wish	Zone 2	Kingsway	2 bed flat	£1,600.00	65	£24.62
Westbourne	Zone 2	Arthur Street	2 bed flat	£1,050.00	50.2	£20.92
Westbourne	Zone 2	Arthur Street	2 bed flat	£1,050.00	50	£21.00
Westbourne	Zone 2	Welbeck Avenue	3 bed flat	£1,400.00	71.8	£19.50
Westbourne	Zone 2	Payne Avenue	2 bed flat	£1,195.00	78.5	£15.22
Westbourne	Zone 2	Arthur Street	2 bed flat	£1,100.00	50	£22.00
Westbourne	Zone 2	Arthur Street	1 bed flat	£1,100.00	35.4	£31.07
Westbourne	Zone 2	Wynnes Mews	2 bed flat	£1,000.00	60	£16.67
Westbourne	Zone 2	Carlisle Road	1 bed flat	£700.00	40	£17.50
Westbourne	Zone 2	Princes Avenue	2 bed flat	£1,150.00	65	£17.69
Hove park	Zone 2	Landseer Road	2 bed flat	£1,250.00	70	£17.86
Hove park	Zone 2	Dyke Road Avenue	2 bed flat	£1,300.00	70	£18.57
Hove park	Zone 2	Goldstone Crescent	2 bed flat	£1,175.00	75	£15.67
Hove park	Zone 2	Dyke Road Avenue	2 bed flat	£1,250.00	70	£17.86
Hove park	Zone 2	Goldstone Crescent	1 bed flat	£1,200.00	45	£26.67
Central Hove	Zone 2	Second Avenue	1 bed flat	£1,140.00	40	£28.50
Central Hove	Zone 2	Third Avenue	1 bed flat	£1,150.00	44	£26.14
Central Hove	Zone 2	Adelaide Crescent	2 bed flat	£1,750.00	97.6	£17.93
Central Hove	Zone 2	Grand Avenue	2 bed flat	£1,350.00	71.6	£18.85
Central Hove	Zone 2	Grand Avenue	2 bed flat	£1,595.00	70	£22.79
Central Hove	Zone 2	First Avenue	2 bed flat	£1,250.00	70	£17.86
Preston Park	Zone 2	Upper Hamilton Road	2 bed flat	£1,195.00	70	£17.07
Preston Park	Zone 2	Stanford Avenue	1 bed flat	£750.00	45	£16.67
Preston Park	Zone 2	Ditchling Rise	3 bed flat	£1,885.00	97	£19.43
Preston Park	Zone 2	Rosehill Terrace	3 bed flat	£1,650.00	80	£20.63
Preston Park	Zone 2	Warleigh Road	3 bed flat	£1,500.00	75	£20.00
Preston Park	Zone 2	Springfield Road	1 bed flat	£1,150.00	40	£28.75
Preston Park	Zone 2	Preston Park Avenue	2 bed flat	£1,200.00	55	£21.82
Preston Park	Zone 2	New Engalnd Road	3 bed flat	£1,450.00	85	£17.06
Preston Park	Zone 2	Preston Drive	3 bed flat	£1,625.00	80	£20.31
Preston Park	Zone 2	Preston Drive	3 bed flat	£1,820.00	80	£22.75
Preston Park	Zone 2	New Engalnd Road	3 bed flat	£1,895.00	85	£22.29
Preston Park	Zone 2	New Engalnd Road	3 bed flat	£1,945.00	80	£24.31
Preston Park	Zone 2	Stanley Road	2 bed flat	£1,270.00	65	£19.54
Preston Park	Zone 2	Springfield Road	3 bed flat	£1,885.00	85	£22.18
Preston Park	Zone 2	Viaduct Road	3 bed flat	£2,275.00	85	£26.76
Withdean	Zone 2	Harrington Villas	1 bed flat	£889.00	40	£22.23
Withdean	Zone 2	Harrington Villas	2 bed flat	£1,100.00	65	£16.92
Withdean	Zone 2	Park Manor	2 bed flat	£1,475.00	70	£21.07
Patcham	Zone 2	Highbrook Close	2 bed flat	£1,400.00	70	£20.00
Patcham	Zone 2	Selsfield Drive	3 bed flat	£2,400.00	80	£30.00
Patcham	Zone 2	Highbrook Close	3 bed flat	£1,885.00	80	£23.56
Hollingdean and Stanmer	Zone 2	Coombe Terrace	2 bed flat	£1,250.00	70	£17.86
Hollingdean and Stanmer	Zone 2	Southmount	3 bed flat	£1,900.00	85	£22.35
Hollingdean and Stanmer	Zone 2	Horton Road	2 bed flat	£1,100.00	75	£14.67
Hollingdean and Stanmer	Zone 2	Coombe Terrace	1 bed flat	£1,130.00	45	£25.11
Hollingdean and Stanmer	Zone 2	Coombe Terrace	1 bed flat	£1,050.00	45	£23.33
Hollingdean and Stanmer	Zone 2	Horton Road	3 bed flat	£1,651.00	80	£20.64
Hollingdean and Stanmer	Zone 2	Coombe Terrace	2 bed flat	£1,475.00	70	£21.07
Hanover and Elmgrove	Zone 2	May Road	2 bed flat	£1,300.00	62.1	£20.93
Hanover and Elmgrove	Zone 2	Southover Street	2 bed flat	£1,250.00	70	£17.86
Hanover and Elmgrove	Zone 2	Totland Road	3 bed flat	£1,950.00	90	£21.67
Hanover and Elmgrove	Zone 2	Sandown Road	3 bed flat	£1,300.00	90	£14.44
Hanover and Elmgrove	Zone 2	Sandown Road	3 bed flat	£1,965.00	85	£23.12
Hanover and Elmgrove	Zone 2	Lewes Road	3 bed flat	£2,184.00	85	£25.69
Hanover and Elmgrove	Zone 2	Sandown Road	3 bed flat	£1,920.00	90	£21.33
Hanover and Elmgrove	Zone 2	Shanklin Road	2 bed flat	£1,500.00	49.5	£30.30
Hanover and Elmgrove	Zone 2	Fairlight Place	3 bed flat	£1,690.00	80	£21.13
Queens Park	Zone 2	College Road	1 bed flat	£1,200.00	40	£30.00
Queens Park	Zone 2	St James Street	2 bed flat	£1,500.00	70	£21.43
Queens Park	Zone 2	Kingswood Street	2 bed flat	£1,400.00	65	£21.54
Queens Park	Zone 2	Sussex Square	2 bed flat	£1,650.00	105.8	£15.60
Queens Park	Zone 2	St James Street	1 bed flat	£1,250.00	45	£27.78
Queens Park	Zone 2	Upper Rock Gardens	2 bed flat	£1,300.00	55	£23.64
Queens Park	Zone 2	Marine Parade	2 bed flat	£1,450.00	60	£24.17
Queens Park	Zone 2	St Annes Court	1 bed flat	£1,995.00	50	£39.90
Rottingdean Costal	Zone 2	Longridge Avenue	2 bed flat	£1,400.00	80	£17.50
Rottingdean Costal	Zone 2	Tremola Avenue	3 bed flat	£1,300.00	90	£14.44
Central Hove	Zone 2	Hova Villas	2 bed flat	£1,895.00	65	£29.15
Central Hove	Zone 2	Tisbury Road	2 bed flat	£1,300.00	65	£20.00
Hollingdean and Stanmer	Zone 2	Coombe Terrace	1 bed flat	£1,175.00	45	£26.11
Hanover and Elmgrove	Zone 2	Shanklin Road	2 bed flat	£1,250.00	74	£16.89
Average				£1,375.97	67.2	£20.48
Zone 3						
South Portslade	Zone 3	Old Shoreham Road	1 bed flat	£750.00	45	£16.67

