



Housing Viability Assessment

Prepared for
London Borough of Hammersmith & Fulham

September 2016

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1 Summary

- 1.1 This report tests the ability of a range of developments identified in the London Borough of Hammersmith & Fulham's emerging Local Plan to be viably developed over the plan period. The study takes account of the cumulative impact of the Council's current planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'. While the study takes account of all plan policies and Community Infrastructure Levy, it focuses on the Council's requirements for affordable housing and tests the emerging borough-wide target of 50% on sites with capacity for 10 or more units which has been increased from the previous target of 40%. The study also considers the impact of the duty upon local authorities to provide Starter Homes.

Methodology

- 1.2 The study methodology compares the residual land values generated by a series of development typologies that are reflective of the types of development expected to come forward over the plan period to a range of 'benchmark land values'. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on '*Financial Viability in Planning*¹.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has recovered strongly after a severe recession. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of uncertainty following the result of the referendum on the future of the UK's membership of the European Union. As the plan covers a fifteen year period, we have applied growth factors to values and costs to determine the potential viability outcomes of sites to be delivered in the medium and long term.
- 1.5 This analysis is indicative only, but is intended to assist the Council in understanding the viability of its proposed affordable housing targets on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process.
- 1.6 The study also considers the impact of central government's requirement for Starter Homes. The government consulted on regulations governing Starter Homes earlier in 2016, but the regulations themselves are not expected to be published until the autumn of 2016. We have therefore based our assumptions on the information currently available in the government's consultation document².

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

² 'Starter Homes Regulations: Technical consultation, March 2016' DCLG

Key findings

1.7 The key findings of the study are as follows:

- The results of this study are reflective of current market conditions, which will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly. We have run our appraisals with growth in values and inflation on costs to reflect potential changes to viability on schemes to be delivered over the life of the plan. These results can be found in appendices 3, 4 and 5.
- Some schemes tested were unviable due to market factors, rather than the impact of the Council's policy requirements. These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes.
- In many scenarios across the Borough, schemes can accommodate the Council's affordable housing requirement at the emerging target level of 50%, comprised of 60% rented housing and 40% shared ownership. Schemes are more viable with affordable rents at LHA levels and Shared Ownership units marketed to households in receipt of incomes of £90,000 than is the case with the Council's preferred option of rented units let at Target Rents and Shared Ownership units aimed at households on low and moderate incomes (which in our appraisals is set at £45,000 per annum).
- The forthcoming requirement for major sites to provide 20% of units as Starter Homes will have an impact on the Council's requirement for 'traditional' affordable housing and a flexible approach may be required in the short term. This impact is more marked in the higher value parts of the Borough, as the discount required to meet the £450,000 capped property price significantly exceeds the government's envisaged 20%. On the schemes with the highest values, discounts in the region of 63% will be required. This will have a significant impact on the viability of these schemes which could impact on the provision of 'traditional' affordable housing on these sites. At this stage, we would not advocate any change to the Council's affordable housing target given the uncertainty surrounding the government's Starter Homes regulations.
- Developments in the Borough are heterogeneous and scheme-specific viability will vary significantly. Our appraisals indicate that the Council's emerging target of 50% is supportable in many scenarios, although there will inevitably be a degree of negotiation when schemes come forward through development management due to scheme-specific factors that cannot be determined in a high level assessment. This issue is, however, adequately addressed in the emerging Local Plan through specific measures in place that recognise that the actual amounts of affordable housing delivered on individual schemes may vary when scheme-specific viability issues emerge.

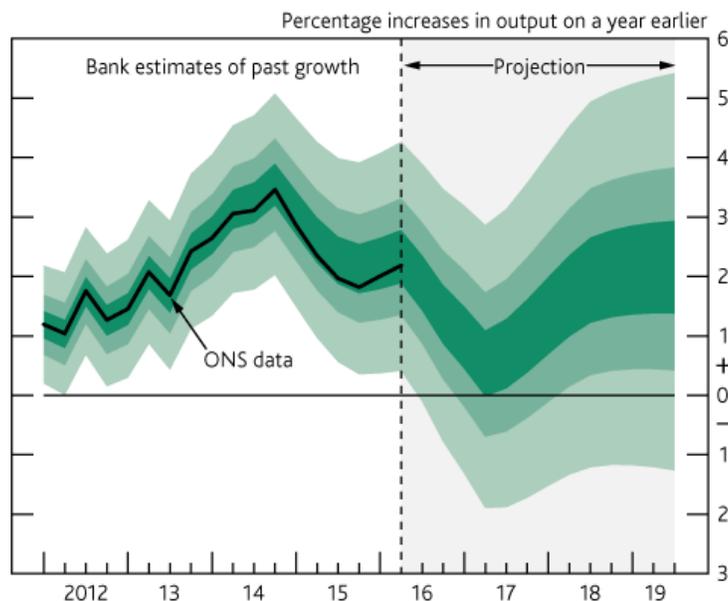
2 Introduction

- 2.1 The Council has commissioned this study to contribute towards an evidence base to inform its emerging Local Plan. The aims of the study are to
- (a) assess the viability of sites in the Borough to provide affordable housing and in particular to test the proposed target of 50% on sites with capacity for 10 or more units;
 - (b) test the impact on viability of different tenure mixes and rent levels;
 - (c) consider the impact of changing market conditions on the viability of sites;
 - (d) consider the potential to use pre and post-implementation reviews on single and multiple-phase developments; and
 - (e) consider the potential impacts resulting from Vacant Building Credit.
- 2.2 Alongside Local Plan policies and CIL, the Council also wishes to understand the potential impact on viability of the forthcoming requirement for sites to contribute towards the provision of Starter Homes.
- 2.3 In terms of methodology, we adopted standard residual valuation approaches to test the viability of the development typologies, including the impact on viability of the Council's proposed planning policies alongside the adopted CIL Charging Schedule. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.

Economic and housing market context

- 2.4 The housing and commercial property markets are inherently cyclical. The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.5 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, affordability of repayments helped to boost demand for housing. This, together with a return to economic growth early in 2010 (see August 2016 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2019) meant that consumer confidence started to improve.
- 2.6 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The recovery during this period is partially attributed with first time buyers seeking to purchase prior to the reintroduction of stamp duty from 1 April 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015.

- 2.7 In March 2016 BNP Paribas Real Estate considered that the buoyancy seen during 2015 would persist into 2016 to deliver average price growth of 4.7%. However, we highlighted downside risks in the form of the changing tax regime for buy to let investments and challenging economic conditions in some parts of the country. The regional economic implications of falling global demand in the manufacturing and oil sectors were also identified as likely to take its toll on house price growth in those exposed regions.
- 2.8 Following the Referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. The immediate aftermath of the result of the vote was "panic" with the Pound Sterling falling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this has supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets.



Source: Bank of England

- 2.9 The Governor of the Bank of England, Mark Carney's letter to the Chancellor dated 4 August 2016, identifies that the Monetary Policy Committee's (MPC's) August Inflation Report set out its updated assessment of the outlook for the economy and for monetary policy. This updated assessment is highlighted as being *"markedly different from that produced at the time of the May Inflation Report, which was conditioned on the assumption of a vote for the United Kingdom to remain in the European Union. The change in the outlook for inflation resulting from the vote to leave is the product of the projected effects on demand, supply and the exchange rate."*
- 2.10 The Governor's letter goes on to identify that, *"demand is expected to be markedly weaker, and unemployment higher, than projected in May. This is the result of a number of forces, including the protracted period of heightened uncertainty that is now in prospect, an expected weakening in the housing market, and a higher cost of capital for UK-focused firms given notable falls in their equity prices. These factors are projected to weigh particularly on business and housing investment in the near term and, with time, consumer spending. Together these imply a lower path for domestic demand."*
- 2.11 As a result the MPC have announced a package of measures designed to *"provide additional support to the economy and to achieve a sustainable return of inflation to the target"*. This package comprises: *"a 25 basis point cut in Bank Rate to 0.25%; a new Term Funding Scheme (TFS) to reinforce the pass-through of the cut in Bank Rate; the purchase of up to £10 billion of sterling non-financial investment-grade corporate bonds issued by firms making a material contribution to the UK economy; and an*

expansion of the asset purchase scheme for UK government bonds of £60 billion, taking the total stock of these asset purchases to £435 billion.” The Governor identified that, “This package of monetary policy stimulus measures contains a number of mutually reinforcing elements, all of which have scope for further action.”

- 2.12 All analysis and commentators who have published opinions on the impact on and future of the property market agree that it is at present challenging to evaluate. Savills head of UK residential research, Lucian Cook, identified in a press release shortly after the result that, “there have been conflicting signals in the market in the period post referendum, which suggests the impact of a vote to leave the EU will only become clear over coming months as the market finds its level”.
- 2.13 For the property industry the position seen so far is mixed. Initially given the lack of clarity about the risks resulted in parties pausing transactions. However, as the weeks have passed, especially after the news of a new government having been formed under the leadership of Theresa May as Prime Minister, purchasers have been seen to return to the market. For example BNP Paribas Real Estate has received 26 bids on a £18 million potential residential site on behalf of LB Lambeth and bids on a site in Hitchin, Hertfordshire have exceeded expectations.
- 2.14 This conforms with Savills’ briefing paper published on 21 July 2016 (The Impact on Residential Development: Brexit Briefing), in which they identify that, “uncertainty has subdued sentiment in the land market although good offers are still being made for the best sites. A survey of Savills land agents across the country shows that sentiment shifted from positive to neutral following the vote. Agents report that uncertainty is prompting house builders and promoters to slow their land buying activities.” Notwithstanding this, “Many house builders have a strong pipeline of land at present and can afford to wait for a few months to establish where the market is heading. We have seen some early signs of a more risk adverse approach to purchases with land buyers increasing their buying profit margins and hurdle rates.”
- 2.15 Lucian Cook of Savills identified in a press release shortly after the Referendum result was announced that, “falls in sterling have prompted some international buyers to re-enter the market, while there has also been a fair share of speculative bids from those hoping to secure a bargain. Against this context, sellers have generally taken a pragmatic approach around pricing without having to slash their expectations”. He also stated that, “prime regional markets are at a different stage in their cycle, having been slower to recover peak 2007 values, and therefore appear to have been less affected by pre referendum uncertainty”.
- 2.16 Commercial markets are showing a more challenging position however. Open ended property funds in particular have been seen to suffer the most as many large UK investment houses took the decision to stop investors’ redemptions from these funds to prevent the need for a wholesale sale of property assets held to balance the money available in the funds. The first to suspend its open-ended UK property fund was Standard Life Investments, which had to write down the value of its fund by 5% after the vote result was announced. This was followed by M&G suspending its M&G Property Portfolio, which had assets of £4.4 billion. M&G said the suspension would allow it to raise cash levels in a “controlled manner”. Aviva Investors suspended its £1.8 billion fund on the same day as M&G, with Aviva calling the circumstances “extraordinary”. This was followed by Henderson Global Investors, which shut its £3.9 billion open-ended UK Property fund.
- 2.17 IPF and Capital Economics’ survey findings published on 22 July 2016 identified that there is strong expectation that rental value and capital value growth will be significantly weaker across all sectors into 2018 with City offices the most exposed, but the longer-term impact is uncertain. The study’s findings identify UK commercial property to be in a more robust position than many commentators suggest, however they have warned the market is in danger of “talking itself into a correction”.
- 2.18 On Thursday 30 June, Mark Carney identified that the economy would probably need more stimulus over the summer given that the outlook had deteriorated. He also said commercial real estate transactions had halved since last year’s peak and that activity in residential real estate had slowed sharply. Capital Economics reported that given Mark Carney’s comments that the MPC was likely to vote to loosen policy over the summer they “expect interest rates to be cut by 25 basis points in July, but wouldn’t rule out a further cut to zero, and a re-starting of the Banks’ quantitative easing

programme”. The base rate remained unchanged in July, however as identified above was reduced in August which is in line with market’s analysis. Savills reported in their Brexit briefing paper that “ensuring liquidity in the lending markets is a key objective for the Bank of England at the moment. It has already taken steps to facilitate lending by easing capital requirements for banks, potentially freeing up £150 billion. There are currently suggestions that the Bank is considering further stimulus measures alongside a rate cut this summer.”

- 2.19 Capital Economics also published their UK housing market update shortly after the Referendum which stated that they considered “transactions not house prices are likely to take the strain”. Furthermore the EU referendum has weakened the short term economic and housing market outlook and will prolong the uncertainty which has been present for the past few months. Capital Economics however state that “the economy is poised for a short term slowdown not a recession”. Nonetheless, this economic slow-down will affect housing demand. Capital Economics report “job creation and income growth will probably be slower than we might otherwise have seen”.
- 2.20 Savills identify in their Brexit briefing paper that, although it is still too soon to fully analyse the impact of the Referendum result on the sale of new homes, “early indications reveal a mixed picture”. Some house builders have reported strong sales since the referendum, whilst “Savills agents report that the number of sales in the three weeks immediately following the referendum is marginally down compared with the same period last year. But the fact that there were few launches in the aftermath of the referendum partly explains the decline. Taking the longer view, the number of Savills new build sales in the year to date is 17% higher than the previous year. Outside London, pricing has held firm so far with little evidence of developers offering discounts.”
- 2.21 In London, the sales of new homes are considered to have “held up better than expected” with “momentum having been maintained with renegotiations of between 5% and 10% off the agreed price.” (Savills briefing paper). BNP Paribas Real Estate understands that Capco are indicating a reduction in pricing at Earls Court of circa 10%-15%. “In London, sales of new homes have held up better than expected. Momentum has been maintained with renegotiations of between 5% and 10% off the agreed price.” Savills also highlight that “the fall in sterling has prompted more interest from overseas buyers” and further that, “These adjustments must be seen against the backdrop of a London development market moving into the next phase of the cycle. The number of both new build sales and house building starts have been declining for the past 18 months, whilst the number of completions has gradually increased and has now overtaken sales and starts for the first time since 2012”.
- 2.22 In their July House Price Index, Nationwide continued to report on the moderation of the market identifying a 0.5% increase in House Prices in July and as a result the annual rate of house price growth was little changed at 5.2%, compared with 5.1% in June. This position is in conformity with The Halifax’s August report which identifies house prices in the three months to July to be 1.6% higher than in the previous quarter, up from 1.1% in June but comfortably lower than earlier in the year. The report the annual rate of growth as being unchanged at 8.4%; the lowest since July 2015.
- 2.23 Robert Gardiner, Nationwide’s Chief Economist identified that, “This is the first month’s data following the EU referendum. However, it is important to note that, in constructing the index we use data at the mortgage offer stage – this means any impact from the vote may not be fully evident in July’s figures, as there is a short lag between a buyer making the decision to purchase a property and applying for a mortgage.” He warned that “it will be tempting for commentators to assign any trends in the coming months to the impact of the referendum. Housing market transactions were always likely to soften over the summer after the surge in activity in March, as buyers brought forward purchases of second homes to avoid the stamp duty levy, which took effect in April. Determining how much of any fall-back in activity is the result of the tax changes and how much is due to the referendum will be difficult.”
- 2.24 Gardiner goes on to identify that “in the near term, increased economic uncertainty may lead to weaker demand for homes. Leading indicators are consistent with softening ahead. Household confidence fell sharply in the wake of the referendum result, especially attitudes towards making major purchases, which in the past has correlated with mortgage activity”. However, he caveated this by highlighting that a, “fall back in demand as a result of economic uncertainty, the impact on house prices is not certain, as potential sellers may also hold off from placing their properties on the market. The stock of homes on estate agents’ books is already close to its lowest levels for thirty years and surveyors have reported a

decline in new instructions to sell alongside a fall in buyer enquiries (see chart on next page). Moreover, housebuilders may react to the uncertainty by delaying construction, even though home building is already failing to keep up with the natural increase in the population.”

- 2.25 To conclude, although it is only just over a month since the “Brexit” result, Capital Economics state that “the market response to the vote has so far been dramatic, but not catastrophic”, Prime Central London prices “have stagnated, not collapsed”. The future of the housing market is currently difficult to predict, and Capital Economics further state that “the economy could prove more fragile than we expect, and overseas buyers may decide to dump central London market property”. Despite this however, they consider both of these outcomes appear “unduly pessimistic to form a sensible central scenario”. Further, Capital Economics said its “central view is that the outlook for commercial property is healthier than the recent gloomy headlines would suggest” but warned “there is a latent risk that negative sentiment itself could become self-fulfilling”. Advisors in the market agree that the stability provided by the new Prime Minister in office, earlier than expected, has assisted in subduing some of the uncertainty. However, sentiment is likely to fluctuate as negotiations to leave the EU and particularly the trade opportunities proceed. In the context of this uncertainty, financial institutions are likely to tighten their requirement for profit returns on developments. As a consequence, target profit levels are expected to increase back up to 20% in the short term. The residential market is also predicting lower transaction volumes and weaker house price growth in the near-term. It is worth noting however, that independent of the referendum result, the market had already been considering other factors that were expected to impact on the new homes sales market during the next year. These factors include: “the recent stamp duty changes which brought in a surcharge on investor and second home buyers and upcoming changes to the tax deductibility of landlord’s expenses” (Savills Brexit briefing paper).
- 2.26 House prices in Hammersmith & Fulham have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.26.1. Sales volumes in the Borough fell below historic levels between 2009 and 2013, but have since recovered to levels achieved during the period leading up to 2007 (see Figure 2.26.2).
- 2.27 The future trajectory of house prices is currently uncertain, although the March 2016 Knight Frank prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2016 and 2020³. Knight Frank predict that values in mainstream London markets will increase by 5% in 2016, 4.5% in 2017, 3% in 2018, 3% in 2019 and 2.5% in 2020. This equates to cumulative growth of 19.3% between 2016 and 2020 inclusive.
- 2.28 In common with other Boroughs in London, there are variations in sales values between different parts of Hammersmith & Fulham, as shown in Figure 2.30.1, although the differences here are less marked in comparison to some other areas in London. Highest sales values are achieved in the south east of the borough, particularly to the south of the A4 adjacent to the neighbouring Royal Borough of Kensington & Chelsea.