South Portslade	Zone 3	Vale Road	1 bed flat	£1,150.00	50	£23.00
South Portslade	Zone 3	Vale Road	1 bed flat	£875.00	45	£19.44
South Portslade	Zone 3	Vale Road	2 bed flat	£1,100.00	57.8	£19.03
South Portslade	Zone 3	Old Shoreham Road	1 bed flat	£795.00	45	£17.67
South Portslade	Zone 3	Franklin Road	2 bed flat	£1,200.00	59	£20.34
South Portslade	Zone 3	Franklin Road	2 bed flat	£1,200.00	59	£20.34
South Portslade	Zone 3	Boundary Road	1 bed flat	£850.00	45	£18.89
South Portslade	Zone 3	Station Road	1 bed flat	£795.00	45	£17.67
South Portslade	Zone 3	Vale Road	1 bed flat	£900.00	45	£20.00
South Portslade	Zone 3	Station Road	3 bed flat	£1,200.00	81.4	£14.74
South Portslade	Zone 3	Vale Road	1 bed flat	£900.00	39.9	£22.56
South Portslade	Zone 3	St Aubyns Road	3 bed flat	£1,200.00	68	£17.65
South Portslade	Zone 3	St Aubyns Road	3 bed flat	£1,200.00	68	£17.65
Moulsecomb and Bevendean	Zone 3	Milner Road	1 bed flat	£995.00	40	£24.88
Moulsecomb and Bevendean	Zone 3	Baden Road	3 bed flat	£1,820.00	80	£22.75
Moulsecomb and Bevendean	Zone 3	Bear Road	2 bed flat	£1,250.00	60	£20.83
Moulsecomb and Bevendean	Zone 3	Baden Road	2 bed flat	£1,260.00	70	£18.00
Moulsecomb and Bevendean	Zone 3	Bear Road	2 bed flat	£1,300.00	70	£18.57
Moulsecomb and Bevendean	Zone 3	Baden Road	2 bed flat	£1,260.00	65	£19.38
Moulsecomb and Bevendean	Zone 3	Baden Road	2 bed flat	£1,500.00	65	£23.08
Moulsecomb and Bevendean	Zone 3	Bear Road	2 bed flat	£1,595.00	70	£22.79
East Brighton	Zone 3	Eastern Road	1 bed flat	£900.00	45	£20.00
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,350.00	83.8	£16.11
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,350.00	82.9	£16.28
East Brighton	Zone 3	Roedean Road	2 bed flat	£995.00	80	£12.44
East Brighton	Zone 3	Marine Drive	1 bed flat	£1,200.00	45	£26.67
East Brighton	Zone 3	Henley Road	2 bed flat	£1,250.00	60	£20.83
East Brighton	Zone 3	Bristol Street	2 bed flat	£1,300.00	68.1	£19.09
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,300.00	70	£18.57
East Brighton	Zone 3	Findon Road	3 bed flat	£1,000.00	68.1	£14.68
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,400.00	73.1	£19.15
Woodingdean	Zone 3	Warren Road	2 bed flat	£945.00	68.2	£13.86
Moulsecomb and Bevendean	Zone 3	Milner Road	3 bed flat	£1,911.00	80	£23.89
East Brighton	Zone 3	Rugby Place	1 bed flat	£950.00	40	£23.75
Average				£1,169.89	61.1	£19.16

Appendix 5b - Rents generally						
Ward Area	Residential Charging Zones	Address	Description	Rent PCM	Size M2	Rent per M2
Zone 1						
Westbourne	Zone 1	Dallington Road	2 bed flat	£1,095.00	70	£15.64
Westbourne	Zone 1	Walsingham Road	1 bed flat	£775.00	40	£19.38
Westbourne	Zone 1	Hove Street	2 bed flat	£1,100.00	73.1	£15.05
Westbourne	Zone 1	Cowper Street	2 bed flat	£1,350.00	70	£19.29
Westbourne	Zone 1	Westbourne Street	1 bed flat	£850.00	40	£21.25
Westbourne	Zone 1	Stoneham Road	2 bed flat	£1,000.00	65	£15.38
Westbourne	Zone 1	Westbourne Street	1 bed flat	£875.00	40	£21.88
Westbourne	Zone 1	Pembroke Avenue	1 bed flat	£850.00	40.8	£20.83
Westbourne	Zone 1	Lawrence Road	1 bed flat	£750.00	31.9	£23.51
Westbourne	Zone 1	Westbourne Street	1 bed flat	£895.00	40	£22.38
Westbourne	Zone 1	Sackville Gardens	1 bed flat	£885.00	39	£22.69
Westbourne	Zone 1	Walsingham Road	2 bed flat	£1,375.00	60	£22.92
Westbourne	Zone 1	Westbourne Street	1 bed flat	£995.00	45	£22.11
Westbourne	Zone 1	Westbourne Street	2 bed flat	£995.00	60	£16.58
Westbourne	Zone 1	Westbourne Street	1 bed flat	£850.00	40	£21.25
Westbourne	Zone 1	Lawrence Road	2 bed flat	£1,340.00	65	£20.62
Westbourne	Zone 1	Walsingham Road	2 bed flat	£1,295.00	70	£18.50
Westbourne	Zone 1	Dallington Road	2 bed flat	£950.00	65	£14.62
Westbourne	Zone 1	Sackville Gardens	1 bed flat	£925.00	40	£23.13
Westbourne	Zone 1	Walsingham Road	2 bed flat	£850.00	60	£14.17
Westbourne	Zone 1	Westbourne Street	1 bed flat	£850.00	40	£21.25
Westbourne	Zone 1	Sackville Gardens	1 bed flat	£625.00	50	£12.50
Westbourne	Zone 1	Walsingham Road	3 bed flat	£1,150.00	80	£14.38
Westbourne	Zone 1	Cowper Street	3 bed terraced	£1,500.00	98.1	£15.29
Westbourne	Zone 1	Milnthorpe Road	2 bed terraced	£1,250.00	85	£14.71
Westbourne	Zone 1	Westbourne Street	4 bed terraced	£2,166.00	140	£15.47
Westbourne	Zone 1	Westbourne Street	3 bed terraced	£1,695.00	120	£14.13
Westbourne	Zone 1	Cowper Street	2 bed terraced	£1,350.00	90	£15.00
Goldsmid	Zone 1	Addison Road	2 bed flat	£1,100.00	70	£15.71
Goldsmid	Zone 1	Eaton Gardens	3 bed flat	£1,750.00	80	£21.88
Goldsmid	Zone 1	Lansdowne Street	1 bed flat	£1,100.00	45	£24.44
Goldsmid	Zone 1	Tisbury Road	2 bed flat	£1,300.00	63.2	£20.57
Goldsmid	Zone 1	Montpelier Place	3 bed flat	£3,500.00	80	£43.75
Goldsmid	Zone 1	Lansdowne Street	1 bed flat	£1,100.00	45	£24.44
Goldsmid	Zone 1	Clarendon Villas	2 bed flat	£1,250.00	65	£19.23
Goldsmid	Zone 1	Cromwell Road	2 bed flat	£1,350.00	65	£20.77
Goldsmid	Zone 1	Lorna Road	1 bed flat	£985.00	40	£24.63
Goldsmid	Zone 1	Cromwell Road	3 bed flat	£1,650.00	85	£19.41
Goldsmid	Zone 1	Tisbury Road	2 bed flat	£1,300.00	53.8	£24.16
Goldsmid	Zone 1	Eaton Gardens	1 bed flat	£900.00	40	£22.50
Goldsmid	Zone 1	Cromwell Road	3 bed flat	£1,755.00	80	£21.94
Goldsmid	Zone 1	Lansdowne Street	2 bed flat	£1,350.00	65	£20.77
Goldsmid	Zone 1	Cromwell Road	2 bed flat	£1,500.00	43.4	£34.56
Goldsmid	Zone 1	Shirley Street	4 bed terraced	£1,600.00	140	£11.43
Brunswick and Adelaide	Zone 1	Norfolk Square	1 bed flat	£1,025.00	40	£25.63
Brunswick and Adelaide	Zone 1	Holland Road	2 bed flat	£1,300.00	72.6	£17.91
Brunswick and Adelaide	Zone 1	Waterloo Street	3 bed flat	£1,585.00	80	£19.81
Brunswick and Adelaide	Zone 1	Bedford Square	1 bed flat	£895.00	40	£22.38
Brunswick and Adelaide	Zone 1	Farm Road	3 bed flat	£1,450.00	85	£17.06
Brunswick and Adelaide	Zone 1	Brunswick Street	2 bed flat	£1,275.00	70	£18.21
Brunswick and Adelaide	Zone 1	Brunswick Street	1 bed flat	£1,180.00	45	£26.22
Brunswick and Adelaide	Zone 1	Norfolk Road	1 bed studio flat	£850.00	26.1	£32.57
Brunswick and Adelaide	Zone 1	Bedford Place	2 bed flat	£1,325.00	44	£30.11
Brunswick and Adelaide	Zone 1	Sillwood Street	3 bed flat	£2,200.00	108.3	£20.31
Brunswick and Adelaide	Zone 1	Farm Road	2 bed flat	£1,100.00	70	£15.71
Brunswick and Adelaide	Zone 1	Holland Road	2 bed flat	£1,395.00	70	£19.93
Brunswick and Adelaide	Zone 1	Cromwell Road	2 bed flat	£1,600.00	78.3	£20.43
Brunswick and Adelaide	Zone 1	Farm Road	2 bed terraced	£1,750.00	90	£19.44
Brunswick and Adelaide	Zone 1	Brunswick Street	3 bed terraced	£1,850.00	110	£16.82
Regency	Zone 1	Western Road	2 bed flat	£1,775.00	70	£25.36
Regency	Zone 1	Little Preston Street	3 bed flat	£1,920.00	85	£22.59
Regency	Zone 1	Victoria Road	2 bed flat	£1,075.00	60	£17.92
Regency	Zone 1	Temple Street	1 bed terraced (shared)	£650.00	80	£8.13
Regency	Zone 1	Temple Street	1 bed terraced (shared)	£575.00	80	£7.19
Regency	Zone 1	Hampton Street	4 bed terraced	£2,000.00	140	£14.29
Regency	Zone 1	Castle Street	3 bed terraced	£1,524.00	110	£13.85
St Peters and North Lane	Zone 1	Buckingham Road	1 bed studio flat	£1,050.00	32.3	£32.51
St Peters and North Lane	Zone 1	Horsted Court	3 bed flat	£2,950.00	85	£34.71
St Peters and North Lane	Zone 1	Compton Avenue	2 bed flat	£1,500.00	70	£21.43
St Peters and North Lane	Zone 1	Kingscote Way	2 bed flat	£1,995.00	70	£28.50
St Peters and North Lane	Zone 1	Fleet Street	3 bed flat	£2,950.00	85	£34.71
St Peters and North Lane	Zone 1	Buckingham Road	1 bed flat	£1,250.00	40	£31.25
St Peters and North Lane	Zone 1	Albert Road	1 bed flat	£775.00	40	£19.38
St Peters and North Lane	Zone 1	Gloucester Road	2 bed flat	£1,500.00	60	£25.00
St Peters and North Lane	Zone 1	Kingscote Way	3 bed flat	£2,550.00	90	£28.33
St Peters and North Lane	Zone 1	Kingscote Way	2 bed flat	£2,000.00	75	£26.67
St Peters and North Lane	Zone 1	Kingscote Way	4 bed terraced	£2,500.00	130	£19.23
St Peters and North Lane	Zone 1	Fleet Street	3 bed terraced	£2,983.00	138.6	£21.52
St Peters and North Lane	Zone 1	Kingscote Way	3 bed terraced	£2,550.00	120	£21.25

Rottingdean Costal	Zone 1	Collingwood Court	2 bed flat	£1,200.00	65	£18.46
Rottingdean Costal	Zone 1	Western Concourse	1 bed flat	£1,200.00	45	£26.67
Regency	Zone 1	Upper North Street	1 bed flat	£990.00	45	£22.00
Regency	Zone 1	Little Preston Street	2 bed flat	£1,200.00	70	£17.14
Regency	Zone 1	Western Road	2 bed flat	£1,900.00	65	£29.23
Average				£1,397.83	69	£20.25
Zone 2						
Wish	Zone 2	Ingram Crescent	3 bed flat	£1,195.00	80	£14.94
Wish	Zone 2	Brittany Court	2 bed flat	£1,275.00	70	£18.21
Wish	Zone 2	Ingram Crescent	3 bed flat	£1,195.00	80	£14.94
Wish	Zone 2	Kingsway	3 bed flat	£1,320.00	80	£16.50
Wish	Zone 2	New Church Road	3 bed flat	£1,150.00	86.9	£13.23
Wish	Zone 2	Norman Road	1 bed flat	£875.00	30.5	£28.69
Wish	Zone 2	Ingram Crescent	1 bed flat	£900.00	40	£22.50
Wish	Zone 2	St Leonards Avenue	2 bed flat	£950.00	65	£14.62
Wish	Zone 2	Portland Road	1 bed flat	£900.00	40	£22.50
Wish	Zone 2	Kingsway	1 bed flat	£1,150.00	70	£16.43
Wish	Zone 2	Portland Road	2 bed flat	£1,100.00	69	£15.94
Wish	Zone 2	Neptune House	2 bed flat	£1,350.00	70	£19.29
Wish	Zone 2	Norman Road	1 bed flat	£925.00	40	£23.13
Wish	Zone 2	Ingram Crescent	2 bed flat	£1,050.00	70	£15.00
Wish	Zone 2	Roman Road	2 bed flat	£1,295.00	70	£18.50
Wish	Zone 2	Kingsway	2 bed flat	£1,600.00	65	£24.62
Wish	Zone 2	Erroll Road	4 bed detached	£1,475.00	130	£11.35
Westbourne	Zone 2	Arthur Street	2 bed flat	£1,050.00	50.2	£20.92
Westbourne	Zone 2	Arthur Street	2 bed flat	£1,050.00	50	£21.00
Westbourne	Zone 2	Welbeck Avenue	3 bed flat	£1,400.00	71.8	£19.50
Westbourne	Zone 2	Payne Avenue	2 bed flat	£1,195.00	78.5	£15.22
Westbourne	Zone 2	Arthur Street	2 bed flat	£1,100.00	50	£22.00
Westbourne	Zone 2	Arthur Street	1 bed flat	£1,100.00	35.4	£31.07
Westbourne	Zone 2	Wynnes Mews	2 bed flat	£1,000.00	60	£16.67
Westbourne	Zone 2	Carlisle Road	1 bed flat	£700.00	40	£17.50
Westbourne	Zone 2	Princes Avenue	2 bed flat	£1,150.00	65	£17.69
Westbourne	Zone 2	Shakespeare Street	4 bed terraced	£1,907.00	130	£14.67
Westbourne	Zone 2	Tamworth Road	4 bed terraced	£2,340.00	140	£16.71
Westbourne	Zone 2	Rutland Road	4 bed terraced	£1,550.00	130	£11.92
Westbourne	Zone 2	Byron Street	3 bed terraced	£1,500.00	97.7	£15.35
Westbourne	Zone 2	Ruskin Road	3 bed terraced	£1,595.00	96	£16.61
Westbourne	Zone 2	Mortimer Road	3 bed terraced	£1,500.00	110	£13.64
Westbourne	Zone 2	Linton Road	3 bed terraced	£1,525.00	110	£13.86
Hove park	Zone 2	Landseer Road	2 bed flat	£1,250.00	70	£17.86
Hove park	Zone 2	Dyke Road Avenue	2 bed flat	£1,300.00	70	£18.57
Hove park	Zone 2	Goldstone Crescent	2 bed flat	£1,175.00	75	£15.67
Hove park	Zone 2	Dyke Road Avenue	2 bed flat	£1,250.00	70	£17.86
Hove park	Zone 2	Goldstone Crescent	1 bed flat	£1,200.00	45	£26.67
Hove park	Zone 2	Cranmer Avenue	4 bed house (shared)	£450.00	130	£3.46
Hove park	Zone 2	King George VI Drive	4 bed semi-detached	£1,750.00	140	£12.50
Hove park	Zone 2	Hill Brow	4 bed detached	£2,650.00	212	£12.50
Hove park	Zone 2	Woodruff Avenue	3 bed detached	£1,800.00	120	£15.00
Hove park	Zone 2	Cranmer Avenue	4 bed semi-detached	£1,775.00	150	£11.83
Hove park	Zone 2	Cranmer Avenue	4 bed semi-detached	£1,800.00	150	£12.00
Hove park	Zone 2	Queen Victoria Avenue	3 bed detached	£1,595.00	120	£13.29
Hove park	Zone 2	Hill Brow	4 bed detached	£5,000.00	260	£19.23
Hove park	Zone 2	Woodruff Avenue	3 bed detached	£1,800.00	130	£13.85
Central Hove	Zone 2	Second Avenue	1 bed flat	£1,140.00	40	£28.50
Central Hove	Zone 2	Third Avenue	1 bed flat	£1,150.00	44	£26.14
Central Hove	Zone 2	Adelaide Crescent	2 bed flat	£1,750.00	97.6	£17.93
Central Hove	Zone 2	Grand Avenue	2 bed flat	£1,350.00	71.6	£18.85
Central Hove	Zone 2	Grand Avenue	2 bed flat	£1,595.00	70	£22.79
Central Hove	Zone 2	First Avenue	2 bed flat	£1,250.00	70	£17.86
Central Hove	Zone 2	Albany Villas	2 bed detached	£2,250.00	110	£20.45
Preston Park	Zone 2	Upper Hamilton Road	2 bed flat	£1,195.00	70	£17.07
Preston Park	Zone 2	Stanford Avenue	1 bed flat	£750.00	45	£16.67
Preston Park	Zone 2	Ditchling Rise	3 bed flat	£1,885.00	97	£19.43
Preston Park	Zone 2	Rosehill Terrace	3 bed flat	£1,650.00	80	£20.63
Preston Park	Zone 2	Warleigh Road	3 bed flat	£1,500.00	75	£20.00
Preston Park	Zone 2	Springfield Road	1 bed flat	£1,150.00	40	£28.75
Preston Park	Zone 2	Preston Park Avenue	2 bed flat	£1,200.00	55	£21.82
Preston Park	Zone 2	New Engalnd Road	3 bed flat	£1,450.00	85	£17.06
Preston Park	Zone 2	Preston Drive	3 bed flat	£1,625.00	80	£20.31
Preston Park	Zone 2	Preston Drive	3 bed flat	£1,820.00	80	£22.75
Preston Park	Zone 2	New Engalnd Road	3 bed flat	£1,895.00	85	£22.29
Preston Park	Zone 2	New Engalnd Road	3 bed flat	£1,945.00	80	£24.31
Preston Park	Zone 2	Stanley Road	2 bed flat	£1,270.00	65	£19.54
Preston Park	Zone 2	Springfield Road	3 bed flat	£1,885.00	85	£22.18
Preston Park	Zone 2	Viaduct Road	3 bed flat	£2,275.00	85	£26.76
Preston Park	Zone 2	Viaduct Road	1 bed terraced (shared)	£520.00	80	£6.50
Preston Park	Zone 2	Viaduct Road	4 bed terraced (shared)	£485.25	130	£3.73
Preston Park	Zone 2	Coventry Street	4 bed terraced	£2,166.00	140	£15.47
Preston Park	Zone 2	Exeter Street	4 bed terraced	£2,166.00	140	£15.47
Preston Park	Zone 2	Preston Drive	4 bed terraced	£2,340.00	116.2	£20.14
Preston Park	Zone 2	New Engalnd Road	4 bed terraced	£2,218.00	97	£22.87