National Policy Context

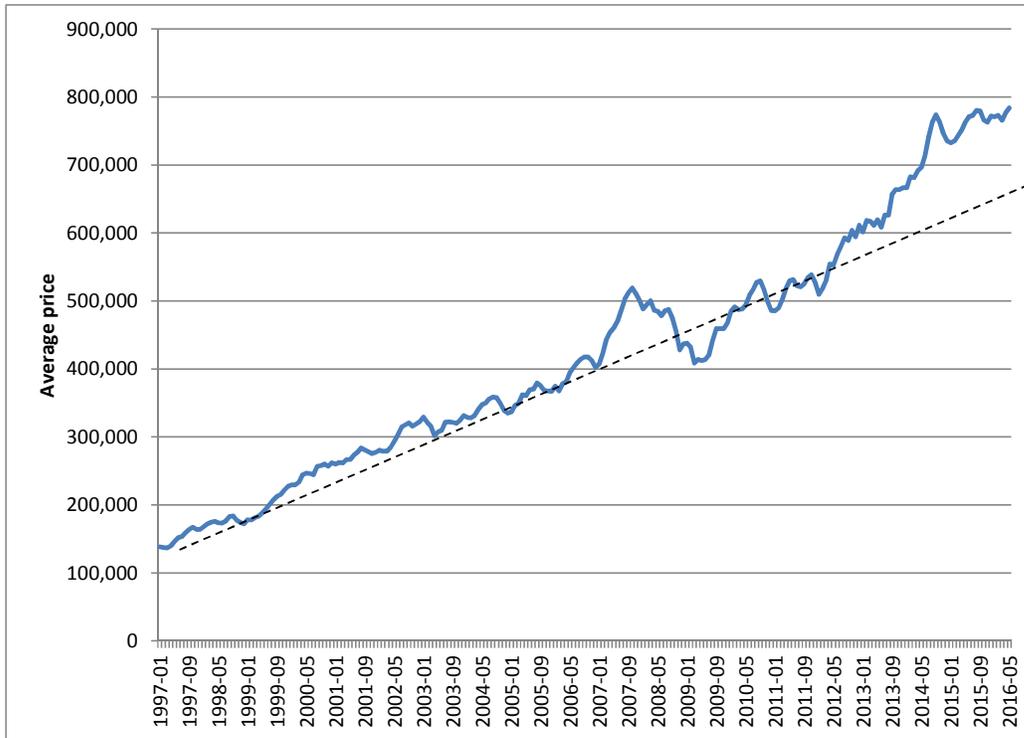
The National Planning Policy Framework

- 2.29 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework (‘NPPF’). The NPPF has subsequently been supplemented by the National Planning Practice Guidance (‘NPPG’).
- 2.30 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention “*to viability and costs in plan-making and decision-taking*”. The NPPF requires that “*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed*”

³ Knight Frank UK Residential Market Forecast, May 2015

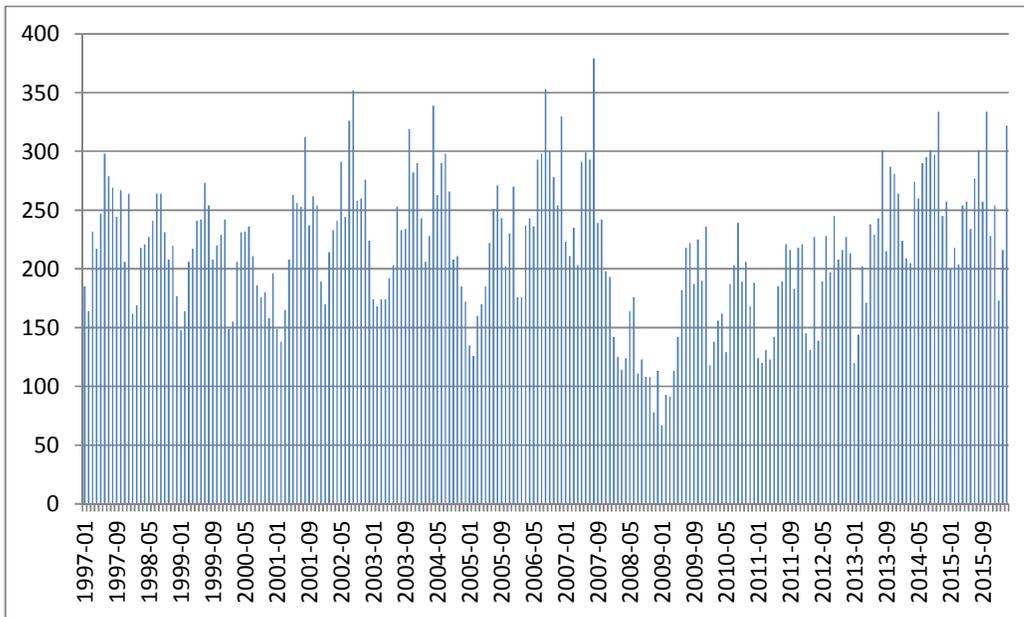
viably is threatened". After taking account of policy requirements, land values should be sufficient to "provide competitive returns to a willing landowner and willing developer".

Figure 2.26.1: Average house prices in Hammersmith & Fulham



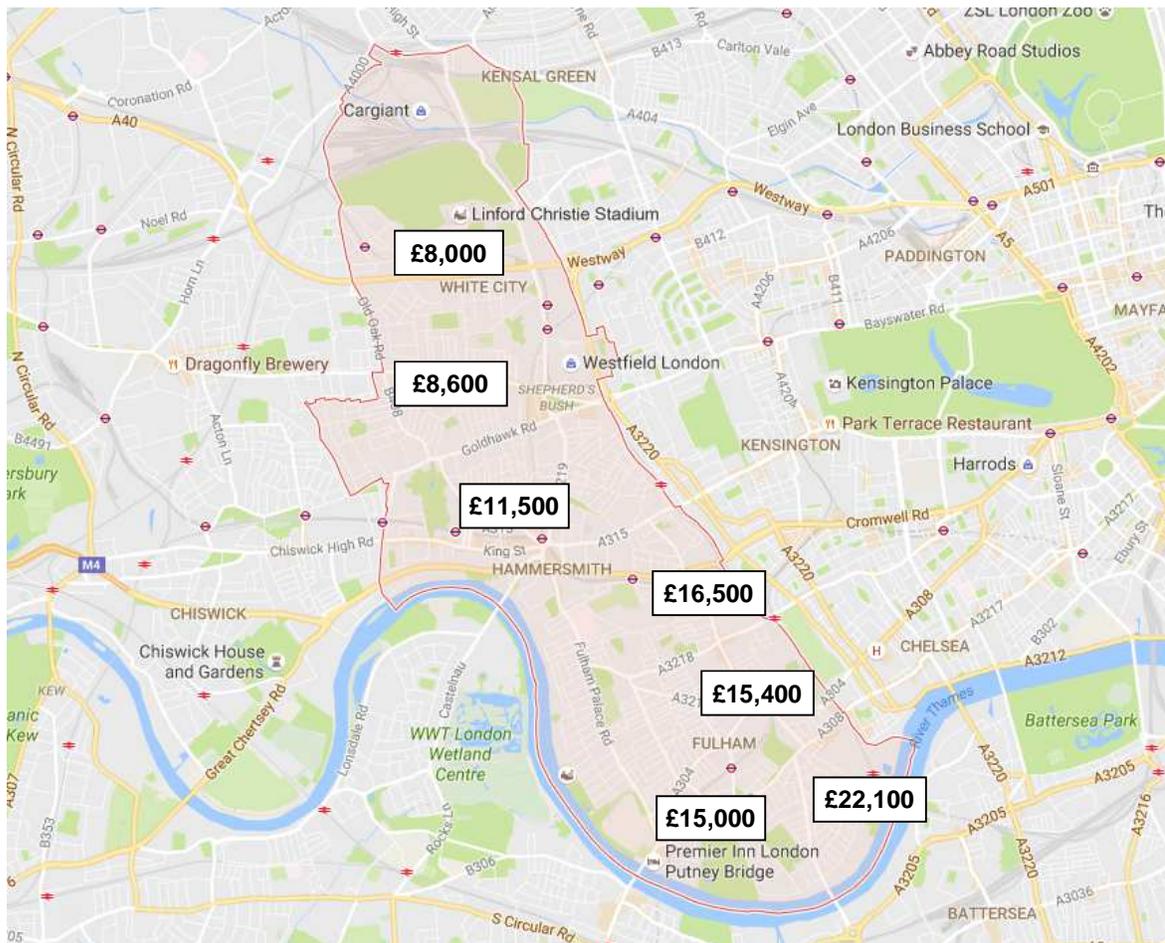
Source: Land Registry

Figure 2.26.2: Sales volumes in Hammersmith & Fulham (sales per month)



Source: Land Registry

Figure 2.30.1: Sales values in Hammersmith & Fulham (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry sold price data (July 2015 – June 2016)

- 2.31 The meaning of a “*competitive return*” has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value⁵, although there is no consensus around this view.

Starter Homes

- 2.32 The 2016 Housing and Planning Act introduced a requirement on local planning authorities to promote the supply of Starter Homes through their planning functions. Starter Homes are defined as newly built properties (including conversions) that must be sold to purchasers who are first time buyers under the age of forty. The sale price must be discounted by at least 20% below market value, with a cap in London of £450,000 (£250,000 outside London). In its March 2016 consultation on Starter Homes, the government indicated the potential for other criteria to be introduced, including nationality. The government has also indicated that after a period of five years, Starter Homes can be sold without restriction or clawing back of the equity that the purchaser did not initially acquire.

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

- 2.33 The 2016 consultation also indicates that the requirement is likely to apply to all sites delivering more than ten units or larger than 0.5 hectares in size. The government has indicated that it will require 20% of units to be delivered as Starter Homes and that local planning authorities can seek to secure other forms of affordable housing, but only after the Starter Homes requirement has been satisfied.
- 2.34 In higher value Boroughs such as Hammersmith & Fulham, it is likely that Starter Homes will have to be provided in the form of smaller units to ensure that the £450,000 cap is not breached. For example, a two bedroom property extending to 75 square metres would have a market value starting from circa £650,000, which after a 20% discount would be higher than the £450,000 cap. This property would need to be sold at a higher discount of 31% to bring the price to the purchaser within the capped amount. This additional subsidy would reduce the amount of value available within schemes to provide 'traditional' affordable tenures.

Local Policy context

- 2.35 The Council is preparing a Local Plan for Proposed Submission Consultation in September 2016 with a view to adoption in the Summer of 2017. The Local Plan will amalgamate the adopted Core Strategy and Development Management Local Plan. Whilst some policies are unchanged, others have been revised and additional policy requirements proposed.
- 2.36 The Local Plan proposes a key change to the Council's affordable housing policy, namely a revised borough-wide target of 50%, which has been increased from the previous target of 40%. The Council's preferred affordable housing tenure is social rent.
- 2.37 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises the Council's analysis of the potential viability impact of new or amended policies.
- 2.38 We therefore consider it reasonable to assume that developments can absorb the pre-existing requirements in the adopted policies. Therefore only the elements of the policy framework which are proposed to change and which have cost implications for developments will need to be tested.
- 2.39 In addition to financing infrastructure through CIL and Section 106 (subject to pooling restrictions), the Council expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. Policy HO3 in the 2015 Draft Local Plan indicated that the Council would seek 40% affordable housing. This has subsequently been revised to 50%.
- 2.40 In Appendix 1, the Council has summarised the 12 area strategies and 65 policies in the emerging Local Plan and identified any which introduce a new requirement and may have cost implications for residential developments. These policies are as follows:
- HO3: Affordable housing (40% target, subsequently revised to 50%);
 - HO6: Accessibility standards;
 - CC1: Reducing Carbon Dioxide emissions.

CIL

- 2.41 The Council approved its CIL Charging Schedule on 20 May 2015 and it became effective from 1 September 2015. The rates for varying uses are summarised in Table 2.41.1.

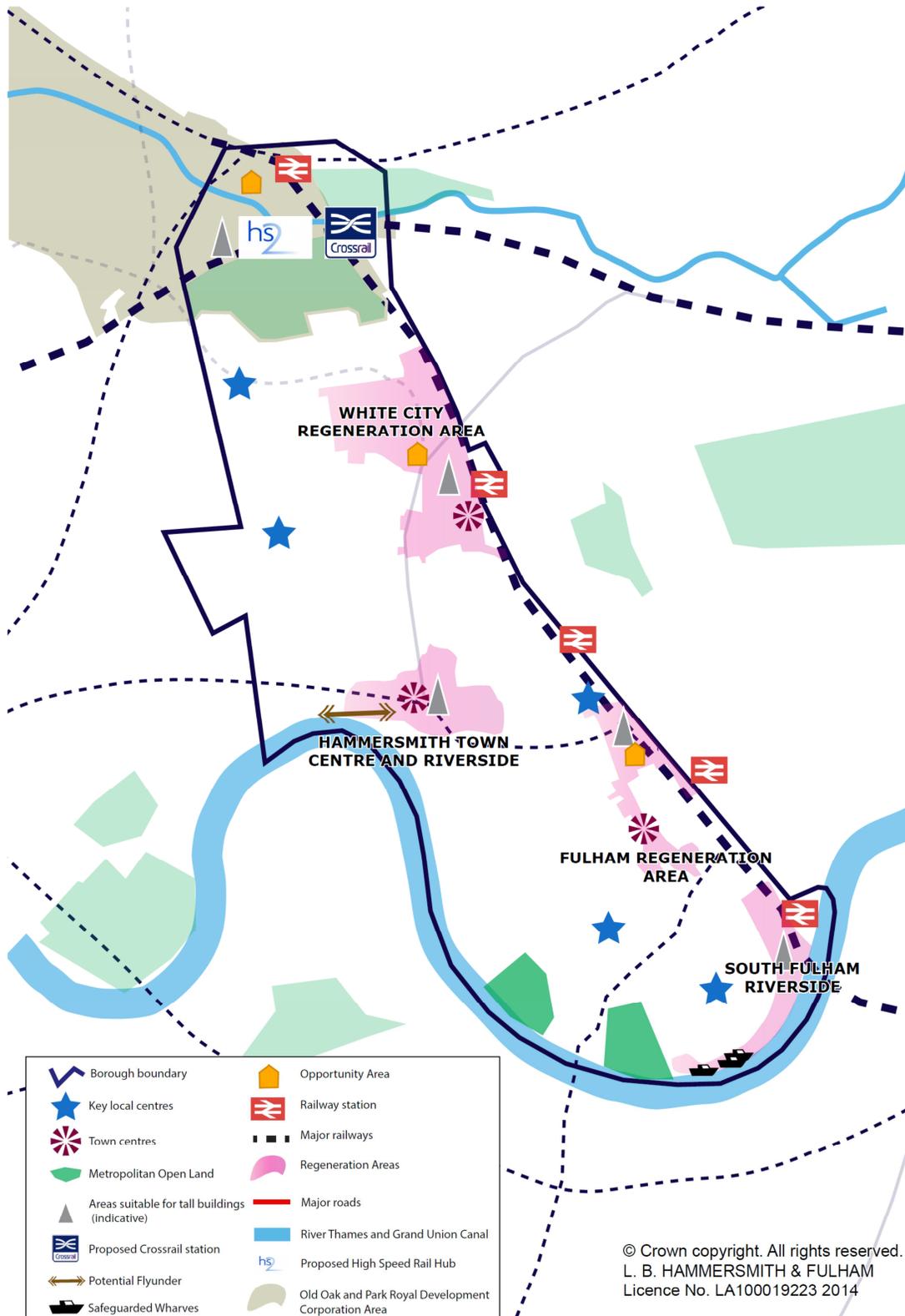
Table 2.41.1: CIL rates in the adopted Charging Schedule (per square metre)

Zones	Residential (C3, C4)	Office (B1a/b)	Student accom, A uses, health and fitness, hostels, night clubs, laundrettes, taxi businesses, amusement centres and casinos	All other uses
North	£100	Nil	£80	Nil
Central A	£200	£80	£80	Nil
Central B	£200	Nil	£80	Nil
South	£400	Nil	£80	Nil
White City East, Earls Court and West Kensington Opportunity Area	Nil	Nil	Nil	Nil

Development context

- 2.42 The Local Plan notes that Hammersmith & Fulham is an Inner London borough orientated north-south in a strategic location on the transport routes between the City and Heathrow Airport which cross the borough east-west. The southern border of the borough enjoys the benefit of fronting the River Thames. In common with other London boroughs, there are contrasts in income levels and the quality of local environments. Areas of deprivation are concentrated predominantly in the north of the borough. Some areas are protected by conservation designations, while others are in need of improvement.
- 2.43 The Local Plan also notes a need for continued regeneration of the borough's town centres (Hammersmith, Shepherd's Bush and Fulham) and a desire to avoid the loss of independent stores and pubs, and an over-concentration of betting shops and payday loan shops.
- 2.44 The Local Plan identifies four regeneration areas; White City; Hammersmith Town Centre; Earl's Court, West Kensington; and South Fulham Riverside. These regeneration areas provide the potential to deliver significant amounts of housing (including affordable housing) over the next twenty years.

Figure 2.44.1: Local Plan - key diagram



Housing density

- 2.45 The London Plan incorporates a 'sustainable residential quality density matrix which shows approximate density ranges in relation to location, existing building form and massing, and public transport accessibility levels ('PTAL'). The density matrix also includes three category of area; suburban, urban and central. Much of the Borough can be characterised as 'Urban' and 'Central', which are described in the notes to the density matrix as follows:

'Central - areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre'.

'Urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes'.

Figure 2.31.1: London Plan density matrix

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150–200 hr/ha	150–250 hr/ha	200–350 hr/ha
3.8–4.6 hr/unit	35–55 u/ha	35–65 u/ha	45–90 u/ha
3.1–3.7 hr/unit	40–65 u/ha	40–80 u/ha	55–115 u/ha
2.7–3.0 hr/unit	50–75 u/ha	50–95 u/ha	70–130 u/ha
Urban	150–250 hr/ha	200–450 hr/ha	200–700 hr/ha
3.8–4.6 hr/unit	35–65 u/ha	45–120 u/ha	45–185 u/ha
3.1–3.7 hr/unit	40–80 u/ha	55–145 u/ha	55–225 u/ha
2.7–3.0 hr/unit	50–95 u/ha	70–170 u/ha	70–260 u/ha
Central	150–300 hr/ha	300–650 hr/ha	650–1100 hr/ha
3.8–4.6 hr/unit	35–80 u/ha	65–170 u/ha	140–290 u/ha
3.1–3.7 hr/unit	40–100 u/ha	80–210 u/ha	175–355 u/ha
2.7–3.0 hr/unit	50–110 u/hr	100–240 u/ha	215–405 u/ha

- 2.46 With the unit mix indicated by the Council, developments in the Borough will range from 3.55 to 3.84 habitable rooms per unit. An appropriate density range for developments in the Borough is summarised in Table 2.46.1. A map showing the PTALs for the Borough is provided at Figure 2.46.2 overleaf.

Table 2.46.1: Development density

Setting	PTAL 0 – 1	PTAL 2 – 3	PTAL 4 - 6
Urban	35 – 65	45 – 120	45 – 185
Central	35 – 80	65 – 170	140 – 290

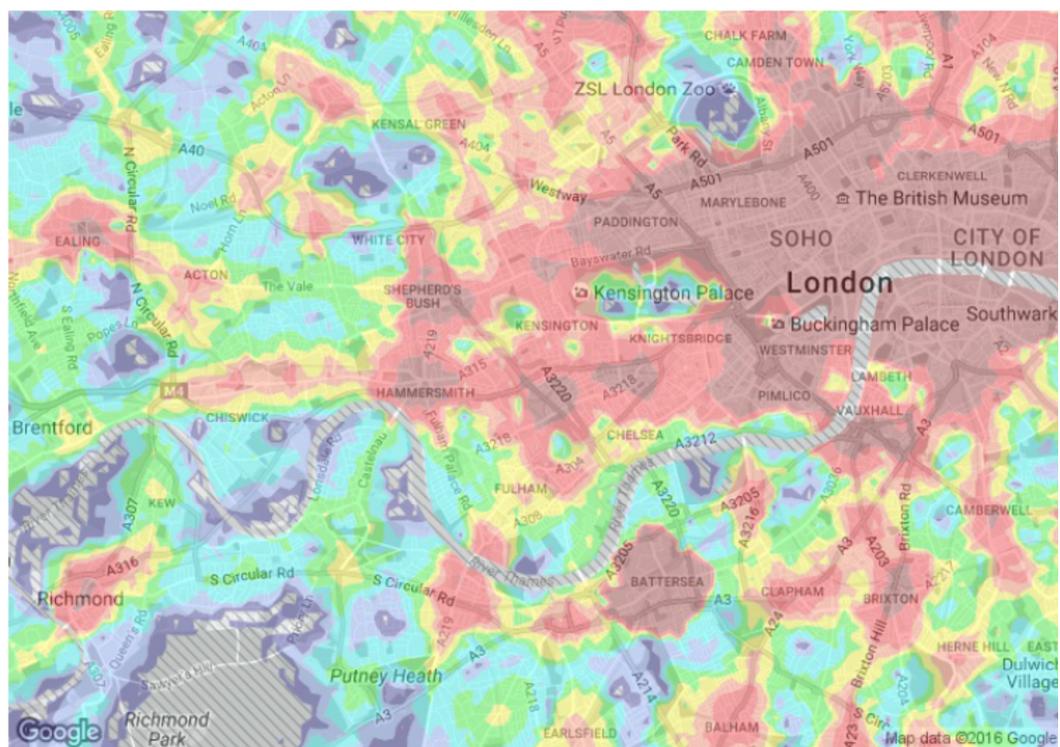
Car parking

- 2.47 The Council has indicated that it seeks parking provision in line with London Plan standards, which are summarised in Table 2.47.1.

Table 2.47.1: London Plan car parking standards

Setting	PTAL 0 – 1	PTAL 2 – 3	PTAL 4 - 6
Urban	35 – 65	45 – 120	45 – 185
No of parking spaces	Up to 1.5	Up to 1.5	Up to 1
Central	35 – 80	65 – 170	140 – 290
No of parking spaces	Up to 1.5	Up to 1	Up to 1

Figure 2.46.2: Hammersmith & Fulham – PTAL map (2021 forecast)



Map key - PTAL



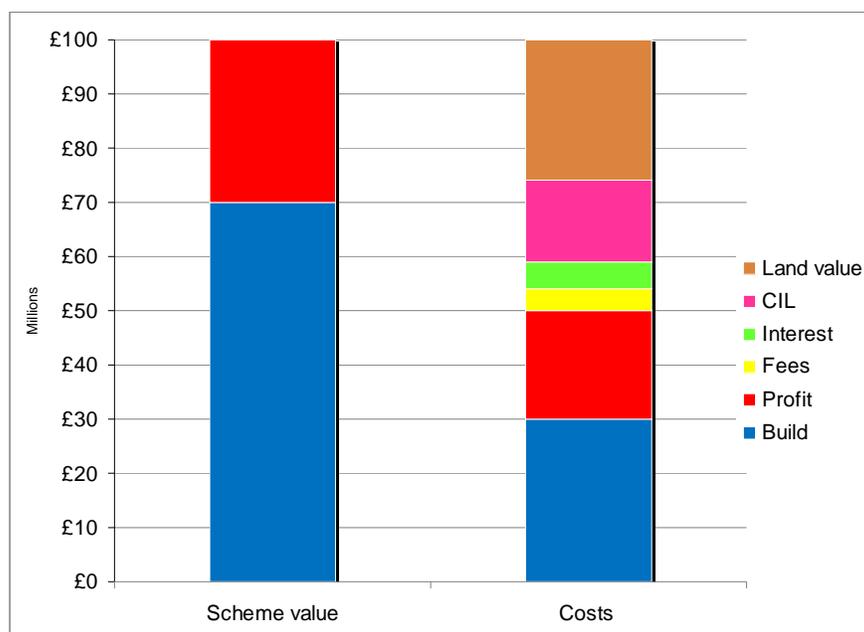
Source: Transport for London website: [https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat?scenario=2021%20\(Forecast\)&Type=PTAL](https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat?scenario=2021%20(Forecast)&Type=PTAL)

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Hammersmith & Fulham and reflects the Council's existing and emerging planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the blue portion) and the payment from a Registered Provider ('RP') (the red portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal may not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Problems with key appraisal variables can be summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like Hammersmith & Fulham, almost all sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased

affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a profit level that is reflective of current perceived risk. Typically developers and banks have been targeting between 17% to 20% profit on value of the private housing element dependant on the nature of the scheme. However, following the result of the EU referendum the market has started to reflect increased uncertainty through levels of profit at the higher end of this range.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of affordable housing.

Viability benchmark

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (para 024; reference ID 10-024-20140306).
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "*is based on a premium over current use values*" with the "*precise figure that should be used as an appropriate premium above current use value [being] determined locally*". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*".
- 3.10 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

“The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (para 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (para 9).

3.11 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).*

3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Hammersmith & Fulham, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’:

“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”.

3.15 The Guidance goes on to state that *“it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites”*. As noted in the Local Housing Delivery Group guidance, the ‘uplift’ above current use value needs to be *“determined locally”*.

3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.17 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%.
- 3.18 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 In the Council's CIL Viability Study (2015), a range of development typologies were modelled and the Council has indicated that these are representative of the types of development likely to come forward in the borough. The characteristics of the development typologies are summarised in Table 4.1.1 with additional scenarios that we have added.

Table 4.1.1: Summary of development typologies

Typology No	Unit types	No of units	Site area	Density (units per hectare)	Commercial floor space
1	Houses	10	0.10	100	-
2	Flats	50	0.33	150	-
3	Flats	100	0.57	175	-
4	Flats	200	1.00	200	-
5	Flats	300	1.50	200	-
6	Flats	400	2.00	200	-
7	Flats	500	2.50	200	-
8	Flats	750	2.50	300	-
9	Flats with 8,500 sqm commercial	500	3.00	200	10,000
10	Flats with 12,750 sqm commercial	750	3.00	300	15,000

Housing mix

- 4.2 The Council has advised that it seeks the mix shown in Table 4.2.1. Our appraisals calculate an average unit floor using this mix and adjusted for the balance between the three tenures. This mix results in an average of 3.55 habitable rooms per unit assuming 100% private housing and 3.84 habitable rooms per unit with 50% affordable housing.

Table 4.2.1: Housing mix

Tenure	1 bed	2 bed	3 bed	4 bed
Private	35%	45%	15%	5%
Affordable Rent	10%	40%	35%	15%
Intermediate	50%	35%	15%	0%

Residential sales values

- 4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in the previous section. We have considered comparable evidence of transacted properties in the area recorded by the Land Registry and Molior to establish an appropriate range of values for testing purposes. We have drawn upon Land Registry sales data for the year to July 2016. This exercise indicates that the developments in the Borough will attract average sales values ranging from circa £850 per square foot (£9,150 per square metre) to £2,050 per square foot (£22,066 per square metre).

Table 4.3.1: Molior new property sales pricing

	Development	Post code	Developer	£ psf		
				Min	Ave	Max
1	Chelsea Island	SW10	Hadley	£1,459	£1,827	£2,995
2	Chelsea Waterfront Site B (Lots Road Power Stn West)	SW10	Hutchison Property Group UK	£1,751	£2,056	£2,729
3	Ariana Apartments	SW6	North End	£990	£1,154	£1,232
4	Earls Court Hammersmith - Lillie Square	SW6	Capital and Counties	£1,370	£1,531	£1,820
5	Fulham Riverside (Sainsbury's)	SW6	BDWZest Developments	£1,067	£1,366	£1,880
6	Hunt's Paper Factory (The Quadrangle)	SW6	Verve Properties	£904	£933	£964
7	Hurlingham Gate / Hurlingham Walk	SW6	St James	£939	£1,104	£1,275
8	Hurlingham Park apartments (Parsons Green Club)	SW6	Phoenix Park	£1,081	£1,090	£1,108
11	The Landau (Stewarts Garages)	SW6	Mount Anvil	£1,100	£1,290	£1,664
12	Brackenbury Square	SW12	Notting Hill	£790	£997	£1,095
13	Parkside Place (Allied Carpets)	W12	Linden	£705	£854	£1,046
14	Bentley Place	W6	Bellway	£976	£1,067	£1,124
15	Brackenbury Grove (Goldhawk Ind Estate)	W6	One Housing Group	£1,139	£1,238	£1,357
16	Fulham Reach	W6	St George			
17	Glenbrook (Guardian House)	W6	Lancor Homes	£1,034	£1,135	£1,271
18	Kings Row	W6	Linden	£742	£984	£1,091
19	Queens Wharf	W6	A2 Dominion/Mount Anvil	£1,032	£1,468	£2,534

- 4.4 As noted earlier in the report, Knight Frank predicts that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analyses assuming growth in sales values accompanied by cost inflation at varying levels⁸. The results of these sensitivity analyses are included in Section 6 and provide the Council with an indication of the impact changes in values and costs on scheme viability.
- 4.5 The future trajectory of house prices is currently uncertain, although the March 2016 Knight Frank prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2016 and 2020⁹. Knight Frank predict that values in mainstream London markets will increase by 5% in 2016, 4.5% in 2017, 3% in 2018, 3% in 2019 and 2.5% in 2020. This equates to cumulative growth of 19.3% between 2016 and 2020 inclusive.

⁸ We have applied the Knight Frank prediction of cumulative house price growth of 21.2% to 2020 and then 4% per annum (nominal) thereafter. The BCIS general cost index predicts cumulative build cost inflation of 14.7% to June 2021. We have then applied 3% inflation per annum thereafter.

⁹ Knight Frank UK Residential Market Forecast, May 2015

Affordable housing tenure and values

- 4.6 Policy HO3 of the Council's draft Local Plan (as amended) proposes to seek 50% affordable housing on sites of 10 or more units which will normally be provided as 60% rented and 40% intermediate housing.
- 4.7 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. We have therefore adopted a cautious assumption and assumed that the restriction will remain in place in perpetuity (i.e. every new development will face reduced rents for the first four years, even if they are started after the initial four year period).
- 4.8 In the November 2015 Autumn Statement, the Chancellor announced that all rents would be capped at Local Housing Allowance levels, reducing them from up to 80% of market rents.
- 4.9 We have tested the affordable rented housing with the following rent levels:
- Affordable rents, capped at Local Housing Allowance levels;
 - Social/target rents.
- 4.10 Capped rents do not exceed Local Housing Allowance rates, so that they are affordable to households subject to the Universal Credit, as shown in Table 4.10.1. It should be noted that the Local Housing Allowances are considerably lower than market rents. Prior to the Autumn Statement, rents for affordable rented units could have (in theory) been set as high as 80% of market rents (inclusive of service charges), but this is no longer an option.

Table 4.10.1: Weekly rents and Local Housing Allowance limits¹⁰

Unit type	Local Housing Allowance per week	Rent assumed in appraisals per week	Rent per week net of service charge
1 bed	£243.18	£243.18	£224
2 beds	£302.33	£302.33	£275
3 beds	£354.46	£354.46	£321
4+ beds	£417.02	£417.02	£379

- 4.11 Based on the rents above, our modelling indicates that RPs would pay an average of £2,939 per square metre (£273 per square foot) to acquire completed affordable rented units.
- 4.12 For social rented units let at target rents our modelling indicates that RPs would pay an average of £1,138 per square metre (£106 per square foot).
- 4.13 The CLG/HCA 'Affordable Homes Programme 2015-2018: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule.
- 4.14 For shared ownership units, we have tested two scenarios. The first assumes that RPs will sell initial equity stakes of 30% and charge between 1.5% to 2% on the retained equity. At these levels, the units would be affordable to purchasers in receipt of households incomes of £90,000. The rent on retained equity is capitalised using a yield of 5%. The shared ownership units would generate revenue of £4,237 per square metre (£394 per square foot).

¹⁰ Most of the Borough is within the Inner West London Broad Rental Market Area ('BRMA'). Small parts of the Borough are located within the Central London and Inner North London BRMAs, where rents are higher. We have adopted the lower rents in all our appraisals.

- 4.15 The second scenario assumes that the units are affordable to households in receipt of incomes totalling £45,000 per annum. In order to accommodate this requirement, the initial equity sold would need to be reduced to 25%. Rent on the retained equity would be reduced to 1.2% on the one bed unit and nil on the two and three bed units. Based on these assumptions, the units would generate a capital value of £2,432 per square metre, or £226 per square foot.

Starter Homes

- 4.16 The government's consultation on the regulations that will address the requirement for Starter Homes indicates that councils will be required to seek provision of 20% of units on sites of 10 or more units. Properties are to be offered for sale at a 20% discount to market value, subject to a cap of £450,000. We have assumed that Starter Homes are required in addition to the 50% affordable housing sought by the Council.

Rents and yields for commercial development

- 4.17 Two of the development typologies include commercial floorspace, which we have assumed will be provided as B1 (office) floorspace. We have assumed a rent of £35 per square foot which is towards the lower end of the range, with some developments attracting rents of up to £50 per square foot. We have assumed a rent free period of 2 years and applied a yield of 6%.

Build costs

- 4.18 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Upper quartile base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:
- Houses ('Estate Housing terraced): £2,470 per square metre;
 - Flats ('6+ storey'): £2,193 per square metre; and
 - Offices ('Air conditioned, generally'): £2,065 per square metre.
- 4.19 In addition, the base costs above are increased by 10% to account for external works including sustainable drainage systems and an additional 6% for energy requirements in Policy DP39. This allowance exceeds the amounts that are reported to be required in research by Sweett Group and Zero Carbon Hub 'Cost analysis: meeting the zero carbon standard' (February 2014) which identifies the following typical costs:
- Detached house: £76 per square metre
 - Semi-detached house: £62 per square metre
 - Terraced house: £57 per square metre
 - Flats: £43 per square metre
- 4.20 In contrast, the allowances in our appraisals range from a minimum of £132 per square metre to a maximum of £148 per square metre.
- 4.21 With many schemes providing less than 1 to 1 car parking spaces, developers will typically market the spaces separately from residential units, achieving values of £15,000 to £50,000 per space, which will broadly offset the costs of construction. Our appraisals therefore exclude both the additional revenue and associated construction costs of car parking.
- 4.22 For commercial developments, we have added an allowance of 0.87% of base costs to reflect the additional costs of meeting BREEAM 'excellent' standard, which is based on research by Sweett Group¹¹.

¹¹ BREEAM and Sweett Group Research 'Delivering Sustainable Buildings: savings and payback' 2014

Professional fees

- 4.23 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

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

Marketing costs

- 4.25 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Hammersmith & Fulham CIL

- 4.26 As noted previously, the Council approved its CIL Charging Schedule on 20 May 2015 and it became effective from 1 September 2015. The rates are summarised in Table 4.23.1

Table 4.23.1: Hammersmith & Fulham CIL rates

Zones	Residential (C3, C4)	Office (B1a/b)	Student accom, A uses, health and fitness, hostels, night clubs, laundrettes, taxi businesses, amusement centres and casinos	All other uses
North	£100	Nil	£80	Nil
Central A	£200	£80	£80	Nil
Central B	£200	Nil	£80	Nil
South	£400	Nil	£80	Nil
White City East, Earls Court and West Kensington Opportunity Area	Nil	Nil	Nil	Nil

- 4.27 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This will be the case for some development sites in Hammersmith & Fulham. However, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace.

Section 106 costs

- 4.28 To account for residual Section 106 requirements, we have included an allowance of £1,000 per unit, which is the amount incorporated into the CIL Viability Study. The actual amount will be negotiated on a site-by-site basis and may vary. If higher amounts are sought, this may impact on the percentage or tenure mix of affordable housing that can be secured on individual sites.

Development and sales periods

- 4.29 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 8 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 10-12 units per month might be expected.

Developer's profit

- 4.30 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.31 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.32 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding with a range of developer profit of between 17% to 20% being seen on developments across London, but the outcome of the referendum on the UK's membership of the European Union has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.33 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.34 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land values

- 4.35 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.36 The CIL Viability study adopts a range of benchmark land values and we have relied upon these for consistency with the existing evidence base. The benchmark land values are summarised in Table 4.36.1.
- 4.37 In sensitivity analyses testing schemes coming forward in years 6 to 10 and 11 to 15, we inflated the benchmark land values by 100% to reflect changing economic conditions, including increasing demand for commercial floorspace and knock impacts on rents and investment yields.

Table 4.36.1: Benchmark Land Values

Area	Benchmark £ millions per gross hectare (present day)	Benchmark £ millions per gross hectare (growth scenario)
North	£4.6	£9.2
Central	£9.2	£18.4
Central higher	£11.5	£23
South	£23	£46

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and a sample appraisal model is provided at Appendix 2. We have appraised 10 development typologies, with a range of different densities and to reflect the anticipated form of housing supply across the Borough over the plan period. Each appraisal incorporates an affordable housing requirement ranging from 10% to 50%, with tenure mixes of 60%/40%, 70%/30%, 50%/50% and 40%/60% rented to intermediate housing. We have also tested the Council's affordable housing requirement alongside the government's forthcoming requirement for Starter Homes.
- 5.2 We have also tested the affordable rented housing at the maximum rent levels currently permitted (i.e. Local Housing Allowance levels) and also at Target rents. Shared ownership units are also tested with two scenarios; the first with units affordable to households in receipt of incomes of £90,000 per annum and the second to households in receipt of incomes of £45,000 per annum.
- 5.3 The base position assumes that the developments are brought forward on the basis of present day values and present day costs. The scenarios are re-tested assuming that the schemes benefit from real growth in sales values as a sensitivity analysis (see paragraphs 4.4 and 4.5).

Table 5.3.1: Scenarios tested

Overall affordable housing percentage	Rented	Rent levels	Intermediate	Intermediate household income	Starter Homes
50%, 40%, 30%, 20% and 10%	60%	LHA	40%	£90k	-
	60%	Target	40%	£45k	-
	60%	LHA	40%	£90k	20% of total units
	70%	LHA	30%	£90k	-
	70%	Target	30%	£45k	-
	70%	LHA	30%	£90k	20% of total units
	50%	LHA	50%	£90k	-
	50%	Target	50%	£45k	-
	50%	LHA	50%	£90k	20% of total units
	40%	LHA	60%	£90k	-
	40%	Target	60%	£45k	-
50%	40%	LHA	60%	£90k	20%
	60%	LHA	-	-	40% of affordable (20% of total units)
	60%	Target	-	-	40% of affordable (20% of total units)

- 5.4 The appraisal is set up to determine a residual land value per hectare to facilitate a comparison to the benchmark land values in Table 4.36.1. Each scheme is tested with sales values in a range starting at £8,000 per square metre and up to a maximum of £21,500 per square metre. The residual land values per hectare are then deducted from the benchmark land values to determine whether each scenario is viable or unviable. There are three possible outcomes, as follows:
- Green cells: Residual value exceeds benchmark land value by 20% (viable);
 - Orange cells: Residual value exceeds benchmark land value by 0% to 19% (viable);

- Red cells: Residual value is less than benchmark land value (unviable).