Preston Park	Zone 2	Ditchling Rise	3 bed terraced	£1,885.00	97	£19.43
Preston Park	Zone 2	Cleveland Road	4 bed terraced	£2,250.00	124.8	£18.03
Preston Park	Zone 2	Port Hall Mews	3 bed terraced	£2,100.00	115	£18.26
Preston Park	Zone 2	Havelock Road	3 bed semi-detached	£1,695.00	110	£15.41
Preston Park	Zone 2	Hythe Road	4 bed terraced	£2,167.00	140	£15.48
Preston Park	Zone 2	Havelock Road	4 bed terraced	£1,993.00	130	£15.33
Preston Park	Zone 2	Viaduct Road	4 bed terraced	£2,080.00	135	£15.41
Preston Park	Zone 2	Stanford Road	3 bed terraced	£2,500.00	161.6	£15.47
Preston Park	Zone 2	Beaconsfield Road	4 bed terraced	£2,340.00	150	£15.60
Withdean	Zone 2	Harrington Villas	1 bed flat	£889.00	40	£22.23
Withdean	Zone 2	Harrington Villas	2 bed flat	£1,100.00	65	£16.92
Withdean	Zone 2	Park Manor	2 bed flat	£1,475.00	70	£21.07
Withdean	Zone 2	Dudley Road	4 bed semi-detached	£2,340.00	130	£18.00
Withdean	Zone 2	Lymminster Avenue	4 bed terraced	£1,959.00	130	£15.07
Withdean	Zone 2	Barrow Hill	4 bed semi-detached	£2,167.00	140	£15.48
Withdean	Zone 2	Wild Park Close	4 bed terraced	£2,375.00	135	£17.59
Withdean	Zone 2	Sanyhills Avenue	3 bed semi-detached	£1,350.00	97.5	£13.85
Withdean	Zone 2	Uplands Road	4 bed terraced	£2,080.00	130	£16.00
Withdean	Zone 2	Loder Road	4 bed terraced	£2,340.00	135	£17.33
Patcham	Zone 2	Highbrook Close	2 bed flat	£1,400.00	70	£20.00
Patcham	Zone 2	Selsfield Drive	3 bed flat	£2,400.00	80	£30.00
Patcham	Zone 2	Highbrook Close	3 bed flat	£1,885.00	80	£23.56
Patcham	Zone 2	Saunders Hill	1 bed terraced (shared)	£400.00	80	£5.00
Patcham	Zone 2	Wolseley Road	1 bed terraced (shared)	£477.00	85	£5.61
Patcham	Zone 2	Court Close	3 bed terraced	£2,250.00	232	£9.70
Patcham	Zone 2	The Highway	3 bed semi-detached	£1,900.00	110	£17.27
Patcham	Zone 2	Rushlake Road	4 bed semi-detached	£2,000.00	160	£12.50
Patcham	Zone 2	Court Close	4 bed terraced	£2,250.00	250	£9.00
Hollingdean and Stanmer	Zone 2	Coombe Terrace	2 bed flat	£1,250.00	70	£17.86
Hollingdean and Stanmer	Zone 2	Southmount	3 bed flat	£1,900.00	85	£22.35
Hollingdean and Stanmer	Zone 2	Horton Road	2 bed flat	£1,100.00	75	£14.67
Hollingdean and Stanmer	Zone 2	Coombe Terrace	1 bed flat	£1,130.00	45	£25.11
Hollingdean and Stanmer	Zone 2	Coombe Terrace	1 bed flat	£1,050.00	45	£23.33
Hollingdean and Stanmer	Zone 2	Horton Road	3 bed flat	£1,651.00	80	£20.64
Hollingdean and Stanmer	Zone 2	Coombe Terrace	2 bed flat	£1,475.00	70	£21.07
Hollingdean and Stanmer	Zone 2	Thompson Road	4 bed terraced (shared)	£520.00	68.9	£7.55
Hollingdean and Stanmer	Zone 2	Peace Close	4 bed semi-detached	£2,100.00	120	£17.50
Hollingdean and Stanmer	Zone 2	Coombe Terrace	4 bed terraced	£2,288.00	140	£16.34
Hollingdean and Stanmer	Zone 2	Coombe Terrace	4 bed terraced	£2,149.00	125	£17.19
Hanover and Elmgrove	Zone 2	May Road	2 bed flat	£1,300.00	62.1	£20.93
Hanover and Elmgrove	Zone 2	Southover Street	2 bed flat	£1,250.00	70	£17.86
Hanover and Elmgrove	Zone 2	Totland Road	3 bed flat	£1,950.00	90	£21.67
Hanover and Elmgrove	Zone 2	Sandown Road	3 bed flat	£1,300.00	90	£14.44
Hanover and Elmgrove	Zone 2	Sandown Road	3 bed flat	£1,965.00	85	£23.12
Hanover and Elmgrove	Zone 2	Lewes Road	3 bed flat	£2,184.00	85	£25.69
Hanover and Elmgrove	Zone 2	Sandown Road	3 bed flat	£1,920.00	90	£21.33
Hanover and Elmgrove	Zone 2	Shanklin Road	2 bed flat	£1,500.00	49.5	£30.30
Hanover and Elmgrove	Zone 2	Fairlight Place	3 bed flat	£1,690.00	80	£21.13
Hanover and Elmgrove	Zone 2	Washington Street	4 bed house (shared)	£524.25	125	£4.19
Hanover and Elmgrove	Zone 2	Lewes Road	4 bed house (shared)	£528.75	115	£4.60
Hanover and Elmgrove	Zone 2	Totland Road	3 bed terraced	£1,950.00	110	£17.73
Hanover and Elmgrove	Zone 2	Pankhurst Avenue	3 bed terraced	£1,350.00	115	£11.74
Hanover and Elmgrove	Zone 2	Coleman Street	4 bed terraced	£1,952.00	120	£16.27
Queens Park	Zone 2	College Road	1 bed flat	£1,200.00	40	£30.00
Queens Park	Zone 2	St James Street	2 bed flat	£1,500.00	70	£21.43
Queens Park	Zone 2	Kingswood Street	2 bed flat	£1,400.00	65	£21.54
Queens Park	Zone 2	Sussex Square	2 bed flat	£1,650.00	105.8	£15.60
Queens Park	Zone 2	St James Street	1 bed flat	£1,250.00	45	£27.78
Queens Park	Zone 2	Upper Rock Gardens	2 bed flat	£1,300.00	55	£23.64
Queens Park	Zone 2	Marine Parade	2 bed flat	£1,450.00	60	£24.17
Queens Park	Zone 2	St Annes Court	1 bed flat	£1,995.00	50	£39.90
Queens Park	Zone 2	Selmeston Place	1 bed terraced (shared)	£475.00	75	£6.33
Queens Park	Zone 2	Reading Road	4 bed terraced (shared)	£554.75	120	£4.62
Queens Park	Zone 2	Rochester Street	4 bed terraced	£2,166.00	130	£16.66
Queens Park	Zone 2	Arundel Street	4 bed terraced	£2,253.00	120	£18.78
Queens Park	Zone 2	Great College Street	4 bed terraced	£2,513.00	89.9	£27.95
Queens Park	Zone 2	Bute Street	4 bed detached	£2,253.00	110	£20.48
Queens Park	Zone 2	Windmill Street	4 bed terraced	£2,565.00	115	£22.30
Queens Park	Zone 2	College Gardens	2 bed terraced	£2,400.00	80	£30.00
Rottingdean Costal	Zone 2	Longridge Avenue	2 bed flat	£1,400.00	80	£17.50
Rottingdean Costal	Zone 2	Tremola Avenue	3 bed flat	£1,300.00	90	£14.44
Rottingdean Costal	Zone 2	Tremola Avenue	3 bed detached	£1,300.00	110	£11.82
Central Hove	Zone 2	Hova Villas	2 bed flat	£1,895.00	65	£29.15
Central Hove	Zone 2	Tisbury Road	2 bed flat	£1,300.00	65	£20.00
Withdean	Zone 2	Hollingdean Terrace	2 bed detached (shared)	£675.00	51.6	£13.08
Withdean	Zone 2	Barnett Road	4 bed terraced	£2,050.00	145	£14.14
Patcham	Zone 2	Coldean Lane	4 bed semi-detached	£2,132.00	160	£13.33
Hollingdean and Stanmer	Zone 2	Coombe Terrace	1 bed flat	£1,175.00	45	£26.11
Hollingdean and Stanmer	Zone 2	Hollingbury Road	4 bed terraced	£2,253.00	78.4	£28.74
Hanover and Elmgrove	Zone 2	Shanklin Road	2 bed flat	£1,250.00	74	£16.89
Hanover and Elmgrove	Zone 2	Coleman Street	4 bed house (shared)	£533.00	120	£4.44
Hanover and Elmgrove	Zone 2	Washington Street	4 bed terraced	£2,340.00	130	£18.00