5.5 An example is provided in Figure 5.5.1.

Figure 5.5.1: Example of appraisal results

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Home	0%
Rents:	affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,617,260	18,299,261	20,613,738	23,295,740	27,924,694	34,629,697	38,652,689	42,675,691	50,721,685
2	19,586,713	23,550,560	26,966,703	30,330,550	37,762,838	47,672,453	53,618,220	59,563,987	71,455,525
3	21,038,630	25,376,711	29,085,167	33,409,197	40,826,110	51,636,184	58,122,231	64,608,275	77,580,366
4	16,064,351	19,970,472	23,187,519	27,085,687	33,507,396	43,233,178	49,068,647	54,904,116	66,575,054
5	12,205,553	15,662,014	18,448,638	21,903,560	27,471,894	36,072,325	41,232,584	46,392,842	56,688,763
6	11,777,100	15,114,614	17,800,297	21,123,481	26,494,723	34,768,722	39,733,122	44,685,134	54,583,584
7	8,352,653	11,287,942	13,583,889	16,502,575	21,082,231	28,335,118	32,677,295	37,012,671	45,667,737
8	10,889,619	14,664,523	17,539,895	21,276,416	26,996,792	36,254,665	41,782,285	47,303,389	58,310,123
9	7,673,249	10,102,478	12,017,845	14,439,507	18,025,035	24,055,836	27,663,970	31,270,247	38,479,182
10	10,489,485	13,596,979	15,997,993	19,085,658	23,550,616	31,231,181	35,823,242	40,409,382	49,561,175

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,017,260	13,699,261	16,013,738	18,695,740	23,324,694	30,029,697	34,052,689	38,075,691	46,121,685
2	14,986,713	18,950,560	22,366,703	26,330,550	33,162,838	43,072,453	49,018,220	54,963,987	66,855,525
3	16,438,630	20,776,711	24,485,167	28,809,197	36,226,110	47,036,184	53,522,231	60,008,275	72,980,366
4	11,464,351	15,370,472	18,587,519	22,485,687	28,907,396	38,633,178	44,468,647	50,304,116	61,975,054
5	7,605,553	11,062,014	13,848,638	17,303,560	22,871,894	31,472,325	36,632,584	41,792,842	52,088,763
6	7,177,100	10,514,614	13,200,297	16,523,481	21,894,723	30,168,722	35,133,122	40,085,134	49,983,584
7	3,752,653	6,687,942	8,983,889	11,902,575	16,482,231	23,735,118	28,077,295	32,412,671	41,067,737
8	6,289,619	10,064,523	12,939,895	16,676,416	22,396,792	31,654,665	37,182,285	42,703,389	53,710,123
9	3,073,249	5,502,478	7,417,845	9,839,507	13,425,035	19,455,836	23,063,970	26,670,247	33,879,182
10	5,889,485	8,996,979	11,397,993	14,485,658	18,950,616	26,631,181	31,223,242	35,809,382	44,961,175

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,717,260	11,399,261	13,713,738	16,395,740	21,024,694	27,729,697	31,752,689	35,775,691	43,821,685
2	12,686,713	16,650,560	20,066,703	24,030,550	30,862,838	40,772,453	46,718,220	52,663,987	64,555,525
3	14,138,630	18,476,711	22,185,167	26,509,197	33,926,110	44,736,184	51,222,231	57,708,275	70,680,366
4	9,164,351	13,070,472	16,287,519	20,185,687	26,607,396	36,333,178	42,168,647	48,004,116	59,675,054
5	5,305,553	8,762,014	11,548,638	15,003,560	20,571,894	29,172,325	34,332,584	39,492,842	49,788,763
6	4,877,100	8,214,614	10,900,297	14,223,481	19,594,723	27,868,722	32,833,122	37,785,134	47,683,584
7	1,452,653	4,387,942	6,683,889	9,602,575	14,182,231	21,435,118	25,777,295	30,112,671	38,767,737
8	3,989,619	7,764,523	10,639,895	14,376,416	20,096,792	29,354,665	34,882,285	40,403,389	51,410,123
9	773,249	3,202,478	5,117,845	7,539,507	11,125,035	17,155,836	20,763,970	24,370,247	31,579,182
10	3,589,485	6,696,979	9,097,993	12,185,658	16,650,616	24,331,181	28,923,242	33,509,382	42,661,175

Benchmark land value 4 Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,782,740	100,739	2,213,738	4,895,740	9,524,694	16,229,697	20,252,689	24,275,691	32,321,685
2	1,186,713	5,150,560	8,566,703	12,530,550	19,362,838	29,272,453	35,218,220	41,163,987	53,055,525
3	2,638,630	6,976,711	10,685,167	15,009,197	22,426,110	33,236,184	39,722,231	46,208,275	59,180,366
4	2,335,649	1,570,472	4,787,519	8,685,687	15,107,396	24,833,178	30,668,647	36,504,116	48,175,054
5	6,194,447	2,737,986	48,638	3,503,560	9,071,894	17,672,325	22,832,584	27,992,842	38,288,763
6	6,622,900	3,285,386	599,703	2,723,481	8,094,723	16,368,722	21,333,122	26,285,134	36,183,584
7	10,047,347	7,112,058	4,816,111	1,897,425	2,682,231	9,935,118	14,277,295	18,612,671	27,267,737
8	7,510,381	3,735,477	860,105	2,876,416	8,596,792	17,854,665	23,382,285	28,903,389	39,910,123
9	10,726,751	8,297,522	6,382,155	3,960,493	374,965	5,655,836	9,263,970	12,870,247	20,079,182
10	7,910,515	4,803,021	2,402,007	685,658	5,150,616	12,831,181	17,423,242	22,009,382	31,161,175

6 Assessment of the results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for the various affordable housing scenarios with sales values and capital values reflective of market conditions across the Borough. These RLVs are then compared to a range of benchmark land values.

Affordable housing at the emerging 50% target

- 6.2 Figure 6.2.1 overleaf summarises the appraisal results assuming 50% affordable housing, provided as 60% rented and 40% shared ownership housing. The left hand table shows the results with affordable rents set at Local Housing Allowance levels (i.e. the maximum level of rents RPs are now permitted to charge) and shared ownership units sold to households in receipt of incomes of £90,000 per annum. When compared to the lower three benchmark land values, almost all typologies can viably absorb 50% affordable housing, with the exception of higher density schemes when benchmark land value 3 is adopted. Against benchmark land values 3 and 4, schemes are unviable or only marginally viable at the lower end of the value range. However, it is important to note that this benchmark land value is reflective of sites in the south of the borough, where sales values are at the top of the range.
- 6.3 The number of unviable scenarios increases significantly at the lower end of the value range when the rented housing is let at Target Rents and shared ownership properties are sold to households on incomes of £45,000 per annum.
- 6.4 These results indicate that the Council's first option for addressing viability issues could be to substitute social rented housing for affordable rented housing at higher rents. Similarly, shared ownership units could be targeted at households on higher incomes. While this would facilitate a higher overall proportion of affordable housing, the affordability of those units would be significantly worse and this is a factor that the Council will need to weigh when determining tenure mixes on individual applications.
- 6.5 There are some modest improvements in overall outcomes when the affordable housing percentage is reduced from 50% to 40% (see Figure 6.5.1), but the differences are not sufficient to present a compelling case that the higher target would adversely impact on housing supply.
- 6.6 As the affordable housing percentage is progressively reduced from 40% to 10%, as expected the number of viable scenarios increases and residual land values increase across all scenarios. This does not imply that the target should be reduced, as the schemes that could otherwise have accommodated a higher proportion of affordable housing would no longer be required to do so. Providing the target is applied flexibly, the schemes on the margins of viability would still be able to come forward, but at levels of affordable housing below the 50% target. This approach would maximise the overall quantum of affordable housing, even if the actual 50% target is achieved in a small number of live cases.

Impact of requirement to provide 20% Starter Homes

- 6.7 The imposition of a requirement for Starter Homes will have a significant impact in high value London boroughs like Hammersmith & Fulham. Although the government's stated intention is that property prices for Starter Homes are discounted by 20%, the £450,000 capped price will require significantly greater discounts in many parts of the Borough. This is because a 20% discount to property prices in many parts of the Borough would breach the £450,000 cap. Our calculations indicate that at the lowest value in our range (£8,000 per square metre), Starter Homes sold at a 20% discount would not breach the £450,000 cap. The discount would need to become progressively higher as the value per square metre increases; at £18,000 per square metre, a discount of 63% would be required to avoid breaching the cap.
- 6.8 We have tested two scenarios to determine the impact of a requirement for 20% Starter Homes. The first tests the Starter Homes requirement *in addition to* the Council's 50% 'traditional' affordable housing requirement. The second assumes 30% 'traditional' affordable (provided as rented housing) alongside 20% Starter Homes in place of shared ownership. The results of these two scenarios are summarised in figures 6.8.1 and 6.8.2.

Figure 6.2.1: 50% affordable housing, 60% / 40% rented to intermediate – left hand table – Affordable rents/Shared ownership incomes of £90k – right hand table – Target rents/Shared ownership incomes of £45k

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 50%
% rented: 60%
% Starter Home 0%
Rents: Affordable rents
SO incomes: £90k p.a.

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,617,260	18,299,261	20,613,738	23,295,740	27,924,694	34,629,697	38,652,689	42,675,691	50,721,685
2	18,754,619	22,718,462	26,134,606	30,098,455	36,840,358	46,840,358	52,786,125	58,731,893	70,623,427
3	20,100,108	24,439,436	28,149,953	32,473,985	39,890,896	50,700,972	57,187,019	63,673,063	76,645,154
4	15,193,124	19,099,245	22,316,292	26,217,985	32,639,695	42,365,476	48,200,945	54,036,415	65,707,354
5	11,405,544	14,866,565	17,653,189	21,108,111	26,879,842	35,280,273	40,440,531	45,600,790	56,898,958
6	11,008,044	14,348,331	17,035,179	20,358,363	25,729,729	34,006,732	38,971,132	43,925,473	53,823,923
7	7,653,341	10,592,723	12,888,731	15,810,659	20,390,606	27,646,417	31,988,594	36,328,293	44,981,358
8	9,983,971	13,771,019	16,646,300	20,388,134	26,113,177	35,375,168	40,906,366	46,428,332	57,437,250
9	7,093,950	9,526,124	11,441,491	13,864,053	17,451,117	23,481,918	27,091,988	30,698,266	37,908,641
10	9,746,413	12,860,633	15,261,647	18,352,743	22,817,702	30,501,248	35,095,847	39,681,987	48,835,880

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,017,260	13,699,261	16,013,738	18,695,740	23,324,694	30,029,697	34,052,689	38,075,691	46,121,685
2	14,154,619	18,118,462	21,534,606	25,498,455	32,330,744	42,240,358	48,186,125	54,131,893	66,023,427
3	15,500,108	19,839,436	23,549,953	27,873,985	35,290,896	46,100,972	52,587,019	59,073,063	72,045,154
4	10,593,124	14,499,245	17,716,292	21,617,985	28,039,695	37,765,476	43,600,945	49,436,415	61,107,354
5	6,805,544	9,266,565	11,053,189	13,508,111	17,079,842	22,830,273	26,540,531	30,250,790	38,948,958
6	6,408,044	9,748,331	12,435,179	15,758,363	21,129,729	29,406,732	34,371,132	39,325,473	49,223,923
7	3,053,341	5,992,723	7,288,731	9,110,659	12,690,606	17,646,417	20,988,594	24,328,293	30,881,358
8	5,383,971	9,171,019	12,046,300	15,788,134	21,513,177	30,775,168	36,306,366	41,828,332	52,837,250
9	2,493,950	4,926,124	6,841,491	9,264,053	12,851,117	18,881,918	22,491,988	26,098,266	33,308,641
10	5,146,413	8,260,633	10,661,647	13,752,743	18,217,702	25,901,248	30,495,847	35,081,987	44,235,880

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,717,260	11,399,261	13,713,738	16,395,740	21,024,694	27,729,697	31,752,689	35,775,691	43,821,685
2	11,854,619	15,818,462	19,234,606	23,198,455	30,030,744	39,940,358	45,886,125	51,831,893	63,723,427
3	13,200,108	17,539,436	21,249,953	25,573,985	32,990,896	43,800,972	50,287,019	56,773,063	69,745,154
4	8,293,124	12,199,245	15,416,292	19,317,985	25,739,695	35,465,476	41,300,945	47,136,415	58,807,354
5	4,505,544	7,966,565	10,753,189	14,208,111	19,779,842	28,380,273	33,540,531	38,700,790	48,998,958
6	4,108,044	7,448,331	10,135,179	13,458,363	18,209,729	27,106,732	32,071,132	37,025,473	46,923,923
7	2,348,341	5,287,723	6,583,731	8,405,659	12,985,606	18,741,417	22,083,594	25,423,293	32,916,358
8	3,083,971	6,871,019	9,746,300	13,488,134	19,213,177	28,475,168	34,006,366	39,528,332	50,537,250
9	193,950	4,628,124	6,543,491	8,964,053	12,551,117	18,581,918	22,191,988	25,798,266	33,008,641
10	2,446,413	5,960,633	8,361,647	11,452,743	15,917,702	23,601,248	28,195,847	32,781,987	41,935,880

Benchmark land value 4 Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,782,749	4,077,331	5,371,913	6,666,495	9,961,077	13,255,659	16,550,241	19,844,823	26,139,405
2	3,918,619	5,813,201	7,707,783	9,602,365	14,496,947	19,341,529	23,186,111	27,030,693	35,925,275
3	4,700,108	6,994,690	9,289,272	11,583,854	17,428,436	23,273,018	27,117,600	30,962,182	40,856,764
4	3,206,878	5,001,460	6,796,042	8,590,624	12,935,206	17,780,788	21,625,370	25,470,952	33,365,534
5	6,994,456	10,334,038	13,673,620	17,013,202	25,352,784	34,200,366	43,047,948	51,895,530	67,743,112
6	7,991,856	12,086,438	15,426,020	18,765,602	28,104,184	37,951,766	47,799,348	57,692,930	75,580,512
7	10,746,659	16,086,241	21,425,823	26,765,405	40,104,987	54,951,569	70,798,151	86,693,733	113,580,315
8	8,416,029	12,805,611	17,195,193	21,584,775	32,431,357	43,276,939	54,122,521	64,968,103	85,813,685
9	11,306,050	17,195,632	23,085,214	28,974,796	43,820,378	58,665,960	73,461,542	88,257,124	116,052,706
10	8,683,987	13,073,569	17,463,151	21,852,733	33,698,315	45,543,897	57,259,479	68,970,061	91,680,643

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 50%
% rented: 60%
% Starter Home 0%
Rents: Target rents
SO incomes: £45k p.a.

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,519,384	12,201,386	14,515,863	17,197,864	21,826,818	28,531,821	32,554,813	36,577,815	44,623,809
2	11,135,141	15,100,664	18,516,810	22,480,664	29,312,942	38,222,557	45,168,324	51,114,094	63,005,629
3	11,658,020	16,011,831	19,726,874	24,066,201	31,496,286	42,344,606	48,853,597	55,362,588	68,335,143
4	6,164,103	10,126,173	13,360,826	17,290,827	23,753,183	33,525,294	39,384,476	45,243,658	56,934,973
5	2,779,683	6,321,221	9,153,221	12,662,882	18,268,981	26,965,798	32,142,394	37,324,776	47,679,287
6	2,762,988	6,206,729	8,946,565	12,338,510	17,765,173	26,144,784	31,155,213	36,142,695	46,109,521
7	179,699	2,900,969	5,266,721	8,278,124	12,938,453	20,318,162	24,718,560	29,101,452	37,831,896
8	1,257,170	2,861,425	5,896,958	8,850,534	15,744,852	25,292,570	30,949,456	36,671,630	47,740,262
9	702,221	3,233,336	5,188,010	7,674,070	11,295,496	17,424,111	21,076,522	24,719,252	31,982,991
10	736,258	4,077,814	6,558,881	9,795,245	14,324,810	22,214,424	26,900,714	31,563,923	40,833,265

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,919,384	7,601,386	9,915,863	12,597,864	17,226,818	23,931,821	27,954,813	31,977,815	40,023,809
2	6,535,141	10,500,664	13,916,810	17,880,664	24,712,942	34,622,557	40,568,324	46,514,094	58,405,629
3	7,058,020	11,411,831	15,126,874	19,466,201	26,896,286	37,744,606	44,253,597	50,762,588	63,734,143
4	1,564,103	5,526,173	8,760,826	12,690,827	19,153,183	28,925,294	34,784,476	40,643,658	52,334,973
5	1,820,317	1,721,221	4,553,221	8,052,882	13,668,981	22,355,798	27,542,394	32,728,776	43,079,287
6	1,837,012	1,606,729	4,345,565	7,738,510	13,165,173	21,544,784	26,555,213	31,542,695	41,509,521
7	4,773,699	1,690,051	6,667,741	3,678,124	8,338,453	15,718,162	20,119,250	24,521,452	32,921,886
8	8,857,170	1,738,575	1,296,958	5,250,534	11,144,852	20,692,570	26,349,456	31,971,630	43,140,262
9	3,897,779	2,041,604	589,010	3,074,070	6,695,496	12,824,111	16,476,522	20,119,252	27,382,991
10	3,863,742	522,186	1,868,881	5,195,245	9,724,810	17,614,424	22,300,714	26,963,923	36,233,265

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,615,384	5,301,386	7,615,863	10,297,864	14,926,818	21,631,821	26,654,813	31,677,815	37,723,809
2	4,235,141	8,200,664	11,616,810	15,680,664	22,492,942	32,322,557	38,268,324	44,214,094	56,105,629
3	4,758,020	9,111,831	12,826,874	17,166,201	24,596,286	35,444,606	41,953,597	48,462,588	61,435,143
4	735,699	3,226,173	6,460,826	10,390,827	16,853,183	26,625,294	32,494,476	38,343,658	50,034,973
5	4,120,317	579,729	2,253,221	5,752,882	11,368,981	20,056,798	25,242,394	30,424,776	40,779,287
6	4,137,012	693,221	2,045,565	5,438,510	10,865,173	19,244,784	24,255,213	29,242,695	39,209,521
7	7,073,699	3,999,051	1,533,229	1,578,124	6,038,453	13,418,162	17,819,560	22,221,452	30,921,886
8	8,157,170	4,098,575	1,000,042	2,950,534	8,944,852	18,392,570	24,049,456	29,671,630	40,840,262
9	8,197,779	3,066,604	1,711,990	774,070	4,395,496	10,524,111	14,176,522	17,819,252	25,082,991
10	8,163,742	2,622,186	341,119	2,895,245	7,424,810	15,314,424	20,000,714	24,683,923	33,933,265

Benchmark land

Figure 6.5.1: 40% affordable housing, 60% / 40% rented to intermediate – left hand table – Affordable rents/Shared ownership incomes of £90k – right hand table – Target rents/Shared ownership incomes of £45k

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 40%
% rented: 60%
% Starter Home: 0%
Rents: Affordable rents
SO incomes: £90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,300,780	20,496,507	23,254,326	26,450,063	31,965,690	39,955,013	44,748,618	49,542,214	59,129,405
2	21,819,646	26,542,760	30,613,260	35,336,376	43,477,381	55,285,167	62,369,836	69,454,500	83,623,852
3	23,420,506	28,591,025	33,017,679	38,184,267	47,021,877	59,902,608	67,631,047	75,359,483	90,816,360
4	17,661,581	22,315,915	26,149,183	30,803,517	38,468,477	50,057,219	57,010,464	63,963,709	77,870,199
5	13,378,588	17,517,811	20,838,209	24,954,916	31,595,712	41,856,771	48,005,469	54,154,168	66,439,762
6	12,965,743	16,950,770	20,160,520	24,126,348	30,526,591	40,403,173	46,316,497	52,233,820	64,030,253
7	9,186,848	12,690,026	15,445,000	18,927,666	24,395,955	33,052,512	38,226,427	43,400,341	53,718,690
8	11,642,616	16,177,062	19,617,343	24,091,888	30,921,138	41,979,671	48,585,051	55,165,456	68,296,885
9	8,395,335	11,302,517	13,582,294	16,472,537	20,790,321	27,986,998	32,298,593	36,597,820	45,191,930
10	11,188,112	14,922,505	17,779,162	21,477,341	28,839,407	38,018,619	45,502,290	46,974,746	57,898,650

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,700,780	15,896,507	18,654,326	21,850,063	27,365,690	35,355,013	40,148,618	44,942,214	54,529,405
2	17,219,646	21,942,760	26,013,260	30,736,376	38,877,381	50,686,167	57,769,836	64,854,500	79,023,852
3	18,820,506	23,991,025	28,417,679	33,584,267	42,421,877	55,302,608	63,031,047	70,759,483	86,216,360
4	13,061,581	17,715,915	21,549,183	26,203,517	33,868,477	45,457,219	52,410,464	59,363,709	73,270,199
5	8,778,588	12,917,811	16,238,209	20,354,916	26,995,712	37,256,771	43,405,469	49,554,168	61,839,762
6	8,395,743	12,380,770	15,590,520	19,526,348	25,938,591	35,803,173	41,718,497	47,633,820	59,430,253
7	4,986,848	8,099,026	10,845,000	14,327,666	19,795,955	28,452,512	33,626,427	38,800,341	49,118,690
8	7,042,616	11,577,062	15,017,343	19,491,888	26,321,138	37,379,671	43,985,051	50,565,456	63,696,885
9	3,795,335	6,702,517	8,982,294	11,872,537	16,190,321	23,386,998	27,698,593	31,997,820	40,591,930
10	6,598,112	10,322,505	13,179,162	16,877,341	22,239,407	31,418,619	38,902,290	42,374,746	53,298,650

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,400,780	13,596,507	16,354,326	19,550,063	25,065,690	33,055,013	37,848,618	42,642,214	52,229,405
2	14,919,646	19,642,760	23,713,260	28,436,376	36,577,381	48,386,167	55,469,836	62,554,500	76,723,852
3	16,520,506	21,691,025	26,117,679	31,284,267	40,121,877	53,002,608	60,731,047	68,459,483	83,916,360
4	10,761,581	15,415,915	19,249,183	23,903,517	31,568,477	43,157,219	50,110,464	57,063,709	70,970,199
5	6,478,588	10,617,811	13,938,209	18,054,916	24,695,712	34,956,771	41,105,469	47,254,168	59,539,762
6	6,065,743	10,050,770	13,260,520	17,226,348	23,626,591	33,503,173	39,418,497	45,333,820	57,130,253
7	2,286,848	5,799,026	8,545,000	12,027,666	17,495,955	26,152,512	31,326,427	36,500,341	46,818,690
8	4,742,616	9,277,062	12,717,343	17,191,888	24,021,138	35,079,671	41,685,051	48,265,456	61,396,885
9	1,495,335	4,402,517	6,682,294	9,572,537	13,890,321	21,086,998	25,398,593	29,697,820	38,291,930
10	4,288,112	8,022,505	10,879,162	14,577,341	19,939,407	29,118,619	34,602,290	40,074,746	50,998,650