Hanover and Elmgrove	Zone 2	Totland Road	4 bed terraced	£2,166.00	130	£16.66
Rottingdean Costal	Zone 2	Cissbury Crescent	3 bed detached	£1,295.00	115	£11.26
Average				£1,572.64	93.8	£16.77
Zone 3						
North Portslade	Zone 3	Mile Oak Road	2 bed terraced	£1,150.00	62.1	£18.52
North Portslade	Zone 3	Landridge Drive	3 bed detached	£1,395.00	115	£12.13
North Portslade	Zone 3	Mile Oak Road	4 bed semi-detached	£1,400.00	113.1	£12.38
South Portslade	Zone 3	Old Shoreham Road	1 bed flat	£750.00	45	£16.67
South Portslade	Zone 3	Vale Road	1 bed flat	£1,150.00	50	£23.00
South Portslade	Zone 3	Vale Road	1 bed flat	£875.00	45	£19.44
South Portslade	Zone 3	Vale Road	2 bed flat	£1,100.00	57.8	£19.03
South Portslade	Zone 3	Old Shoreham Road	1 bed flat	£795.00	45	£17.67
South Portslade	Zone 3	Franklin Road	2 bed flat	£1,200.00	59	£20.34
South Portslade	Zone 3	Franklin Road	2 bed flat	£1,200.00	59	£20.34
South Portslade	Zone 3	Boundary Road	1 bed flat	£850.00	45	£18.89
South Portslade	Zone 3	Station Road	1 bed flat	£795.00	45	£17.67
South Portslade	Zone 3	Vale Road	1 bed flat	£900.00	45	£20.00
South Portslade	Zone 3	Station Road	3 bed flat	£1,200.00	81.4	£14.74
South Portslade	Zone 3	Vale Road	1 bed flat	£900.00	39.9	£22.56
South Portslade	Zone 3	St Aubyns Road	3 bed flat	£1,200.00	68	£17.65
South Portslade	Zone 3	St Aubyns Road	3 bed flat	£1,200.00	68	£17.65
South Portslade	Zone 3	Norway Street	3 bed terraced	£1,300.00	115.5	£11.26
South Portslade	Zone 3	St Aubyns Road	2 bed terraced	£995.00	79.3	£12.55
South Portslade	Zone 3	Bampfield Street	4 bed semi-detached	£1,195.00	130	£9.19
South Portslade	Zone 3	Brackenbury Close	3 bed detached	£1,450.00	71.8	£20.19
Hangleton and Knoll	Zone 3	West Way	2 bed flat	£1,250.00	70	£17.86
Hangleton and Knoll	Zone 3	Hangleton Road	2 bed flat	£925.00	70	£13.21
Hangleton and Knoll	Zone 3	Stapley Road	2 bed terraced	£1,250.00	80	£15.63
Hangleton and Knoll	Zone 3	Applesham Avenue	3 bed semi-detached	£1,350.00	115	£11.74
Moulsecomb and Bevendean	Zone 3	Milner Road	1 bed flat	£995.00	40	£24.88
Moulsecomb and Bevendean	Zone 3	Baden Road	3 bed flat	£1,820.00	80	£22.75
Moulsecomb and Bevendean	Zone 3	Bear Road	2 bed flat	£1,250.00	60	£20.83
Moulsecomb and Bevendean	Zone 3	Baden Road	2 bed flat	£1,260.00	70	£18.00
Moulsecomb and Bevendean	Zone 3	Bear Road	2 bed flat	£1,300.00	70	£18.57
Moulsecomb and Bevendean	Zone 3	Baden Road	2 bed flat	£1,260.00	65	£19.38
Moulsecomb and Bevendean	Zone 3	Baden Road	2 bed flat	£1,500.00	65	£23.08
Moulsecomb and Bevendean	Zone 3	Bear Road	2 bed flat	£1,595.00	70	£22.79
Moulsecomb and Bevendean	Zone 3	Ewhurst Road	4 bed terraced	£2,167.00	130	£16.67
Moulsecomb and Bevendean	Zone 3	Mafeking Road	4 bed terraced	£2,340.00	130	£18.00
Moulsecomb and Bevendean	Zone 3	Ewhurst Road	4 bed terraced	£2,548.00	135	£18.87
Moulsecomb and Bevendean	Zone 3	Bear Road	4 bed terraced	£2,426.00	140	£17.33
Moulsecomb and Bevendean	Zone 3	Lower Bevendean Avenue	4 bed detached	£2,344.00	145	£16.17
Moulsecomb and Bevendean	Zone 3	Eastbourne Road	4 bed detached	£2,218.00	140	£15.84
Moulsecomb and Bevendean	Zone 3	Medmerry Hill	4 bed semi-detached	£1,993.00	135	£14.76
Moulsecomb and Bevendean	Zone 3	Medmerry Hill	4 bed terraced	£2,236.00	135	£16.56
Moulsecomb and Bevendean	Zone 3	Baden Road	4 bed terraced	£2,271.00	140	£16.22
Moulsecomb and Bevendean	Zone 3	Medmerry Hill	4 bed semi-detached	£2,500.00	135	£18.52
East Brighton	Zone 3	Eastern Road	1 bed flat	£900.00	45	£20.00
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,350.00	83.8	£16.11
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,350.00	82.9	£16.28
East Brighton	Zone 3	Roedean Road	2 bed flat	£995.00	80	£12.44
East Brighton	Zone 3	Marine Drive	1 bed flat	£1,200.00	45	£26.67
East Brighton	Zone 3	Henley Road	2 bed flat	£1,250.00	60	£20.83
East Brighton	Zone 3	Bristol Street	2 bed flat	£1,300.00	68.1	£19.09
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,300.00	70	£18.57
East Brighton	Zone 3	Findon Road	3 bed flat	£1,000.00	68.1	£14.68
East Brighton	Zone 3	Marine Drive	2 bed flat	£1,400.00	73.1	£19.15
East Brighton	Zone 3	Findon Road	1 bed terraced (shared)	£540.00	70	£7.71
East Brighton	Zone 3	Bennett Road	2 bed terraced	£1,450.00	100.6	£14.41
East Brighton	Zone 3	Whitehawk Road	2 bed terraced	£1,100.00	80	£13.75
East Brighton	Zone 3	Marine Drive	2 bed terraced	£1,300.00	90	£14.44
Woodingdean	Zone 3	Warren Road	2 bed flat	£945.00	68.2	£13.86
Woodingdean	Zone 3	Baywood Gardens	3 bed detached	£1,350.00	115	£11.74
Woodingdean	Zone 3	Seaview Road	3 bed semi-detached	£1,500.00	110	£13.64
Woodingdean	Zone 3	Netherfield Green	3 bed semi-detached	£1,250.00	110	£11.36
Woodingdean	Zone 3	Downs Valley Road	3 bed semi-detached	£1,350.00	73.5	£18.37
Moulsecomb and Bevendean	Zone 3	Milner Road	3 bed flat	£1,911.00	80	£23.89
Moulsecomb and Bevendean	Zone 3	Mafeking Road	4 bed terraced	£3,614.00	130	£27.80
Moulsecomb and Bevendean	Zone 3	Halland Road	1 bed semi-detached	£675.00	75	£9.00
Moulsecomb and Bevendean	Zone 3	Redvers Road	3 bed terraced	£1,690.00	115	£14.70
East Brighton	Zone 3	Rugby Place	1 bed flat	£950.00	40	£23.75
Average				£1,395.04	83.5	£16.71

Appendix 6 - Appraisal Results Summaries - Contents

KEY

Appendices 6a to 6g - with CIL applied

Appendix 6a	10% Affordable Housing	with CIL	
Appendix 6b	10% Affordable Housing	with CIL	Additional testing at 80% Rent Level on AH
Appendix 6c	20% Affordable Housing	with CIL	
Appendix 6d	20% Affordable Housing	with CIL	Additional testing at 80% Rent Level on AH
Appendix 6e	40% Affordable Housing	with CIL	
Appendix 6f	40% Affordable Housing	with CIL	Additional testing at 80% Rent Level on AH
Appendix 6g	Zero affordable housing	with CIL	

Appendices 6h to 6k - sites zero rated for CIL

Appendix 6h	10% Affordable Housing	zero rated for CIL
Appendix 6i	20% Affordable Housing	zero rated for CIL
Appendix 6j	40% Affordable Housing	zero rated for CIL
Appendix 6k	Zero affordable housing	zero rated for CIL

Appendix 6 - Summary Tables of Appraisal Results

Affordable Rent Level	Comments
75% of MR	A discount of 25% on the BTR rent and will be 10% to 20% below the average market rent for Brighton.
50% of MR	At similar level to Local Housing Allowance
40% of MR	Places rents at approximately the level of the national Living Rent
30% of MR	Brings rents in line with typical social rent levels in Brighton and Hove

KEY	Viability position	Surplus
	Not viable	More than £200,000 deficit against benchmark site value
	Will require reduction in the quantum of APR, or a variation to APR rent levels in order to move the scheme to viability.	Marginal viability - within £200,000 of benchmark site value
	Viable	Surplus of £0 to £1,000,000 against benchmark site value
		Surplus of £1,000,001 to £2,000,000 against benchmark site value
		Surplus of £2,000,001 to £3,000,000 against benchmark site value
		Surplus of over £3,000,000 against benchmark site value

Appendix 6a

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

10% AH (200 units) - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	200 units	75%	with CIL	£ 7,828,735	£ 3,598,735	£ 2,752,735	£ 1,370,935	£ 756,880
Zone 1	200 units	50%	with CIL	£ 6,495,238	£ 2,265,238	£ 1,419,238	£ 37,438	-£ 576,617
Zone 1	200 units	40%	with CIL	£ 5,961,800	£ 1,731,800	£ 885,800	-£ 496,000	-£ 1,110,055
Zone 1	200 units	30%	with CIL	£ 5,428,363	£ 1,198,363	£ 352,363	-£ 1,029,437	-£ 1,643,492

10% AH (200 units) - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	200 units	75%	with CIL	£ 5,202,495	£ 972,495	£ 126,495	-£ 1,255,305	-£ 1,869,360
Zone 2	200 units	50%	with CIL	£ 3,941,490	-£ 288,510	-£ 1,134,510	-£ 2,516,310	-£ 3,130,365
Zone 2	200 units	40%	with CIL	£ 3,437,127	-£ 792,873	-£ 1,638,873	-£ 3,020,673	-£ 3,634,728
Zone 2	200 units	30%	with CIL	£ 2,932,667	-£ 1,297,333	-£ 2,143,333	-£ 3,525,133	-£ 4,139,188

10% AH (200 units) - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	200 units	75%	with CIL	£ 3,397,525	-£ 832,475	-£ 1,678,475	-£ 3,060,275	-£ 3,674,330
Zone 3	200 units	50%	with CIL					
Zone 3	200 units	40%	with CIL					
Zone 3	200 units	30%	with CIL					

10% AH (500 units) - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	75%	with CIL	£ 10,411,702	£ 3,931,702	£ 2,635,702	£ 518,902	-£ 421,778
Zone 1	500 units	50%	with CIL	£ 7,457,734	£ 977,734	-£ 318,266	-£ 2,435,066	-£ 3,375,746
Zone 1	500 units	40%	with CIL	£ 6,276,021	-£ 203,979	-£ 1,499,979	-£ 3,616,779	-£ 4,557,459
Zone 1	500 units	30%	with CIL	£ 5,094,517	-£ 1,385,483	-£ 2,681,483	-£ 4,798,283	-£ 5,738,963

10% AH (500 units) - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	500 units	75%	with CIL	£ 4,723,162	-£ 1,756,838	-£ 3,052,838	-£ 5,169,638	-£ 6,110,318
Zone 2	500 units	50%	with CIL	£ 1,929,876	-£ 4,550,124	-£ 5,846,124	-£ 7,962,924	-£ 8,903,604
Zone 2	500 units	40%	with CIL					
Zone 2	500 units	30%	with CIL					

10% AH (500 units) - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	500 units	75%	with CIL	-£ 2,006,504	-£ 8,486,504	-£ 9,782,504	-£ 11,899,304	-£ 12,839,984
Zone 3	500 units	50%	with CIL					
Zone 3	500 units	40%	with CIL					
Zone 3	500 units	30%	with CIL					

Appendix 6b

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

ZONE	SCHEME	AHRL	CIL	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
10% AH (200 units) - ZONE 2								
Zone 2	200 units	80%	with CIL	£ 5,454,770	£ 1,224,770	£ 378,770	-£ 1,003,030	-£ 1,617,085
10% AH (500 units) - ZONE 2								
Zone 2	500 units	80%	with CIL	£ 5,281,820	-£ 1,198,180	-£ 2,494,180	-£ 4,610,980	-£ 5,551,660

Appendix 6c

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

20% AH - 200 UNITS - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV	RLV minus BLV	RLV minus BLV	RLV minus BLV
					Surplus per ha above Industrial Benchmark	Commercial OOT Benchmark	Commercial CBD Benchmark	Surplus per ha above Residential Benchmark
Zone 1	200 units	75%	with CIL	£ 6,765,051	£ 2,535,051	£ 1,689,051	£ 307,251	-£ 306,804
Zone 1	200 units	50%	with CIL	£ 4,076,110	-£ 153,890	-£ 999,890	-£ 2,381,690	-£ 2,995,745
Zone 1	200 units	40%	with CIL					
Zone 1	200 units	30%	with CIL					

20% AH - 200 UNITS - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV Surplus per ha above Industrial Benchmark	RLV minus BLV Commercial OOT Benchmark	RLV minus BLV Commercial CBD Benchmark	RLV minus BLV Surplus per ha above Residential Benchmark
Zone 2	200 units	75%	with CIL	£ 4,170,857	-£ 59,143	-£ 905,143	-£ 2,286,943	-£ 2,900,998
Zone 2	200 units	50%	with CIL	£ 1,628,122	-£ 2,601,878	-£ 3,447,878	-£ 4,829,678	-£ 5,443,733
Zone 2	200 units	40%	with CIL					
Zone 2	200 units	30%	with CIL					

20% AH - 200 UNITS - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV	RLV minus BLV	RLV minus BLV	RLV minus BLV
					Surplus per ha above Industrial Benchmark	Commercial OOT Benchmark	Commercial CBD Benchmark	Surplus per ha above Residential Benchmark
Zone 3	200 units	75%	with CIL	£ 2,311,880	-£ 1,918,120	-£ 2,764,120	-£ 4,145,920	-£ 4,759,975
Zone 3	200 units	50%	with CIL	-£ 93,228	-£ 4,323,228	-£ 5,169,228	-£ 6,551,028	-£ 7,165,083
Zone 3	200 units	40%	with CIL					
Zone 3	200 units	30%	with CIL					

20% AH - 500 UNITS - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	75%	with CIL	£ 8,167,431	£ 1,687,431	£ 391,431	-£ 1,725,369	-£ 2,666,049
Zone 1	500 units	50%	with CIL	£ 2,240,238	-£ 4,239,762	-£ 5,535,762	-£ 7,652,562	-£ 8,593,242
Zone 1	500 units	40%	with CIL	-				
Zone 1	500 units	30%	with CIL	-				

20% AH - 500 UNITS - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV Surplus per ha above Industrial Benchmark	RLV minus BLV Commercial OOT Benchmark	RLV minus BLV Commercial CBD Benchmark	RLV minus BLV Surplus per ha above Residential Benchmark
Zone 2	500 units	75%	with CIL	£ 2,536,651	-£ 3,943,349	-£ 5,239,349	-£ 7,356,149	-£ 8,296,829
Zone 2	500 units	50%	with CIL	-£ 3,188,649	-£ 9,668,649	-£ 10,964,649	-£ 13,081,449	-£ 14,022,129
Zone 2	500 units	40%	with CIL	-				
Zone 2	500 units	30%	with CIL	-				