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,099,220	2,096,507	4,854,326	8,050,063	13,565,690	26,348,618	31,142,214	40,729,405	60,316,600
2	3,419,646	8,142,760	12,213,260	16,936,376	25,077,381	38,865,167	43,969,836	51,054,500	65,223,852
3	5,020,506	10,191,025	14,617,679	19,784,267	28,621,877	41,502,608	49,231,047	56,959,483	72,416,360
4	738,419	3,015,915	7,649,183	12,403,517	20,988,477	31,657,219	38,610,464	45,563,709	59,470,199
5	5,021,412	882,189	2,438,209	5,554,916	13,195,712	23,456,771	29,605,469	35,754,168	48,039,762
6	5,434,257	1,949,290	1,780,520	5,726,348	12,126,591	22,003,173	27,918,497	33,833,820	45,630,253
7	9,213,152	5,700,974	2,956,000	5,527,666	5,995,955	14,652,512	19,826,427	25,000,341	35,318,690
8	6,757,384	2,222,938	1,217,343	5,601,888	12,521,138	23,579,671	30,185,051	36,765,456	49,896,885
9	10,004,665	7,097,483	4,817,708	1,927,463	2,390,321	9,596,998	13,898,593	18,197,820	26,791,930
10	7,211,898	3,477,495	620,898	3,077,341	8,439,407	17,618,619	23,102,290	28,574,746	39,498,650

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 40%
% rented: 60%
% Starter Home: 0%
Rents: Target rents
SO incomes: £45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,456,836	15,652,563	18,410,381	21,606,118	27,121,746	35,111,078	39,904,674	44,698,269	54,285,470
2	15,768,327	20,491,441	24,561,944	29,285,057	37,426,062	49,233,848	56,318,517	63,403,190	77,572,533
3	16,725,907	21,896,425	26,323,080	31,493,598	40,346,905	53,273,204	61,028,983	68,758,296	84,215,173
4	10,499,619	15,193,953	19,043,137	23,725,925	31,402,965	43,038,798	50,020,298	56,995,230	70,901,721
5	6,546,160	10,742,901	14,093,910	18,258,143	24,923,599	35,247,653	41,422,713	47,597,774	59,904,388
6	6,440,501	10,509,698	13,751,176	17,773,312	24,220,264	34,174,684	40,118,207	46,057,810	57,904,312
7	3,006,473	6,625,001	9,419,822	12,974,196	18,494,444	27,247,348	32,469,778	37,673,398	48,054,618
8	2,811,287	7,595,302	11,148,772	15,779,201	22,736,534	34,009,895	40,706,871	47,370,896	60,621,091
9	3,328,640	6,311,896	8,624,792	11,566,052	15,912,553	23,183,846	27,524,956	31,854,857	40,488,752
10	4,048,824	7,955,632	10,877,504	14,689,010	20,114,341	29,452,773	35,009,415	40,541,269	51,554,092

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,856,836	11,052,563	13,810,381	17,006,118	22,521,746	30,511,078	35,304,674	40,098,269	49,685,470
2	11,168,327	15,891,441	19,961,944	24,695,057	32,826,062	44,833,848	51,918,517	58,903,190	73,072,533
3	12,125,907	17,296,425	21,723,080	26,893,598	35,746,905	48,673,204	56,428,983	64,158,296	79,615,173
4	5,899,619	10,593,953	14,443,137	19,125,925	26,902,965	38,438,798	45,420,298	52,395,230	66,301,721
5	1,946,160	6,142,901	9,493,910	13,658,143	20,323,599	30,647,653	36,822,713	42,997,774	55,304,388
6	1,840,501	5,939,698	9,151,176	13,173,312	19,620,264	29,874,684	35,815,207	41,457,810	53,304,312
7	1,593,527	2,625,001	4,819,822	8,374,196	13,894,444	22,647,348	27,869,778	33,073,398	43,454,618
8	1,798,713	2,995,302	6,548,772	11,179,201	18,136,534	29,409,895	36,106,871	42,770,896	56,021,091
9	1,271,360	1,711,896	4,024,792	6,966,052	11,312,553	18,983,846	22,324,956	27,254,857	35,898,752
10	561,176	3,355,632	6,277,504	10,089,010	15,514,341	24,852,773	30,409,415	35,941,269	46,954,092

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,556,836	8,752,563	11,510,381	14,706,118	20,221,746	28,211,078	33,004,674	37,798,269	47,385,470
2	8,868,327	13,591,441	17,661,944	22,385,057	30,526,062	42,333,848	49,418,517	56,503,190	70,672,533
3	9,825,907	14,996,425	19,423,080	24,593,598	33,446,905	46,373,204	54,128,983	61,858,296	77,315,173
4	3,593,619	8,293,032	12,143,137	16,825,925	24,502,965	36,138,798	43,120,298	50,095,230	64,001,721
5	353,840	3,842,901	7,193,910	11,358,143	18,023,599	28,347,653	34,522,713	40,697,774	53,004,388
6	459,499	3,609,698	6,851,176	10,873,312	17,320,264	27,274,684	33,218,207	39,157,810	51,004,312
7	3,893,527	3,126,999	2,519,822	6,074,196	11,594,444	20,347,348	25,569,778	30,773,398	41,154,618
8	4,088,713	695,302	4,248,772	8,879,201	15,836,534	27,109,895	33,806,871	40,470,896	53,721,091
9	3,571,360								

Figure 6.8.1: 50% affordable housing, 60% / 40% rented to intermediate and 20% Starter Homes – left hand table – Affordable rents/Shared ownership incomes of £90k – right hand table – Target rents/Shared ownership incomes of £45k

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 50%
% rented: 60%
% Starter Home 20%
Rents: Affordable rents
SO incomes: £90k p.a

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,900,784	15,865,600	17,107,285	18,716,483	21,199,843	25,222,835	27,636,638	30,050,441	34,878,037
2	16,217,759	19,121,653	20,952,259	23,330,567	26,991,779	32,937,547	36,505,007	40,072,489	47,207,389
3	17,322,939	20,501,910	22,481,222	25,084,818	29,043,441	35,534,849	39,426,476	43,318,104	51,101,358
4	12,693,206	15,554,812	17,209,411	19,553,084	22,862,283	28,720,575	32,221,857	35,723,138	42,725,702
5	9,181,718	11,727,287	13,134,369	15,209,162	18,018,473	23,200,855	26,310,284	29,406,506	35,586,817
6	8,865,106	11,317,339	12,674,988	14,679,160	17,394,457	22,381,937	25,372,803	28,355,906	34,313,186
7	5,760,634	7,925,515	9,054,304	10,817,933	13,075,511	17,458,988	20,078,373	22,694,740	27,914,461
8	7,537,759	10,336,451	11,715,110	13,984,845	16,735,360	22,368,219	25,714,269	29,066,924	35,717,470
9	5,532,462	7,319,414	8,266,006	9,726,971	11,374,468	15,012,030	17,192,023	19,363,111	23,705,288
10	7,741,290	10,036,207	11,200,203	13,067,168	15,056,205	19,708,535	22,486,829	25,259,391	30,795,339

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,300,784	11,265,600	12,507,285	14,116,483	16,599,843	20,622,835	23,036,638	25,450,441	30,278,037
2	11,617,759	14,521,653	16,352,259	18,730,567	22,391,779	28,337,547	31,905,007	35,472,489	42,607,389
3	12,722,939	15,901,910	17,881,222	20,464,818	24,443,441	30,934,849	34,826,476	38,718,104	46,501,358
4	8,093,206	10,954,812	12,609,411	14,953,084	18,262,283	24,120,575	27,621,857	31,123,138	38,125,702
5	4,531,718	7,127,287	8,534,369	10,609,162	13,418,473	18,600,855	21,710,284	24,806,506	30,986,817
6	4,265,106	6,717,339	8,074,988	10,079,160	12,794,457	17,781,937	20,772,803	23,755,906	29,713,186
7	1,160,634	3,325,515	4,554,304	6,217,933	8,475,511	12,858,988	15,478,373	18,094,740	23,314,461
8	2,937,759	5,736,451	7,115,110	9,384,845	12,135,360	17,768,219	21,114,269	24,456,924	31,117,470
9	952,462	2,719,414	3,666,006	5,126,971	6,774,468	10,412,030	12,592,023	14,763,111	19,105,288
10	3,441,290	5,436,207	6,600,203	8,467,168	10,458,205	15,108,535	17,886,829	20,659,391	26,185,339

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,000,784	9,965,600	10,207,285	11,816,483	14,299,843	18,322,835	20,736,638	23,150,441	27,978,037
2	9,317,759	12,221,653	14,052,259	16,430,567	20,091,779	26,037,547	29,605,007	33,172,489	40,307,389
3	10,422,939	13,601,910	15,581,222	18,164,818	22,143,441	28,634,849	32,526,476	36,418,104	44,201,358
4	5,793,206	8,654,812	10,309,411	12,653,084	15,962,283	21,820,575	25,321,857	28,823,138	35,825,702
5	2,281,718	4,827,287	6,234,369	8,309,162	11,118,473	16,300,855	19,410,284	22,506,506	28,686,817
6	1,965,106	4,417,339	5,774,988	7,779,160	10,494,457	15,481,937	18,472,803	21,465,906	27,413,186
7	1,139,368	3,025,515	4,194,304	5,917,933	8,175,511	12,558,988	15,178,373	17,794,740	23,014,461
8	3,677,759	6,476,451	8,115,110	10,384,845	13,135,360	18,768,219	22,114,269	25,456,924	32,117,470
9	1,367,538	4,194,414	5,366,006	7,126,971	9,474,468	14,112,030	16,292,023	18,463,111	24,805,288
10	841,290	3,136,207	4,300,203	6,167,168	8,156,205	12,808,535	15,586,829	18,359,391	23,885,339

Benchmark land value 4 Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,490,216	6,234,400	7,292,715	8,164,483	9,799,843	12,222,835	13,936,638	15,650,441	19,478,037
2	2,182,241	2,712,653	3,552,259	4,930,567	6,591,779	14,537,547	18,105,007	21,672,489	28,807,389
3	1,077,611	2,101,910	4,081,222	6,684,818	10,643,441	17,134,849	21,026,476	24,918,104	32,701,358
4	5,706,794	2,845,188	1,190,589	1,153,084	4,462,283	10,320,575	13,821,857	17,323,138	24,325,702
5	9,218,262	6,672,713	5,265,631	3,190,838	381,527	4,800,855	7,910,284	11,006,506	17,198,817
6	9,534,894	7,082,681	5,725,012	3,720,840	1,005,543	3,981,937	6,972,803	9,965,906	15,913,186
7	12,639,366	10,474,485	9,345,696	7,582,067	5,324,489	941,012	1,679,373	4,294,740	9,514,461
8	10,862,241	8,063,549	6,684,890	4,415,155	1,664,640	3,958,219	7,314,269	10,656,924	17,317,470
9	12,867,538	11,080,586	10,133,994	8,673,029	7,025,532	3,387,970	1,207,977	963,111	5,305,288
10	10,658,710	8,363,793	7,199,797	5,332,832	3,343,795	1,308,535	4,086,829	6,859,391	12,385,339

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 50%
% rented: 60%
% Starter Home 20%
Rents: Target rents
SO incomes: £45k p.a

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,802,908	9,767,724	11,009,409	12,618,608	15,101,967	19,124,959	21,538,762	23,952,565	28,780,161
2	8,580,331	11,503,851	13,334,458	15,712,765	19,373,978	25,319,748	28,887,208	32,454,668	39,589,591
3	8,861,131	12,062,674	14,051,637	16,657,213	20,615,836	27,124,827	31,030,223	34,935,617	42,746,406
4	3,628,379	6,530,973	8,199,501	10,576,743	13,899,078	19,794,080	23,331,282	26,855,965	33,886,983
5	497,954	3,109,804	4,539,074	6,656,950	9,498,559	14,751,937	17,895,779	21,023,033	27,277,542
6	534,842	3,084,140	4,467,160	6,531,054	9,278,169	14,368,784	17,404,190	20,429,050	26,454,079
7	3,283,459	10,420	1,277,127	3,117,297	5,419,120	9,934,135	12,618,147	15,284,431	20,930,335
8	3,981,481	6,689,791	5,975,514	3,051,583	5,911,354	11,834,598	15,329,468	18,791,551	25,642,575
9	940,223	938,875	1,899,382	3,414,953	5,072,710	8,809,747	11,030,612	13,244,871	17,649,579
10	1,455,406	1,049,843	2,242,044	4,238,290	6,231,434	11,100,653	13,981,632	16,839,101	22,504,219

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,202,908	5,167,724	6,409,409	8,018,608	10,501,967	14,524,959	16,938,762	19,352,565	24,180,161
2	3,980,331	6,903,851	8,734,458	11,112,765	14,773,978	20,719,748	24,287,208	27,854,668	34,989,591
3	4,261,131	7,462,674	9,451,637	12,057,213	16,015,836	22,524,827	26,430,223	30,335,617	38,149,406
4	971,621	1,930,973	3,599,501	5,976,743	9,299,078	15,194,080	18,731,082	22,255,965	29,286,983
5	4,102,046	1,490,196	80,926	2,056,950	4,898,559	10,151,937	13,295,779	16,423,033	22,677,542
6	4,655,158	1,515,860	152,840	1,931,054	4,678,169	9,768,784	12,804,190	15,829,050	21,854,079
7	8,793,459	4,492,580	3,322,873	1,482,703	819,120	5,334,135	8,018,147	10,684,431	15,990,335
8	8,581,481	5,469,791	4,002,466	1,548,407	1,311,354	7,234,598	10,729,468	14,191,551	21,042,575
9	5,540,223	3,681,125	2,700,618	1,185,047	472,710	4,299,747	6,430,612	8,644,871	13,049,579
10	6,055,406	3,850,187	2,367,956	961,710	1,631,434	6,500,653	9,381,632	12,239,101	17,804,219

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	902,908	2,867,724	4,109,409	5,718,608	8,201,967	12,224,959	14,638,762	17,052,565	21,880,161
2	1,880,331	4,603,851	6,434,458	8,812,765	12,473,978	18,419,748	21,987,208	25,554,668	32,689,591
3	1,961,131	5,162,674	7,151,637	9,757,213	13,715,836	20,224,827	24,130,223	28,035,617	35,846,406
4	3,271,621	389,027	1,299,501	3,676,743	6,999,078	12,894,080	16,431,082	19,955,965	26,886,983
5	6,402,046	3,790,196	2,380,926	243,050	2,598,559	7,851,937	10,995,779	14,123,033	20,377,542
6	6,365,158	3,815,860	2,432,840	389,946	2,378,169	7,468,784	10,504,190	13,529,050	19,554,079
7	9,083,459	6,792,580	5,622,873	3,782,703	1,480,880	3,034,135	5,718,147	8,384,431	13,690,335
8	10,881,481	7,769,791	6,302,466	3,848,407	988,646	4,934,598	8,429,468	11,891,551	18,742,575
9	7,840,223	5,961,125	5,000,618	3,485,047	1,827,290	1,909,747	4,130,612	6,344,871	10,749,579
10	8,355,406	5,850,187	4,657,956	2,681,710	688,566	4,200,653	7,081,632	9,939,101	15,094,219

Benchmark land value 4 Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)							
	£8,000	£9,000	£10,000					

Figure 6.8.2: 30% affordable housing, 100% rented and 20% Starter Homes – left hand table – Affordable rents – right hand table – Target rents

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 30%
%rented: 100%
% Starter Home 20%
Rents: Affordable rents
SO incomes: £90k p.a.

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,805,188	10,811,820	22,077,135	24,793,578	29,184,208	35,976,328	40,049,994	44,124,669	52,274,011
2	21,749,928	26,297,025	29,535,155	33,549,915	40,026,172	50,063,070	56,085,211	62,107,348	74,151,627
3	23,289,231	29,247,061	31,756,900	36,151,964	43,171,642	54,158,303	60,742,577	67,311,934	80,450,645
4	16,656,102	21,164,376	24,150,685	28,106,978	34,065,378	43,956,111	49,890,552	55,812,448	67,633,295
5	12,119,845	16,128,171	18,686,496	22,235,844	27,322,473	36,081,120	41,330,088	46,579,816	57,036,160
6	11,619,316	15,691,168	18,165,562	21,568,275	26,501,139	34,950,829	39,999,633	45,046,437	55,115,730
7	7,849,328	11,273,069	13,359,364	16,396,849	20,512,401	27,935,130	32,374,320	36,791,958	45,617,183
8	9,351,647	13,811,394	16,402,139	20,277,845	25,421,454	34,964,545	40,646,064	46,305,267	57,568,482
9	7,317,543	10,148,368	11,882,638	14,363,038	17,588,999	23,756,898	27,439,805	31,120,324	38,457,556
10	9,380,779	13,045,748	15,188,919	18,385,954	22,329,441	30,236,129	34,951,038	39,653,110	49,011,793

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,205,188	15,281,820	17,477,135	20,193,578	24,584,208	31,376,328	35,449,994	39,524,669	47,674,011
2	17,149,928	21,697,025	24,935,155	28,949,915	35,426,172	45,463,070	51,485,211	57,507,348	69,551,627
3	18,689,231	23,647,061	27,156,900	31,551,964	38,571,642	49,558,303	56,142,577	62,711,934	75,850,645
4	12,056,102	16,564,376	19,550,685	23,506,978	29,465,378	39,356,111	45,290,552	51,212,448	63,033,295
5	7,519,845	11,528,171	14,086,496	17,635,844	22,722,473	31,481,120	36,730,088	41,979,816	52,436,160
6	7,219,316	11,091,168	13,565,562	16,968,275	21,901,139	30,350,829	35,399,633	40,446,437	50,515,730
7	3,249,328	6,073,069	8,759,364	11,596,849	15,912,401	23,335,130	27,774,320	32,191,958	41,017,183
8	4,751,647	9,211,394	11,802,139	15,677,845	20,821,454	30,364,545	36,046,064	41,705,267	52,968,482
9	2,717,543	5,548,368	7,282,638	9,763,038	12,988,999	19,156,898	23,839,805	28,520,324	35,857,556
10	4,780,779	8,445,748	10,588,919	13,785,954	17,729,441	25,636,129	30,351,038	35,053,110	44,411,793

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,905,188	12,981,820	15,177,135	17,893,578	22,284,208	29,076,328	33,149,994	37,224,669	45,374,011
2	14,849,928	18,397,025	22,635,155	26,649,915	33,126,172	43,163,070	49,185,211	55,207,348	67,251,627
3	16,389,231	21,347,061	24,856,900	29,251,964	36,271,642	47,258,303	53,842,577	60,411,934	73,550,645
4	9,756,102	14,264,376	17,250,685	21,206,978	27,165,378	37,056,111	42,990,552	48,912,448	60,733,295
5	5,219,845	9,228,171	11,786,496	15,305,844	20,422,473	29,181,120	34,430,088	39,679,816	50,136,160
6	4,919,316	8,791,168	11,265,562	14,668,275	19,601,139	28,050,829	33,099,633	38,148,437	48,215,730
7	949,328	4,373,069	6,459,364	9,456,849	13,612,401	21,035,130	25,474,320	29,891,958	38,717,183
8	2,451,647	6,911,394	9,502,139	13,377,845	18,521,454	28,064,545	33,746,064	39,405,267	50,668,482
9	417,543	3,248,368	4,982,638	7,463,038	10,688,999	16,856,898	21,539,805	26,220,324	33,557,556
10	2,480,779	6,145,748	8,288,919	11,485,954	15,429,441	23,336,129	28,051,038	32,763,110	42,111,793

Benchmark land value 4 Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,594,812	1,481,820	3,677,135	6,393,578	10,784,208	21,649,994	25,724,669	33,874,011	
2	3,349,928	7,897,025	11,135,155	15,149,915	21,626,172	31,663,070	43,707,348	55,751,627	
3	4,869,231	9,847,061	13,356,900	17,751,964	24,771,642	35,758,303	47,811,934	62,050,645	
4	1,743,989	2,764,376	5,750,685	9,706,978	15,665,378	25,556,111	31,490,552	40,233,295	
5	6,280,155	2,771,828	288,449	3,805,844	8,922,473	17,681,120	22,930,088	28,179,816	38,636,160
6	6,580,684	2,209,832	234,438	3,168,275	8,101,139	16,550,829	21,599,633	26,648,437	36,715,730
7	10,550,672	7,138,931	5,040,636	2,943,151	2,112,494	9,535,130	13,974,320	18,391,958	27,217,183
8	9,045,353	4,589,602	1,997,861	1,877,845	7,021,454	16,564,545	22,246,064	27,905,267	39,168,482
9	11,082,457	9,852,632	6,517,362	4,036,414	911,001	5,356,998	9,039,805	12,720,324	20,057,556
10	9,019,221	5,354,252	3,211,081	14,046	3,929,441	11,836,129	16,551,038	21,253,110	30,611,793

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg: 30%
%rented: 100%
% Starter Home 20%
Rents: Target rents
SO incomes: £45k p.a.

Benchmark land value 1 Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,102,752	16,179,394	18,374,699	21,091,153	25,481,773	32,272,892	36,347,568	40,422,243	48,571,588
2	17,124,649	21,671,746	24,909,876	28,924,636	35,400,893	45,437,791	51,459,932	57,482,069	69,526,348
3	18,147,003	23,194,094	26,639,933	31,034,997	38,054,676	49,042,336	55,634,934	62,227,530	75,405,078
4	11,149,423	15,686,262	18,676,823	22,656,304	28,635,425	38,554,437	44,498,877	50,423,317	62,292,198
5	6,855,442	10,864,621	13,484,672	17,028,285	22,108,220	30,973,951	35,252,889	41,583,916	52,001,811
6	6,770,442	10,702,538	13,203,346	16,636,536	21,607,277	30,116,448	35,191,234	40,266,020	50,370,849
7	3,061,279	6,553,170	8,672,356	11,718,699	15,909,111	23,416,046	27,881,751	32,337,649	41,211,797
8	2,426,386	7,079,856	9,736,616	13,731,810	18,951,153	28,674,628	34,439,395	40,167,365	51,541,268
9	3,376,877	6,266,802	8,022,962	10,540,634	13,781,962	20,008,703	23,726,439	27,425,763	34,903,523
10	3,760,910	7,563,684	9,751,517	13,033,041	17,013,448	25,058,282	29,835,716	34,688,425	44,027,061

Benchmark land value 2 Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,502,752	11,579,394	13,774,699	16,491,153	20,881,773	27,672,892	31,747,568	35,822,243	43,971,588
2	12,524,649	17,071,746	20,309,876	24,324,636	30,800,893	40,837,791	46,859,932	52,882,069	64,926,348
3	13,547,003	18,594,094	22,039,933	26,434,997	33,454,676	44,442,336	51,034,934	57,627,530	70,805,078
4	6,549,423	11,086,262	14,075,823	18,056,304	24,035,425	33,954,437	39,887,877	45,823,317	57,692,198
5	2,255,442	6,304,621	8,884,672	12,429,285	17,569,220	26,373,951	31,652,889	36,933,916	47,401,811
6	2,170,442	6,102,538	8,603,346	12,036,536	17,007,277	25,516,448	30,591,234	35,666,020	45,770,949
7	1,548,721	1,553,170	1,022,556	7,118,699	11,309,111	18,816,046	23,281,751	27,737,649	36,611,797
8	2,173,614	2,479,856	5,136,616	9,131,810	14,351,153	24,074,628	29,339,395	35,567,365	46,941,268
9	1,223,123	1,668,802	3,422,952	5,940,634	9,181,962	15,406,703	19,126,439	22,825,763	30,203,523
10	899,090	2,963,684	5,151,517	8,433,041	12,413,448	20,458,282	25,235,716	29,988,425	39,427,061

Benchmark land value 3 Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,202,752	9,279,394	11,474,699	14,191,153	18,581,773	25,372,892	29,447,568	33,522,243	41,671,588
2	10,224,649	14,771,746	18,009,876	22,024,636	28,500,893	38,537,791	44,559,932	50,582,069	62,626,348
3	11,247,003	16,294,094	19,739,933	24,134,997	31,154,676	42,142,336	48,734,934	55,327,530	68,505,078
4	4,249,423	8,786,262	11,775,823	15,756,304	21,735,425	31,654,437	37,588,877	43,523,317	55,392,198
5	4,458	4,004,621	6,584,672	10,129,285	15,269,220	24,073,951	29,352,889	34,603,916	45,101,811
6	129,558	3,802,538	6,303,346	9,736,536	14,707,277	23,216,448	28,291,234	33,366,020	43,470,949
7	3,848,721	346,830	1,772,356	4,818,699	9,009,111	16,516,046	20,981,751	25,437,649	34,311,797
8	4,473,614	179,856	2,836,616	6,831,810	12,051,153	21,774,628	27,539,395	33,267,365	44,641,268
9	3,523,123	633,196	1,122,962	3,640,634	6,881,962	13,108,703	17,626,439	22,525,763	27,903,523
10	3,139,090	663,684	2,851,517	6,133,041	10,113,448	18,158,282	22,935,716	27,688,425	37,127,061

Benchmark land value 4 Per ha: £23,000,000

- 6.9 When the residual values are compared to benchmark land values 1, 2 and 3, the viability impacts of the Starter Home requirement are relatively limited in comparison to the results which incorporate the Council's 50% affordable housing requirement only. The outcomes worsen significantly when benchmark land value 4 is considered, as this is where the highest discount is required to meet the £450,000 capped amount.
- 6.10 Figure 6.8.2 summarises the results which reduce the 'traditional' affordable housing from 50% to 30% (100% provided as rented housing) alongside a 20% Starter Homes requirement. This reduction largely mitigates the impact of Starter Homes, with the results similar to those shown in Figure 6.2.1, which assumes 50% 'traditional' affordable housing only.

Conclusions

- 6.11 The results of our appraisals indicate that the adoption of a 50% affordable housing target is viable in some of the scenarios that we have tested. Due to the caveat in the emerging plan that determination of applications will have regard to scheme-specific viability, the Council is not required to demonstrate that every single site (or type of site) can meet the full 50% target. However, our appraisals indicate that this target can be delivered in some circumstances and setting a lower target would not result in the optimum outcome in terms of total numbers of affordable units delivered.
- 6.12 The tenure and affordability criteria applied to the affordable housing units has a significant impact on viability and this may be an area where the Council might negotiate with developers when viability is under pressure on application schemes. It is likely that adopting affordable rents and/or higher household incomes for shared ownership units would go some way to resolving viability issues which would avoid the need to accept a reduced overall quantum of units. Clearly, however, we recognise that there is a balance to be struck between affordability and the need to meet the 50% target.
- 6.13 The government's Starter Homes requirement has more significant impacts in higher value areas, where the extent of discount required to meet the £450,000 capped amount is greater. In these areas, the Council may need to accept a reduced amount of 'traditional' affordable housing to mitigate the impact of Starter Homes.

7 Review mechanisms

- 7.1 The percentage of affordable housing on developments which do not meet a Council's Local Plan target will typically be determined by a viability appraisal submitted by the developer with a planning application. Following scrutiny of the viability appraisal, the Council will determine the application based on the conclusions of that validation process. If the validation process concludes that the application cannot viably meet the Council's affordable housing target at the time of determination, the Council will have regards to this conclusion in its decision making process.
- 7.2 Viability appraisals do however come with an inherent flaw; they are merely a snapshot of the viability of a particular scheme at a point in time. They are not dynamic, in that they do not take account of how scheme viability will change as a result of changes in key appraisal inputs, including sales values and build costs. Clearly the outturn viability of any scheme may differ significantly in comparison to the results of a viability appraisal submitted with a planning application. There are varying views on this issue, with some authorities seeking to introduce retrospective reviews to 'capture' a share of any improvement in viability over time, while others simply recognise this as a feature of a cyclical market and allow developers to retain any 'upside'.
- 7.3 Review mechanisms are a well-established route for reconsidering scheme viability after grant of planning permission. It is a route that London boroughs have agreed with applicants on major developments. Some councils and developers have also agreed review mechanisms alongside projections of future growth in values to establish the base affordable housing provision. This provides the Council with more certainty (in terms of affordable housing percentage) but requires the Developer to take a risk of future value growth which they may price into their scheme through a higher profit margin.
- 7.4 This section considers how review mechanisms can be negotiated to maximise the delivery of affordable housing in developments. We consider the policy basis for review mechanisms; risks associated with viability reviews; and how review mechanisms might be made more acceptable to developers and funders.

Policy basis for viability reviews

London Plan

- 7.5 The London Plan indicates that review mechanisms are an option that local planning authorities may legitimately seek on developments:
- "Negotiations on sites should take account of their individual circumstances, including development viability, the availability of public subsidy, the implications of phased development including provisions for re-appraising viability of schemes prior to implementation ('contingent obligations') and other scheme requirements"* (Policy 3.12)
- 7.6 The explanatory notes to the policy go on to explain that:
- "3.75 In making arrangements for assessing planning obligations, boroughs should consider whether it is appropriate to put in place provisions for re-appraising the viability of schemes prior to implementation. To take account of economic uncertainties, and in respect of schemes presently anticipated to deliver low levels of affordable housing, these provisions may be used to ensure that maximum public benefit is secured over the period of the development"*.
- 7.7 Although not explicitly stated, we assume that the intention of the policy is that individual phases of a scheme are reviewed prior to implementation of each particular phase, rather than implementation of the scheme as a whole. If the scheme were reviewed prior to the implementation of the first phase, the benefits of growth across the bulk of the scheme would be largely lost.

Implementation in other boroughs

7.8 Lambeth's Local Plan (adopted September 2015) makes provision for review mechanisms to be secured on developments ranging in scale and not limited to schemes with multiple phases.

7.9 Policy H2 notes that:

"Provisions for reappraising the viability of schemes may form part of section 106 planning agreements where the financial appraisal demonstrates that the maximum amount of affordable housing that a scheme can reasonably support is below the policy target".

7.10 The supporting text suggests a potentially more wide ranging use of review mechanisms than suggested by the London Plan:

"Review mechanisms address economic uncertainties which may arise over the lifetime of a development proposal. They may be used to maximise affordable housing output by putting in place provisions for re-appraising the viability of schemes or phases in order to capture any uplift in value due to a delayed planning implementation and / or a phased build-out of a major scheme or other changes affecting financial viability. Any contribution arising from a review of viability would be capped at a level which is equivalent to the combined value of any on-site or off-site affordable housing and additional provision or a cash contribution in-lieu of the remaining amount up to the equivalent of 40% (without grant) or 50% (with grant) affordable housing. The level of affordable housing may also be negotiated on the basis of a cascade agreement or growth model approach, having regard to the particular circumstances of a development proposal".

7.11 It is clear that the policy approach is intended to apply in a range of circumstances and not limited to multiple phase developments. In particular, the indication that reviews could consider *"other changes affecting viability"* would mean that any scheme could be subject to a review, given that all schemes are subject to changes in the economy which affect viability.

Negotiating review mechanisms

7.12 There are various types of review mechanism that have evolved to cater for site-specific circumstances as a result of negotiations between developers and local authorities. There are three main variants of review mechanisms as follows:

- Pre-implementation review;
- Phase by phase review; and
- Post-sales review.

Pre-implementation review

7.13 This review would consider changes in the viability of a development between the assessment undertaken prior to grant of planning permission and implementation of the scheme. If there are improvements in viability between these two points, additional affordable housing would be provided on site, or the developer would be required to pay a commuted sum. This type of review mechanism is largely designed to encourage early implementation; if little time elapses between the two assessments, then the main inputs to the appraisal are unlikely to change significantly and no additional affordable housing would be triggered.

7.14 A variant to this model is a review that is only triggered if the scheme is not implemented within a defined period from grant of planning permission. For example, if there is not a substantial start on site within twelve months from grant of planning permission, scheme viability would be reviewed and more affordable housing and/or a commuted sum would be provided if values had increased in excess of any cost increases.

Phase by phase review

- 7.15 This type of review is designed for schemes that will be developed over a period of years, typically with outline planning permission followed by a series of reserved matters applications. A baseline viability appraisal is carried out prior to determination of the outline planning application, which will establish the minimum percentage of affordable housing that the scheme can provide.
- 7.16 When the developer submits a reserved matters application, they would also submit a refreshed viability appraisal with sales values and build costs reflective of any changes since grant of planning permission. If viability has improved, the percentage of affordable housing would increase, or the tenure mix could change.
- 7.17 At the second reserved matters application, values and costs would be informed by latest market intelligence, but also by values achieved in the previous phase.
- 7.18 Phase by phase reviews would continue up to and including the final phase. There might be a need to cap the level of on-site affordable housing in this phase, as improvements in viability might result in a level of affordable housing that would be unsustainably high.

Post implementation review mechanism

- 7.19 On single phase developments, it is not possible for a review mechanism to deliver additional on-site affordable housing. A review of viability prior to construction of the development is therefore of limited value in terms of capturing any uplift in sales values when units are sold. This issue has been addressed by Lambeth, Southwark, Waltham Forest, Hounslow and others by adopting a post-implementation review of viability.
- 7.20 On the recently approved Shell scheme, for example, Lambeth agreed a review that is triggered when 70% of private units have been sold. Before any additional sales can be completed, the Developer must submit a viability review. If sales values exceed a pre-agreed 'break-even' value (the point at which a standard developer's profit has been achieved), then a 'surplus' is generated, which is split 50/50 between the Council and the Developer.
- 7.21 The later the review takes place (in terms of sales completions), the more reflective the viability review will be of outturn sales values. However, there is clearly a tension between the aim of deferring the review as far as possible into the sales programme and wishing to avoid introducing perverse incentives. For example, if the review is triggered by sale of 97.5% of units, the value of the remaining 2.5% of units would need to exceed the amount of any payment due under the mechanism to the Council. If the reverse was true, the Developer may simply retain the last 2.5% of units to avoid making any payment to the Council. Setting the threshold therefore requires careful judgement as to the balance between reflecting outturn values as much as possible, and the need to ensure that any payment due to actually paid.

Perceived risks associated with review mechanisms

- 7.22 There are a number of perceived and, to an extent, real risks associated with review mechanisms which we consider below.

Developer risk

- 7.23 When planning authorities propose a review mechanism, a frequent reaction from the developer is that they will increase risk. This perception is typically based on misconceptions as to how review mechanisms will operate. If structured appropriately, a review mechanism should allow a scheme to achieve a 'normal' level of return before additional affordable housing and/or a payment is triggered. For example, if a scheme generates a 15% developer's profit with an agreed level of affordable housing, appraisal inputs would need to change such that a 20% developer's profit was achieved before any additional affordable housing is provided. In this situation, the risk associated with selling the private units is mitigated through a full developer's profit. It is only when a scheme enters 'super-profit' territory that additional affordable housing is provided.

Funding and fundability

- 7.24 Developers often suggest that their funders will be less likely to fund a scheme where the Section 106 contains a review mechanism in comparison to a scheme where there is no such mechanism in place. This is said to be related to resistance from funders, partly borne from misconceptions as to how reviews are intended to operate.
- 7.25 Clearly a route to addressing this issue would be to make review mechanisms a standard feature of section 106 agreements so that – if a matter of course, funders will not have the option of picking and choosing which scheme to fund on the basis of presence or absence of a review mechanism.
- 7.26 Local authorities will also typically cap any payment in lieu due under review mechanisms at a level which is equivalent to the maximum level of affordable housing indicated in local policies (when the on-site delivery and any payment are considered in aggregate). This gives the developer and funder absolute clarity on the maximum potential exposure, noting of course that profits will also have increased substantially if the full payment becomes due.

Property Mis-descriptions Act 1991/Consumer Protection from Unfair Trading Regulations 2008

- 7.27 Developers sometimes express concerns that changes to scheme content following sales of units off-plan to occupiers may give rise to claims under the Property Mis-descriptions Act. This may occur if units are sold based on plans showing particular locations of affordable housing that subsequently change following a viability review.
- 7.28 This issue could be addressed if developers earmark certain units or areas in a development where units might be converted from private housing to affordable as a result of a viability review. Purchasers of private units would then be aware of the possibility of such changes prior to committing to a purchase.

Potential over-concentration of affordable housing in final phase

- 7.29 In the case of review mechanisms that potentially deliver additional on-site affordable units, there are also potential concerns regarding the quantum of delivery in the final phase. If the final phase in a scheme benefits from considerable growth in sales values, the result of the viability review might indicate that a very high proportion of the phase could be provided as affordable housing. This may be undesirable for both the Council and the developer in terms of creating a mixed and balanced community (although to an extent this would already have been achieved by a mix in the earlier phases).
- 7.30 The Council and the developer are likely to agree that a portion of the affordable housing could be delivered off-site, or through a commuted sum.

Uncertainty on levels of affordable housing

- 7.31 For the authority, a review mechanism may leave a degree of uncertainty as to the actual percentage and mix of affordable housing that the scheme will deliver, depending on how the mechanism is structured. This uncertainty has led some authorities to not pursue the review mechanism route at all, but instead negotiate a higher initial level of affordable housing and accept that any future uplift would accrue to the developer. This has been Wandsworth's approach over the past few years. The approach adopted by the Council has been to look at appraisals on a 'with growth' basis to determine the percentage and/or mix of affordable housing that might be viable in the future and negotiate with the developer on this basis.
- 7.32 Other councils have sought to combine a hybrid approach which determines the 'base' level of affordable housing on the basis of projected growth with a review mechanism which could deliver an increased quantum of affordable housing if outturn growth exceeds the projections.

Improving acceptability of review mechanisms

- 7.33 As review mechanisms become more commonplace, it is likely that developer and funder understanding will improve. At the current time, much of the resistance to review mechanisms stems from misconceptions and misunderstanding. The Council may therefore wish to invest some time and resource into working with developers to address issues and develop a shared understanding.
- 7.34 A next step in this process would be to work with developers and landowners to establish standard models for review mechanisms that can be tailored as appropriate to the circumstances of each particular development. Whilst there cannot be a 'one-size-fits-all' solution, other councils have adopted models that have common principles, but that can be applied to similar development scenarios. Differences between reviews that have been agreed tend to be around trigger points and relative shares of any 'upside', rather than the underlying principles. In order to address perceived risks, review mechanisms should adopt common starting principles, as follows:
- Reviews should not result in any additional on-site provision or payments in lieu until two conditions are satisfied:
 - firstly, the outturn residual land value of the scheme is no lower than the agreed benchmark land value for the site; and
 - secondly, the scheme should generate a 'normal' developer's return and be entering 'super-profit' territory.
 - There should be a limitation on any additional on-site provision or payment in lieu to a level equating to the provision sought by policy. If all parties are aware of the parameters of additional requirements, it should give them more comfort to proceed.
 - Reviews should not expose a developer to any open-ended liability to the local authority.
 - An equitable arrangement for dividing super-profit between the developer and the local authority, such that the developer is incentivised to achieve improved scheme value.

Review mechanisms and planning appeals

- 7.35 The issue of whether review mechanisms can be applied to single phase developments has been considered at appeal, where the issue is specifically whether or not local planning authorities can impose review mechanisms on developments which would otherwise be acceptable in planning terms. Where this issue has been tested, inspectors have generally found in favour of the appellants, even where the Council concerned has an adopted policy basis for seeking a viability review. This does not, of course, prevent the Council from seeking to include viability reviews by agreement with individual applicants.