20% AH - 500 UNITS - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV	RLV minus BLV	RLV minus BLV	RLV minus BLV
					Surplus per ha above Industrial Benchmark	Commercial OOT Benchmark	Commercial CBD Benchmark	Surplus per ha above Residential Benchmark
Zone 3	500 units	75%	with CIL	-£ 1,326,140	-£ 7,806,140	-£ 9,102,140	-£ 11,218,940	-£ 12,159,620
Zone 3	500 units	50%	with CIL	-£ 6,851,245	-£ 13,331,245	-£ 14,627,245	-£ 16,744,045	-£ 17,684,725
Zone 3	500 units	40%	with CIL	-				
Zone 3	500 units	30%	with CIL	-				

Appendix 6e

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

40% AH - 200 UNITS - ZONE 1

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	200 units	75%	with CIL	£ 4,659,416	£ 429,416	-£ 416,584	-£ 1,798,384	-£ 2,412,439
Zone 1	200 units	50%	with CIL	-£ 736,772	-£ 4,966,772	-£ 5,812,772	-£ 7,194,572	-£ 7,808,627
Zone 1	200 units	40%	with CIL					
Zone 1	200 units	30%	with CIL					

40% AH - 200 UNITS - ZONE 2

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	200 units	75%	with CIL	£ 2,128,119	-£ 2,101,881	-£ 2,947,881	-£ 4,329,681	-£ 4,943,736
Zone 2	200 units	50%	with CIL	-£ 3,074,396	-£ 7,304,396	-£ 8,150,396	-£ 9,532,196	-£ 10,146,251
Zone 2	200 units	40%	with CIL	-				
Zone 2	200 units	30%	with CIL	-				

40% AH - 200 UNITS - ZONE 3

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	200 units	75%	with CIL	£ 157,448	-£ 4,072,552	-£ 4,918,552	-£ 6,300,352	-£ 6,914,407
Zone 3	200 units	50%	with CIL	-£ 4,846,193	-£ 9,076,193	-£ 9,922,193	-£ 11,303,993	-£ 11,918,048
Zone 3	200 units	40%	with CIL	-				
Zone 3	200 units	30%	with CIL	-				

40% AH - 500 UNITS - ZONE 1

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	75%	with CIL	£ 3,679,307	-£ 2,800,693	-£ 4,096,693	-£ 6,213,493	-£ 7,154,173
Zone 1	500 units	50%	with CIL	-£ 8,513,088	-£ 14,993,088	-£ 16,289,088	-£ 18,405,888	-£ 19,346,568
Zone 1	500 units	40%	with CIL	-				
Zone 1	500 units	30%	with CIL	-				

40% AH - 500 UNITS - ZONE 2

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	500 units	75%	with CIL	-£ 1,908,585	-£ 8,388,585	-£ 9,684,585	-£ 11,801,385	-£ 12,742,065
Zone 2	500 units	50%	with CIL	-£ 13,731,415	-£ 20,211,415	-£ 21,507,415	-£ 23,624,215	-£ 24,564,895
Zone 2	500 units	40%	with CIL	-				
Zone 2	500 units	30%	with CIL	-				

40% AH - 500 UNITS - ZONE 3

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	500 units	75%	with CIL	-£ 6,219,907	-£ 12,699,907	-£ 13,995,907	-£ 16,112,707	-£ 17,053,387
Zone 3	500 units	50%	with CIL	-£ 17,583,852	-£ 24,063,852	-£ 25,359,852	-£ 27,476,652	-£ 28,417,332
Zone 3	500 units	40%	with CIL	-				
Zone 3	500 units	30%	with CIL	-				

Appendix 6f

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

ZONE	SCHEME	AHRL	CIL	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
40% AH - 200 UNITS - ZONE 2								
Zone 2	200 units	80%	with CIL	£ 3,145,194	-£ 1,084,806	-£ 1,930,806	-£ 3,312,606	-£ 3,926,661
40% AH - 500 UNITS - ZONE 2								
Zone 2	500 units	80%	with CIL	£ 409,023	-£ 6,070,977	-£ 7,366,977	-£ 9,483,777	-£ 10,424,457

Appendix 6g

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

ZERO AH (200 units)

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	200 units	n/a	with CIL	£ 8,870,663	£ 4,640,663	£ 3,794,663	£ 2,412,863	£ 1,798,808
Zone 2	200 units	n/a	with CIL	£ 6,213,594	£ 1,983,594	£ 1,137,594	-£ 244,206	-£ 858,261
Zone 3	200 units	n/a	with CIL	£ 4,463,474	£ 233,474	-£ 612,526	-£ 1,994,326	-£ 2,608,381

ZERO AH (500 units)

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	n/a	with CIL	£ 12,636,508	£ 8,406,508	£ 4,860,508	£ 2,743,708	£ 1,803,028
Zone 2	500 units	n/a	with CIL	£ 6,891,662	£ 2,661,662	-£ 884,338	-£ 3,001,138	-£ 3,941,818
Zone 3	500 units	n/a	with CIL	£ 3,392,680	-£ 837,320	-£ 4,383,320	-£ 6,500,120	-£ 7,440,800

Appendix 6h

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

10% AH (200 units) - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	200 units	75%	NO CIL	£ 10,453,721	£ 6,223,721	£ 5,377,721	£ 3,995,921	£ 3,381,866
Zone 1	200 units	50%	NO CIL	£ 9,120,223	£ 4,890,223	£ 4,044,223	£ 2,662,423	£ 2,048,368
Zone 1	200 units	40%	NO CIL	£ 8,586,786	£ 4,356,786	£ 3,510,786	£ 2,128,986	£ 1,514,931
Zone 1	200 units	30%	NO CIL	£ 8,053,349	£ 3,823,349	£ 2,977,349	£ 1,595,549	£ 981,494

10% AH (200 units) - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	200 units	75%	NO CIL	£ 7,452,482	£ 3,222,482	£ 2,376,482	£ 994,682	£ 380,627
Zone 2	200 units	50%	NO CIL	£ 6,191,478	£ 1,961,478	£ 1,115,478	-£ 266,322	-£ 880,377
Zone 2	200 units	40%	NO CIL	£ 5,687,114	£ 1,457,114	£ 611,114	-£ 770,686	-£ 1,384,741
Zone 2	200 units	30%	NO CIL	£ 5,182,655	£ 952,655	£ 106,655	-£ 1,275,145	-£ 1,889,200

10% AH (200 units) - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	200 units	75%	NO CIL	£ 4,522,519	£ 292,519	-£ 553,481	-£ 1,935,281	-£ 2,549,336
Zone 3	200 units	50%	NO CIL	£ 3,331,476	-£ 898,524	-£ 1,744,524	-£ 3,126,324	-£ 3,740,379
Zone 3	200 units	40%	NO CIL					
Zone 3	200 units	30%	NO CIL					

10% AH (500 units) - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	75%	NO CIL	£ 16,974,165	£ 10,494,165	£ 9,198,165	£ 7,081,365	£ 6,140,685
Zone 1	500 units	50%	NO CIL	£ 14,020,197	£ 7,540,197	£ 6,244,197	£ 4,127,397	£ 3,186,717
Zone 1	500 units	40%	NO CIL	£ 12,838,485	£ 6,358,485	£ 5,062,485	£ 2,945,685	£ 2,005,005
Zone 1	500 units	30%	NO CIL	£ 11,656,981	£ 5,176,981	£ 3,880,981	£ 1,764,181	£ 823,501

10% AH (500 units) - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	500 units	75%	NO CIL	£ 10,348,131	£ 3,868,131	£ 2,572,131	£ 455,331	-£ 485,349
Zone 2	500 units	50%	NO CIL	£ 7,554,844	£ 1,074,844	-£ 221,156	-£ 2,337,956	-£ 3,278,636
Zone 2	500 units	40%	NO CIL	£ 6,437,530	-£ 42,470	-£ 1,338,470	-£ 3,455,270	-£ 4,395,950
Zone 2	500 units	30%	NO CIL	£ 5,320,215	-£ 1,159,785	-£ 2,455,785	-£ 4,572,585	-£ 5,513,265

10% AH (500 units) - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	500 units	75%	NO CIL	£ 3,879,468	-£ 2,600,532	-£ 3,896,532	-£ 6,013,332	-£ 6,954,012
Zone 3	500 units	50%	NO CIL					
Zone 3	500 units	40%	NO CIL					
Zone 3	500 units	30%	NO CIL					