8 Mitigating the impact of Vacant Building Credit

- 8.1 This section considers the impact of Vacant Building Credit ('VBC') and how the Council might seek to limit the impact on affordable housing delivery in the Borough. In March 2014 the Government published a consultation on "Planning Performance and Planning Contributions", which sought views on 'a further amendment to national policy so that local authorities should not apply section 106 affordable housing contributions to buildings brought back into any use, other than proportionately for any increase in floor space. This would be on the basis of providing an incentive for brownfield development in accordance with national policy.' (Para 8 of the Government's response to the consultation on the Planning Contributions (Section 106 planning obligations) published in November 2014). In the Government's response to the consultation published in November 2014 it identified at Para 23 that:

'After careful consideration of these responses we are making the following changes to national policy with regard to section 106 planning obligations: ...

...A financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned.'

- 8.2 This position was further reiterated by Brandon Lewis, The Minister of State, Department for Communities and Local Government (DCLG) identified in his written ministerial statement to the House of Commons on 28 November 2014 (Column 53WS) which set out that:

'...A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned. We will publish revised planning guidance to assist authorities in implementing these changes shortly.'

- 8.3 Subsequently on 28 November 2014 DCLG updated the National Planning Practice Guidance (NPPG) to introduce the vacant building credit, and consequently only requires affordable housing obligations to apply to any increase in floorspace in proposed developments. The NPPG has been further updated on 24 February and 26 March 2015. The VBC identifies that affordable housing obligations should only be sought on any increase in floorspace in proposed developments. Paragraph: 021 of the NPPG (Reference ID: 23b-021-20150326) identifies that:

'National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.'

- 8.4 Paragraph 022 of the NPPG (Reference ID: 23b-022-20150326) goes on to specify that,

'Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought.'

Other authorities' approach to VBC

- 8.5 Given the potential loss of affordable housing caused by the VBC and the ambiguity of the VBC guidance in the NPPG, other councils have implemented local guidance on the interpretation of the VBC guidance. For example, Southwark Council published a Planning Committee report in March 2015 'Application of the Vacant Building Credit in Southwark'. This aligns to the CIL guidance and regulations, which we understand to be the stated intention of the minister. This interpretation brings in an 'in-use test' and a 'vacancy test' to assess the eligibility for the VBC in line with the approach to the vacancy test for CIL. This is a practical approach, which 'will ensure that no development is able to benefit from CIL relief, on the basis that a building is in-use, whilst simultaneously benefitting from the VBC, on the basis that the building is vacant. Furthermore, it is considered that the approach will moderate any immediate impacts of the VBC on the Borough's affordable housing supply because it is unusual for buildings in Southwark to be vacant for extended periods prior to seeking planning permission for redevelopment'. The Council's local interpretation also requires applicants to 'demonstrate that the relevant vacant buildings have been actively marketed on realistic terms over a period of at least 24 months within the previous 36'. See the table below taken from the Council's committee report. It is considered that this local interpretation will also assist in preventing owners intentionally emptying homes and businesses to take advantage of the VBC.

Figure 8.5.1: Southwark Council's proposed approach to determining whether a building is vacant or in-use for the purpose of determining CIL relief or eligibility for VBC

	CIL	VBC
In-Use Test: 'the building has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development'	Eligible for CIL relief	Not eligible for VCB
Vacancy Test: 'the building has been in lawful use for a continuous period of fewer than six months within the period of three years ending on the day planning permission first permits the chargeable development'	Not eligible for CIL relief	Eligible for VBC (requires evidence vacant building(s) actively marketed for existing use for relevant period)

Interaction between existing percentage target based policy and VBC

- 8.6 The application of the VBC reduces the quantum of the development that local Planning authorities can seek the provision of affordable housing from. We set out below a simple diagrammatic example of this assuming a 10,000 sq m scheme, which assumes a policy requirement of 35% affordable housing for illustrative purposes.

Figure 8.6.1: Pre Vacant Building Credit position

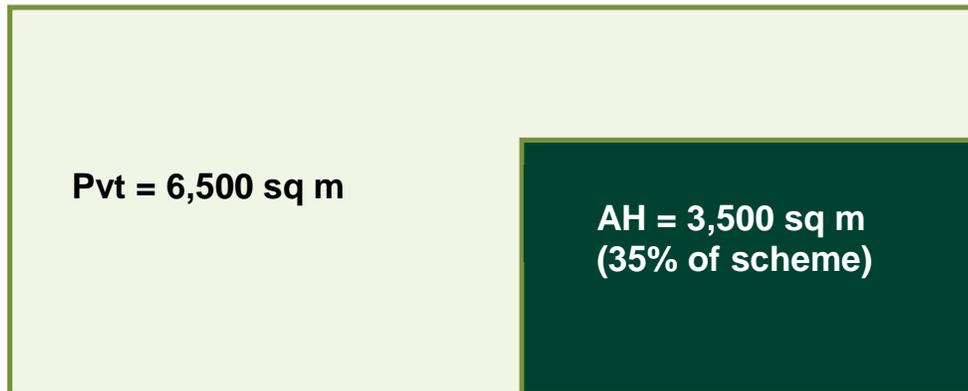
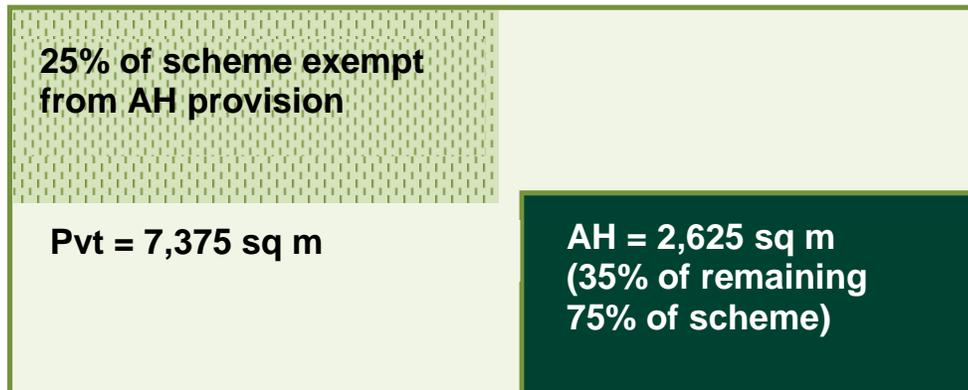


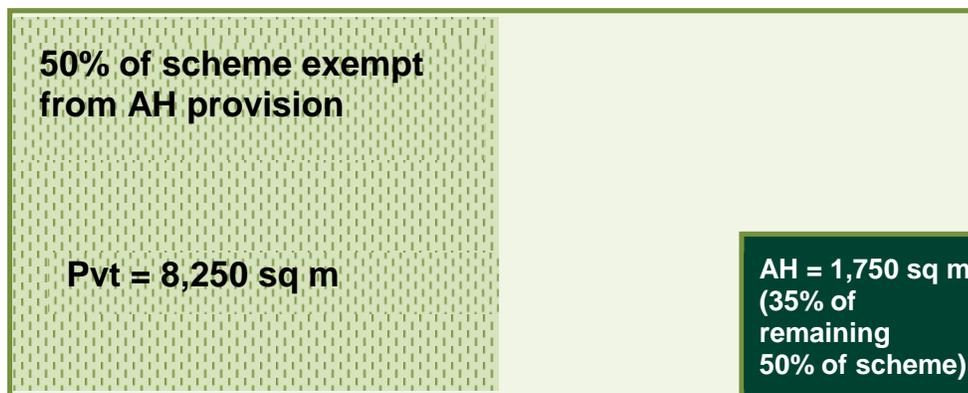
Figure 8.6.2: New policy position with VBC

(i) assuming that existing building is 25% of the proposed floorspace (75% of proposed scheme eligible to be considered for AH delivery)

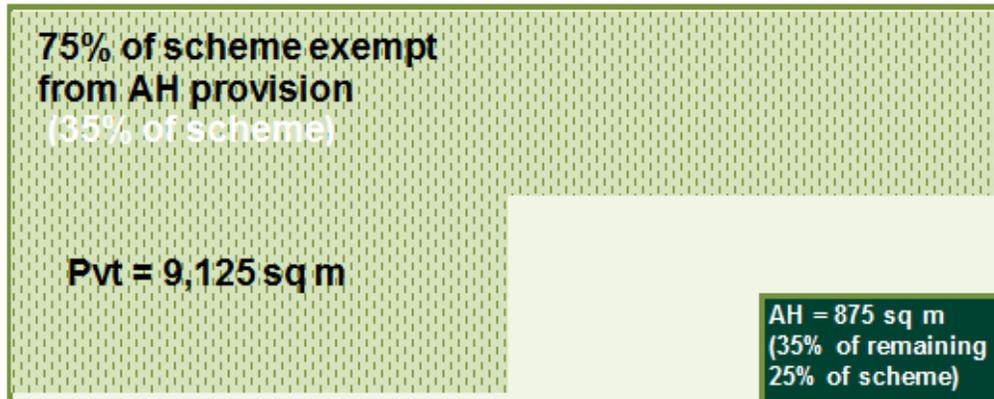


Pvt = Private Housing
AH = Affordable Housing

(ii) assuming existing building is 50% of the proposed floorspace (50% of proposed scheme eligible to be considered for AH delivery)



(iii) assuming existing building is 75% of the proposed floorspace (25% of proposed scheme eligible to be considered for AH delivery)



- 8.7 It is clear from the above diagrams that regardless of scheme viability the VBC reduces the quantum of floorspace from which local planning authorities can seek the provision of affordable housing. The application of a target or set percentage of affordable housing sought (i.e. 35% etc.) applies a further complication and restriction on the amount of affordable housing that could be delivered by a scheme as this becomes a percentage of a percentage.
- 8.8 The VBC is clearly a blunt instrument, which has a tendency to go too far in reducing affordable housing in some schemes and does not go far enough in other schemes to ensure their viable delivery. As a result many observers have concerns that VBC will both prevent the delivery of housing in the Borough (where a site specific viability assessment would justify a lower provision of affordable housing to bring the site forward) and significantly impact on the delivery of affordable housing (by reducing the policy compliant level of affordable housing well below what the scheme could viably deliver).
- 8.9 VBC does not make schemes more viable, it simply reduces the amount of floorspace that the Council can seek their affordable housing provision from. Given the central-urban nature of the Borough, where the majority of sites that come forward for redevelopment are brownfield sites and could thus be eligible for VBC (where vacant), this could have a significant impact on the Council's affordable housing supply. Furthermore, sites are coming forward in the Borough without the assistance of VBC, as affordable housing delivery on individual sites can be adjusted if necessary to assist with site-specific viability issues.
- 8.10 The VBC policy is an inappropriate mechanism for delivering the maximum viable quantum of affordable housing as well as incapable of ensuring the delivery of schemes with more complex economic viability characteristics. VBC is likely to significantly impact on the quantum of affordable housing delivered by the Council's existing and adopted affordable housing policies. On this basis we consider that the application of the VBC on schemes in the Borough will undermine the objectives of the Development Plan.
- 8.11 In addition we are of the opinion that the Council's current approach of determining the amount of affordable housing in each scheme on its own merits will ensure the Council is able to maintain a reasonable supply of affordable housing in the Borough without prejudicing the delivery of development. We are aware that schemes are coming forward for redevelopment in the Borough on this basis and in this regard we consider that there is no need to introduce further incentives to encourage development in Hammersmith & Fulham. Values in the Borough following the recession have increased significantly since the previous peak and predicted value growth over the next five years remains robust
- 8.12 Notwithstanding the above, our appraisals demonstrate that in order for the Council to maintain its future supply of affordable housing in the context of the VBC policy, it should seek the 'maximum reasonable amount of affordable housing' from schemes and not be constrained to a fixed percentage of the eligible floorspace. As all schemes will be different i.e. they will all have differing quantum of net additional floorspace, it is appropriate that the Council's emerging housing policy is flexible enough to allow them to seek the maximum viable amount that a scheme could viably deliver, especially if the

Council has to continue to accept the VBC policy in their decision making process. Further, we also consider the Council's approach to determining and applying vacancy tests for calculating CIL liabilities and the application of the VBC to be reasonable and sensible.

9 Conclusions and recommendations

- 9.1 The NPPF states that the cumulative impact of local planning authority standards and policies “should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle”. This report and its supporting appendices test this proposition in Hammersmith & Fulham Borough.
- 9.2 We have tested the impact of the Council's emerging affordable housing target of 50%, with a tenure mix of 60% rented and 40% intermediate housing. The Council's preference is for the rented element to be let at Target Rents and the Shared Ownership to be aimed at lower and middle incomes (we have modelled these units assuming incomes of £45,000 per annum). Both of these requirements will reduce the amount that RPs can pay developers for completed units, which will reduce residual land values. As a consequence, schemes are more likely to be unviable with these requirements than would have been the case with affordable rents (at LHA levels) and shared ownership units aimed at purchasers with household incomes at the London Plan limit of £90,000.
- 9.3 Notwithstanding the comments above, our appraisals indicate that there is a sufficient extent of viable outcomes to conclude that the adoption of a 50% target is (a) supported by the evidence and (b) will not put the scale of housing in the emerging plan at risk, providing the flexibility envisaged follows through into the adopted plan. Importantly, the outcomes of our testing of schemes at 40% affordable housing do not result in such a significant degree of improvement in overall viability that would warrant justify the loss of affordable housing on schemes that are shown as being capable of providing 50% affordable housing.
- 9.4 The impact of the forthcoming requirement to provide a percentage of units as Starter Homes is more significant in higher value areas due to the capped property price of £450,000. The amount of discount increases progressively above the government's stated 20% discount as private sales values increase, with a discount of over 60% required in the higher value areas. Developments are then required to provide extensive amounts of subsidy to deliver both the 'traditional' affordable housing and the Starter Homes. The precise impacts will vary between schemes and will depend on the size of Starter Homes relative to the other units in the scheme. As a consequence, the Council may wish to determine the outcome on a scheme specific basis and, in particular, the extent to which 'traditional' affordable housing can be provided after accommodating the Starter Homes requirement. This would not warrant any change to the overall affordable housing target.
- 9.5 While scheme-specific viability on individual applications can be determined relatively accurately at the point of application, viability changes over time. Residual land values are very sensitive to changes in sales values and build costs, which can vary significantly over the development period, particularly multiple phase developments. Review mechanisms can help to address this issue, by facilitating schemes to come forward with potentially lower amounts of affordable housing than the target at the outset, but then with enhanced levels as market conditions change over the development period. Review mechanisms offer reassurance to members of planning committees and interested third parties that improvements in viability can be shared with the Council for the benefit of the community.
- 9.6 Vacant Building Credit is intended to provide incentives to developers to bring forward development on sites which are currently occupied by vacant buildings. Due to high sales values in the Borough and strong competition between developers for sites, incentives to reuse existing vacant sites are rarely if ever required. Nevertheless, Vacant Building Credit has been imposed on the Borough and this will have an adverse impact on the Council's ability to meet its affordable housing targets. The Council could seek to mitigate the effects of the policy by adopting an alternative approach to affordable housing, in which it would seek the 'maximum reasonable' proportion on sites. This would mean that the eligible proportion of the site left after the existing vacant building floorspace has been deducted could provide more than 50% affordable housing, thus offsetting the impact of the discount.

Appendix 1 - Policy analysis

An Assessment of Policies and their Impact on the Local Plan

Context

Hammersmith and Fulham is an inner London borough. The council's development plan policies reflect local needs and the priorities of the council and its partners, but they are also set within the policy context of the NPPF and the London Plan. It is a requirement that the policies in the Local Plan must be consistent with national policy in the form of the NPPF as well as being in general conformity with the policies set out in the London Plan.

The council considers that the policies in the Local Plan are consistent with both the NPPF and the London Plan and that consequently they are generally endorsed by these higher level policy documents. The council also considers that the policies provide an appropriate and viable approach to tackling the key challenges within the borough.

General comment

The policies within the Local Plan have been developed through a number of iterations of the council's development plan, including the former Unitary Development Plan and the current Core Strategy which was published in October 2011. In general, many of the policies have proved to be successful in guiding development over many years and have encouraged rather than acted as a brake on development. Monitoring of such key indicators as housing approvals and conversions as well as completions (see successive monitoring reports) shows that Hammersmith and Fulham has consistently reached targets. The council considers that the amount of development activity in the borough over recent years is evidence that its development plan policies are not deterring developers from operating within the borough. There is an extensive pipeline of development proposals for a variety of uses and for schemes big and small awaiting commencement. The emerging Local Plan includes many policies taken from the Core Strategy (2011), which itself has been assessed in the council's CIL Viability Study (June 2014), and from the Development Management Local Plan (2013).

Where changes of any significance to policies within the Local Plan have been proposed, the council considers that these altered or emerging policies will not impact significantly on viability. In addition, it should be noted that in practice the council has been operating these draft policies through its development management responsibilities since 2014 and prior to publication of the submission Local Plan.

The policies within the Local Plan are supported by comprehensive background studies on housing, employment and retail that include consideration of viability across the borough and London. The policies within the Local Plan are also written in such a way that viability will always be a consideration when taking into account individual development proposals. In negotiating for affordable housing, for example, the Local Plan states that the council will take into account factors such as "financial viability, having regard to the individual circumstances of the site and the availability of public subsidy".

The policies within the Local Plan have been prepared within the context of close working with land owners, developers and other interested parties. As mentioned above, the policies have been used by the council over recent years when negotiating with developers and in considering development proposals. Therefore the policies are familiar to this group of stakeholders who have been involved in securing planning consents and delivering schemes of a variety of sizes and mixes on sites within the borough.

The table on the following pages includes an assessment of the impact of the Local Plan policies on development viability and whether they have an impact on development costs. This table includes all the draft Local plan policies and assesses each policy to determine whether the policies:

- Continue previously adopted Local Plan policies (these policies are highlighted in **yellow**);
- Have been assessed as part of the viability assessment for the CIL Charging Schedule (approved by the council in May 2015); and
- Have been assessed as part of the viability assessment of another planning policy document; or have a flexible approach to policy requirements, allowing viability issues to be considered when determining planning applications.