Appendix 6i

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

20% AH - 200 UNITS - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV	RLV minus BLV	RLV minus BLV	RLV minus BLV
					Surplus per ha above Industrial Benchmark	Commercial OOT Benchmark	Commercial CBD Benchmark	Surplus per ha above Residential Benchmark
Zone 1	200 units	75%	NO CIL	£ 9,098,372	£ 4,868,372	£ 4,022,372	£ 2,640,572	£ 2,026,517
Zone 1	200 units	50%	NO CIL	£ 6,409,430	£ 2,179,430	£ 1,333,430	-£ 48,370	-£ 662,425
Zone 1	200 units	40%	NO CIL	£ 5,702,662	£ 1,472,662	£ 626,662	-£ 755,138	-£ 1,369,193
Zone 1	200 units	30%	NO CIL	£ 4,258,238	£ 28,238	-£ 817,762	-£ 2,199,562	-£ 2,813,617

20% AH - 200 UNITS - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV Surplus per ha above Industrial Benchmark	RLV minus BLV Commercial OOT Benchmark	RLV minus BLV Commercial CBD Benchmark	RLV minus BLV Surplus per ha above Residential Benchmark
Zone 2	200 units	75%	NO CIL	£ 6,170,846	£ 1,940,846	£ 1,094,846	-£ 286,954	-£ 901,009
Zone 2	200 units	50%	NO CIL	£ 3,628,111	-£ 601,889	-£ 1,447,889	-£ 2,829,689	-£ 3,443,744
Zone 2	200 units	40%	NO CIL					
Zone 2	200 units	30%	NO CIL					

20% AH - 200 UNITS - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV Surplus per ha above Industrial Benchmark	RLV minus BLV Commercial OOT Benchmark	RLV minus BLV Commercial CBD Benchmark	RLV minus BLV Surplus per ha above Residential Benchmark
Zone 3	200 units	75%	NO CIL	£ 3,311,874	-£ 918,126	-£ 1,764,126	-£ 3,145,926	-£ 3,759,981
Zone 3	200 units	50%	NO CIL	£ 910,284	-£ 3,319,716	-£ 4,165,716	-£ 5,547,516	-£ 6,161,571
Zone 3	200 units	40%	NO CIL					
Zone 3	200 units	30%	NO CIL					

20% AH - 500 UNITS - ZONE 1

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	75%	NO CIL	£ 14,000,732	£ 7,520,732	£ 6,224,732	£ 4,107,932	£ 3,167,252
Zone 1	500 units	50%	NO CIL	£ 8,073,539	£ 1,593,539	£ 297,539	-£ 1,819,261	-£ 2,759,941
Zone 1	500 units	40%	NO CIL	£ 5,333,833	-£ 1,146,167	-£ 2,442,167	-£ 4,558,967	-£ 11,038,967
Zone 1	500 units	30%	NO CIL	-				

20% AH - 500 UNITS - ZONE 2

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV Surplus per ha above Industrial Benchmark	RLV minus BLV Commercial OOT Benchmark	RLV minus BLV Commercial CBD Benchmark	RLV minus BLV Surplus per ha above Residential Benchmark
Zone 2	500 units	75%	NO CIL	£ 7,536,623	£ 1,056,623	-£ 239,377	-£ 2,356,177	-£ 3,296,857
Zone 2	500 units	50%	NO CIL	£ 1,931,620	-£ 4,548,380	-£ 5,844,380	-£ 7,961,180	-£ 8,901,860
Zone 2	500 units	40%	NO CIL	-				
Zone 2	500 units	30%	NO CIL	-				

20% AH - 500 UNITS - ZONE 3

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV Surplus per ha above Industrial Benchmark	RLV minus BLV Commercial OOT Benchmark	RLV minus BLV Commercial CBD Benchmark	RLV minus BLV Surplus per ha above Residential Benchmark
Zone 3	500 units	75%	NO CIL	£ 1,223,877	-£ 5,256,123	-£ 6,552,123	-£ 8,668,923	-£ 9,609,603
Zone 3	500 units	50%	NO CIL	-£ 4,253,293	-£ 10,733,293	-£ 12,029,293	-£ 14,146,093	-£ 15,086,773
Zone 3	500 units	40%	NO CIL	-				
Zone 3	500 units	30%	NO CIL	-				

Appendix 6j

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

40% AH - 200 UNITS - ZONE 1

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	200 units	75%	NO CIL	£ 6,409,430	£ 2,179,430	£ 1,333,430	-£ 48,370	-£ 662,425
Zone 1	200 units	50%	NO CIL	£ 1,041,014	-£ 3,188,986	-£ 4,034,986	-£ 5,416,786	-£ 6,030,841
Zone 1	200 units	40%	NO CIL					
Zone 1	200 units	30%	NO CIL					

40% AH - 200 UNITS - ZONE 2

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	200 units	75%	NO CIL	£ 3,628,111	-£ 601,889	-£ 1,447,889	-£ 2,829,689	-£ 3,443,744
Zone 2	200 units	50%	NO CIL	-£ 1,515,598	-£ 5,745,598	-£ 6,591,598	-£ 7,973,398	-£ 8,587,453
Zone 2	200 units	40%	NO CIL	-				
Zone 2	200 units	30%	NO CIL	-				

40% AH - 200 UNITS - ZONE 3

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	200 units	75%	NO CIL	£ 907,444	-£ 3,322,556	-£ 4,168,556	-£ 5,550,356	-£ 6,164,411
Zone 3	200 units	50%	NO CIL	-£ 4,066,793	-£ 8,296,793	-£ 9,142,793	-£ 10,524,593	-£ 11,138,648
Zone 3	200 units	40%	NO CIL	-				
Zone 3	200 units	30%	NO CIL	-				

40% AH - 500 UNITS - ZONE 1

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	75%	NO CIL	£ 8,054,283	£ 1,574,283	£ 278,283	-£ 1,838,517	-£ 2,779,197
Zone 1	500 units	50%	NO CIL	-£ 3,966,589	-£ 10,446,589	-£ 11,742,589	-£ 13,859,389	-£ 14,800,069
Zone 1	500 units	40%	NO CIL	-				
Zone 1	500 units	30%	NO CIL	-				

40% AH - 500 UNITS - ZONE 2

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 2	500 units	75%	NO CIL	£ 1,913,399	-£ 4,566,601	-£ 5,862,601	-£ 7,979,401	-£ 8,920,081
Zone 2	500 units	50%	NO CIL	-£ 9,834,415	-£ 16,314,415	-£ 17,610,415	-£ 19,727,215	-£ 20,667,895
Zone 2	500 units	40%	NO CIL	-				
Zone 2	500 units	30%	NO CIL	-				

40% AH - 500 UNITS - ZONE 3

ZONE	SCHEME	AFFORD-ABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 3	500 units	75%	NO CIL	-£ 4,271,445	-£ 10,751,445	-£ 12,047,445	-£ 14,164,245	-£ 15,104,925
Zone 3	500 units	50%	NO CIL	-£ 15,635,352	-£ 22,115,352	-£ 23,411,352	-£ 25,528,152	-£ 26,468,832
Zone 3	500 units	40%	NO CIL	-				
Zone 3	500 units	30%	NO CIL	-				

Appendix 6k

EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)		Site size (ha) 200 units	Site size (ha) 500 units
£ 1,800,000	£ 2,160,000	£ 2,748,000	£ 3,009,300		2.35	3.6

ZERO AH (200 units)

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	200 units	n/a	NO CIL	£ 11,787,313	£ 7,557,313	£ 6,711,313	£ 5,329,513	£ 4,715,458
Zone 2	200 units	n/a	NO CIL	£ 8,713,580	£ 4,483,580	£ 3,637,580	£ 2,255,780	£ 1,641,725
Zone 3	200 units	n/a	NO CIL	£ 5,713,467	£ 1,483,467	£ 637,467	-£ 744,333	-£ 1,358,388

ZERO AH (500 units)

ZONE	SCHEME	AFFORDABLE RENT LEVEL	CIL INCLUDED	Residual Land Value (RLV)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)	RLV minus BLV (viability surplus)
					EUV+ £/ha (Industrial Benchmark)	EUV+ £/ha (Commercial OOT)	EUV+ £/ha (Commercial CBD)	EUV+ £/ha (Residential)
Zone 1	500 units	n/a	NO CIL	£ 19,928,134	£ 15,698,134	£ 12,152,134	£ 10,035,334	£ 9,094,654
Zone 2	500 units	n/a	NO CIL	£ 13,141,627	£ 8,911,627	£ 5,365,627	£ 3,248,827	£ 2,308,147
Zone 3	500 units	n/a	NO CIL	£ 6,517,663	£ 2,287,663	-£ 1,258,337	-£ 3,375,137	-£ 4,315,817