Ref	Policy	Summary of policy requirements	Viability impact
Regeneration Area Strategies			
	Strategic policy - Regeneration Areas		The policy is assessed when considering more detailed regeneration area policies below.
WCRA	White City Regeneration Area		The policies within the White City Regeneration Area have not changed significantly from adopted policies. The policies have a flexible approach, allowing viability issues to be considered when determining planning applications. The policy objectives have been subject to viability assessment undertaken for the White City Opportunity Area planning framework. http://www.lbhf.gov.uk/Images/130520_White_City_DIF_Study_Final_Report_Update%202013_tcm21-181422.pdf In addition parts of the strategic site are already subject to planning consents.
WCRA1	White City East		See above. In addition, the area is subject to planning consents and development proposals on site.
WCRA2	White City West		See comment for WCRA.
WCRA3	Shepherd's Bush Market and adjacent land		See above.
HRA	Hammersmith Regeneration Area		The policies within the Hammersmith Regeneration Area (with the exception of the Hammersmith Flyunder – see below) have not changed significantly from adopted policies. The policies have a flexible approach, allowing viability issues to be considered when determining planning applications.
HRA1	Town Hall Extension and adjacent land		See above. The site is subject to planning permission.
HRA3	A4, Hammersmith Flyover and adjoining land		The policy objective to replace the Flyover with a “Flyunder” is aspirational. The proposal is subject to ongoing assessment, including financial viability. It is probable that a separate Hammersmith DPD or SPD will be prepared as and when necessary and be accompanied by a viability assessment which will look in detail at the Flyover policy. Similarly, proposals for the Hammersmith Island site are flexible enough to allow for a number of development scenarios.
FRA	Fulham Regeneration Area		The policies within the Fulham Regeneration Area have not changed significantly from adopted policy. They have been subject to viability assessment undertaken for the Earl's Court and West Kensington Opportunity Area Draft Joint Supplementary Planning Document. http://www.lbhf.gov.uk/Images/The%20Viability%20Review_tcm21-170137.pdf

FRA1	Earl's Court and West Kensington Opportunity Area		See above. In addition, parts of the strategic site are already subject to planning consents.
SFRRRA	South Fulham Riverside Regeneration Area		<p>The policies within the South Fulham Riverside Regeneration Area have not changed significantly from adopted policy. The policies have a flexible approach, allowing viability issues to be considered when determining planning applications. The policy objectives have been subject to the South Fulham Riverside SPD Delivery and Infrastructure Funding Study.</p> <p>http://www.lbhf.gov.uk/Images/FINAL_Revised_Report_29-03-12_tcm21-170933.pdf</p> <p>In addition parts of the strategic site are already subject to planning consents.</p>
SFRRRA1	Imperial Gasworks National Grid		<p>The site was assessed as part of the council's CIL Viability Study.</p> <p>http://www.lbhf.gov.uk/Images/Appendix%205%20Hammersmith%20%20Fulham%20CIL%20final%20report%2024%2007%2014%20(2)_tcm21-189998.pdf</p> <p>http://www.lbhf.gov.uk/Images/20.01.2015%20Final%20Viability%20addendum%20by%20PBA_tcm21-193211.pdf</p> <p>The site is also subject to ongoing pre-application discussions.</p>
Meeting Housing Needs and Aspirations			
HO1	Housing supply	<p>2 changes to this policy:</p> <ul style="list-style-type: none"> • an increase in additional dwellings target from 615 to 1031pa • new dwellings to meet local needs and available for occupation by London residents 	<p>The increase in the housing target set by the London Plan will not have a viability impact. The target will be met, as evidenced by the council's 5 Year Housing Supply, SHLAA and annual monitoring (see Monitoring Report for 2014/15).</p> <p>The new requirement to ensure that new dwellings are available for occupation by people living in London could potentially impact on viability. The proposal is supported by London Plan policy HO1. In this borough, it is subject to ongoing assessment, including financial viability. It is probable that a separate SPD will be prepared on this issue. See also Islington assessment of a planning obligation to ensure that new dwellings are not left empty</p> <p>http://www.islington.gov.uk/publicrecords/library/Planning-and-building-control/Publicity/Public-consultation/2015-2016/(2015-05-28)-BPS-Final-Report-November-2014.pdf</p>
HO2	Housing conversion and retention	No conversion of dwellings less than 120sqm 50% of units 2 or more bedrooms	This policy has been in the borough's development plan for at least 15 years and any impact on housing delivery has already been taken into account.

HO3	Affordable Housing	At least 50% of all additional dwellings should be affordable 60% of the affordable units should be for social or affordable renting and 40% intermediate	<p>This policy will have a cost impact for a developer; however the 50% affordable housing policy is a borough wide target and is the subject of a separate viability exercise. Previously a 40% target had been assessed in the CIL Viability Study. Although 40% is included as the target in the adopted London Plan, the council considers that 50% is justified. The policy is not site specific, and in negotiating for affordable housing in individual schemes the policy will allow for consideration of financial viability – the policy therefore has a flexible approach, allowing viability issues to be considered when determining planning applications</p> <p>The social/affordable and intermediate split within the policy is different from the split tested in the CIL Viability Study. It differs, in that the Local Plan policy includes a preference for social or affordable renting as opposed to intermediate and affordable renting which is the preferred tenure in the Core Strategy. However, the policy change now brings the Local Plan affordable housing policy in line with London Plan 60/40 strategic split. Deliverability of the policy will vary on a scheme by scheme basis depending on available funding sources and circumstances that will demonstrated in the financial viability assessment. With its in-built flexibility the policy will have little impact on housing delivery.</p>
HO4	Housing quality and density	Policy expects housing development to respect and enhance the local environment. Density should also take account of the London Plan	Policy reflects standard requirements across London and should not impact on viability.
HO5	Housing mix	Proportions of different size dwellings	Housing mix tested in the CIL Viability Study.
HO6	Accessible housing	The Lifetime Homes and Wheelchair adaptable housing standards have changed because of an optional change to the Building Regulations	<p>These proposed changes have been tested in the Mayor of London Housing Standards Viability Assessment</p> <p>https://www.london.gov.uk/sites/default/files/Housing%20Standards%20Viability.pdf</p>
HO7	Meeting needs of people who need care and support		Policy reflects standard requirements across London and should not impact on viability
HO8	Hostels and houses in multiple occupation		Policy HO8 has not changed significantly from the adopted policies.
HO9	Student accommodation		Policy HO9 has not changed significantly from the adopted policies.
HO10	Gypsy and traveller		Policy is a national requirement and should not impact on viability.

	accommodation		
HO12	Detailed residential standards	Reference to the Nationally Described Space Standard	Policy HO12 has not changed significantly from the adopted policies. The housing standards are included in Planning Guidance SPD and the London Plan 2016. The housing standards impact has been tested by the Mayor London in https://www.london.gov.uk/sites/default/files/Housing%20Standards%20Viability.pdf
Local Economy and Employment			
E1	Providing for a range of employment uses		Policies E1 and E2 have not changed significantly from the adopted policies. The council's Employment Study February 2016 supports the viability of the policy.
E2	Land and premises for employment uses		Policies E1 and E2 have not changed significantly from the adopted policies. The policy has a flexible approach, allowing viability issues to be considered when determining planning applications.
E3	Provision for visitor accommodation and facilities		Policy E3 has not changed significantly from the adopted policy.
E4	Local employment, training and skills development initiatives		Policy E4 has not changed significantly from the adopted policy. Encouraging adoption of the London Living Wage, a new element of the policy, will not impact on viability.
Town and Local Centres			
TLC1	Hierarchy of town and local centres	Identifies hierarchy of centres.	Policy TLC1 has not changed significantly from the adopted policy.
TLC2	Town Centres	Seeks a mix of retail and other uses for the community.	Policy TLC2 now combines former policies on prime and non-prime frontages. The revised policy allows increased flexibility when considering appropriate uses, thereby supporting the viability and vitality of town centres and the viability of individual premises. .
TLC3	Local Centres	Seeks a mix of retail and other uses for the community.	Policy TLC3 has been changed to allow increased flexibility. Financial viability is a policy criterion.
TLC4	Small non designated parades, clusters and corner shops	Seeks a mix of retail and other uses for the community.	Policy TLC4 has been changed to allow increased flexibility. Financial viability is a policy criterion
TLC5	Managing the impact of food, drink and entertainment uses	Sets opening and closing hours.	Policy TLC5 has not changed from the adopted policy. Its operation has not been shown to impact upon viability of such businesses.

TLC6	Betting shops, pawnbrokers, payday loan shops and takeaways		The policy will not preclude new businesses setting up within the borough.
TLC7	Public houses	Attempts to safeguard provision of pubs in the borough.	The policy includes flexibility and will allow change of use subject to assessment of identified criteria, including viability.
Community Facilities, Leisure and Recreation			
CF1	Supporting community facilities and services		Policy CF1 has not changed significantly from the adopted policy.
CF2	Enhancement of community uses		Policy CF2 has not changed significantly from the adopted policy, but has been amended to identify more clearly financial viability as a policy criterion.
CF3	Enhancement of arts, culture, entertainment, leisure, recreation and sport uses		Policy CF3 has not changed significantly from the adopted policy, but has been amended to identify more clearly financial viability as a policy criterion.
CF4	Professional football grounds	Seeks retention of professional football or field based spectator sports.	Policy will allow viability to be considered.
Green and Public Open Space			
OS1	Protecting parks and open spaces	Identifies hierarchy and requires new open space in regeneration areas.	Policy OS1 has not changed significantly from the adopted policy.
OS2	Access to parks and open spaces		Policy OS2 has not changed significantly from the adopted policy.
OS3	Playspace for children and young people		Policy OS3 has not changed significantly from the adopted policy.
OS4	Nature conservation		Policy OS4 has not changed significantly from the adopted policy.
OS5	Greening the borough		Policy OS5 has not changed significantly from the adopted policy. Seeking garden space, soft landscaping, etc in new development has not impacted on development viability.
River Thames			
RTC1	River Thames		Policy RTC1 has not changed significantly from the adopted policy.
RTC2	Access to the Thames riverside and foreshore		Policy RTC2 has not changed significantly from the adopted policy. The requirement for a 6 metre wide riverside walk has not impacted on viability of riverside schemes.

RTC3	Design and appearance of development within the Thames Policy Area		Policy RTC3 has not changed significantly from the adopted policy.
RTC4	Water-based activity on the Thames		Policy RTC4 has not changed significantly from the adopted policy.
Design and Conservation			
DC1	Built environment		Policy DC1 has not changed significantly from the adopted policy. Policy objectives have been in the borough's development plans for many years and any impact on housing delivery has already been taken into account.
DC2	Design of new build		Policy DC2 has not changed significantly from the adopted policy
DC3	Tall buildings		Policy DC3 has not changed significantly from the adopted policy
DC4	Alterations and extensions (including outbuildings)		Policy DC4 has not changed significantly from the adopted policy
DC5	Shopfronts		Policy DC5 has not changed significantly from the adopted policy
DC6	Replacement windows		Policy DC6 has not changed significantly from the adopted policy
DC7	Views and landmarks		Policy DC7 has not changed significantly from the adopted policy
DC8	Heritage and conservation		Policy DC8 has not changed significantly from the adopted policy
DC9	Advertisements		Policy DC9 has not changed significantly from the adopted policy
DC10	Telecommunications		No impact on plan viability
DC11	Basement accommodation and lightwells	Limits new basement accommodation to one storey	The policy will not preclude provision of new basements in the borough and should not impact on viability.
Environmental Issues, including Tackling and adapting to Climate Change			
CC1	Reducing Carbon Dioxide Emissions	Policy is based on the London Plan policy.	The Minor Alterations to the London Plan 2015 amend the London Plan policy which has been viability tested as part of the Alterations. https://www.london.gov.uk/sites/default/files/Housing%20Standards%20Viability.pdf
CC2	Ensuring Sustainable Design and Construction		The Minor Alterations to the London Plan 2015 amend the London Plan policy which has been viability tested as part of the Alterations. https://www.london.gov.uk/sites/default/files/Housing%20Standards%20Viability.pdf
CC3	Reducing Water Use and the Risk of Flooding		This policy and relevant London Plan policies have not changed significantly. If we change the Draft Local Plan to include a more stringent policy then it might need to be viability tested. But policy allows for practicality to be taken into account therefore unlikely to undermine the viability of the Local Plan.
CC4	Water Quality	No change to the policy	Policy CC4 has not changed significantly from the adopted policy.
CC5	Strategic Waste Management	A reduction to the waste apportionment target	No impact on plan viability.

CC6	On-site Waste Management	No significant changes to the policy	Policy CC6 has not changed significantly from the adopted policy.
CC7	Hazardous Substances		Policy CC7 has not changed significantly from the adopted policy.
CC8	Contaminated Land		Policy CC8 has not changed significantly from the adopted policy.
CC9	Air Quality		Policy CC9 has not changed significantly from the adopted policy.
CC10	Noise		Policy CC10 has not changed significantly from the adopted policy.
CC11	Light Pollution		Policy CC11 has not changed significantly from the adopted policy.
CC12	Control of Potentially Polluting Uses		Policy CC12 has not changed significantly from the adopted policy.
Transport			
T1	Transport		Policy T1 has not changed significantly from the adopted policy. Individual transport projects are/will be subject to individual viability assessment.
T2	Transport assessments and travel plans		Policy T2 has not changed significantly from the adopted policy.
T23	Increasing opportunities for cycling and walking	Policy is based on London Plan standards, but is slightly higher.	Policy T3 has not changed from the adopted policy. Increased standards are intended to meet projected needs resulting from cycling growth.
T4	Vehicle parking Standards		Policy T4 has not changed from adopted policy.
T5	Parking for blue badge holders		Policy T5 has not changed from adopted policy.
T6	Borough Road Network		Policy designates a road hierarchy.
T7	Construction and Demolition Logistics		New policy will not impact on viability.
Delivery and Implementation of the Local Plan			
	Delivery and Implementation of the Local Plan		Policy has not changed significantly from adopted policy. The policy makes it clear that the council will have regard to financial viability in plan making, negotiating Section 106 agreements, etc.
Planning contributions and infrastructure planning			
	Planning contributions and infrastructure planning		No impact on plan viability.

Appendix 2 - Sample appraisal

LB HAMM Floor areas - proposed (sqm)

Site ref	Retail A1-A2		Total resi units	Total resi FS	Retail A1-A2		Retail S/M	B1 office
	Retail A1-A2	Retail S/M			Retail A1-A2	Retail S/M		
1			10	815	0	0	0	130
2			50	4,076	0	0	0	130
3			100	8,152	0	0	0	130
4			200	16,304	0	0	0	130
5			300	24,455	0	0	0	130
6			400	32,607	0	0	0	130
7			500	40,759	0	0	0	130
8			750	61,138	0	0	0	130
9		10,000	500	40,759	0	0	0	130
10		15,000	750	61,138	0	0	0	130

49	50	51	52	58	59	60	61	68	69	70	71	79	80	81	89	90	91	92	93	94	95
LB HAMM S106 (per sqm for commercial; per unit for residential) Rents																					
Cap val												Yields									
Build costs												Net to gross									
Site ref	Retail A1-A	Retail S1M&B1 office	B2 industrial	Resi	Retail A1-A	Retail S1M&B1 office	Resi	Retail A1-A	Retail S1M&B1 office	Retail A1-A5	Retail S1M&B1 office	Retail A1-A5	Retail S1M&B1 office	Retail A1-A5	Retail S1M&B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi ins		
1			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
2			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
3			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
4			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
5			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
6			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
7			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
8			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
9			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	
10			10	1,000		376.74	21,500	6.00%	6.00%		6.00%		2,083	85%	85%	80%	85%	85%	85%	85%	

1	96	97	98	120	121	122	123	124	131	132	133	134	141	142	143	144	152	153	154	155	156	157				
LB HAMM				Build start (QUARTERS)				Build period (QUARTERS)				Investment sale (QUARTERS)				Resi sales period (qtrs)				Sales period start				On-site AH		% AH rented
Site ref	D1	D2	Resi	Total new floorspace	Retail A1-A	Retail SM	B1 office	Resi	Retail A1-A	Retail SM	B1 office	Resi	Retail A1-A	Retail SM	B1 office	Resi		Area								
1	85%	85%	100%	815	2	2	2	2	2	4	4	4	4	6	6	20	1	6	Hammersmith	0	50%	60%				
2	85%	85%	85%	4,076	2	2	2	2	4	6	6	6	6	6	8	2	2	8	Hammersmith	0	50%	60%				
3	85%	85%	83%	8,152	2	2	2	2	4	6	6	6	6	6	8	3	3	8	Hammersmith	0	50%	60%				
4	85%	85%	80%	16,304	2	2	2	2	4	8	8	8	8	10	10	7	7	10	Hammersmith	0	50%	60%				
5	85%	85%	78%	24,455	2	2	2	2	4	8	8	8	8	10	10	10	10	10	Hammersmith	0	50%	60%				
6	85%	85%	78%	32,607	2	2	2	2	4	10	10	10	10	12	12	13	13	12	Hammersmith	0	50%	60%				
7	85%	85%	75%	40,759	2	2	2	2	4	12	12	12	12	14	14	17	17	14	Hammersmith	0	50%	60%				
8	85%	85%	75%	61,138	2	2	2	2	4	14	14	14	14	16	16	25	25	16	Hammersmith	0	50%	60%				
9	85%	85%	75%	50,759	2	2	2	2	4	12	12	12	12	14	14	17	17	14	Hammersmith	0	50%	60%				
10	85%	85%	75%	76,138	2	2	2	2	4	14	14	14	14	16	16	25	25	16	Hammersmith	0	50%	60%				

LOCAL PLAN AND CIL VIABILITY MODEL

This is input control box for reference into the appendix on all sheets

Local Authority: **IS THAMESWORTH & FULHAM**
 Author: **[Redacted]**
 Date: **22 July 2015**
 Reference: **[Redacted]**

Site No: **1**
 Scale: **0.1**

DO NOT CHANGE SITE USING THIS CELL - USE M3 IN 'RESULTS' PAGE

Values: - NOT USED
 Sales Values: **C**

Maximum housing percentage of which is affordable: **50%**
 Maximum housing percentage of which is non-affordable: **40%**

Cost of Sustainable Homes (Cost above cost of bricks etc. of base costs): **0%**

Cost of Sustainable Homes: check box

Residual Land Value	Total units	Private floor area	Ave unit size	On a total dev costs
£3,358,016	10	815	408	82
				3.3%

Get extra Scheme about AT Enriched: **0.1**
Y

	Units years 1-5	Units years 6-10	Units years 11-15	GIA years 1-5	GIA years 6-10	GIA years 11-15	G to M rate	M3s years 1-5	M3s years 6-10	M3s years 11-15	Total
Hours	82	-	-	-	-	-	100%	-	-	-	815
Fins	82	-	-	-	-	-	100%	-	-	-	815
Costs	-	-	-	-	-	-	-	-	-	-	-

Revenue Value from Private GDV	Years 1-5	Years 6-10	Years 11-15	Total
	21500	21500	21500	6355358

	Year 1-5	Year 6-10	Year 11-15	Total
Per sqm	1,135	1,135	1,135	1,135
Hours external	1,483	1,483	1,483	1,483
Fins external	1,483	1,483	1,483	1,483
Costs external	219	219	219	219
Costs external	-	-	-	1,114,624

31% of MV

Sturdy Homes to be sold at

Contribution	Year 1-5	Year 6-10	Year 11-15
Sales	0.00%	0.00%	0.00%
Build	0.00%	0.00%	0.00%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LB HAMMERSMITH & FULHAM
Area(s)	0
Author	0
Date	25 July 2016
Reference	0

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq. metre	
A	Value 1	£9,000
B	Value 1	£9,000
C	Value 1	£10,000
D	Value 1	£11,000
E	Value 1	£13,000
F	Value 1	£15,500
G	Value 1	£17,000
H	Value 1	£18,500
I	Value 1	£21,500

GROUND RENTS from flats (£s per annum)

	Private	Affordable
Average	£4,000	£0
One bed	£7,273	£0
Two beds	£0	£0
Three beds	£0	£0
Four beds	£0	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£0	£0
Two beds	£0	£0
Three beds	£0	£0
Four beds	£0	£0

Select affordable value option from drop down box

Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats	£76,000	£0	£76,000			£0
Two bed flats	£96,000	£0	£96,000			£0
Three bed flats	£123,000	£0	£123,000			£0
Four bed flats	£132,000	£0	£132,000			£0
Two bed house	£96,000	£0	£96,000			£0
Three bed house	£123,000	£0	£123,000			£0
Four bed house	£132,000	£0	£132,000			£0

NOT USED

Per sqm
 Average Aff Rent value: £1,138
 Average Shd Own value: £2,432
 Blended value: £1,655.60 (Based on selection from Test Variables sheet)

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent						NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	Indicative HCA funding per unit	Value per unit
One bed flats	6.50%	6.50%	£0	£0	£0	£500,000		£0	6.00%	£0	6.00%	£0	£0	£0
Two bed flats	6.50%	6.50%	£0	£0	£0	£730,000		£0	6.00%	£0	6.00%	£0	£0	£0
Three bed flats	6.50%	6.50%	£0	£0	£0	£860,000		£0	6.00%	£0	6.00%	£0	£0	£0
Four bed flats	6.50%	6.50%	£0	£0	£0	£900,000		£0	6.00%	£0	6.00%	£0	£0	£0
Two bed house	6.50%	6.50%	£0	£0	£0	£830,000		£0	6.00%	£0	6.00%	£0	£0	£0
Three bed house	6.50%	6.50%	£0	£0	£0	£960,000		£0	6.00%	£0	6.00%	£0	£0	£0
Four bed house	6.50%	6.50%	£0	£0	£0	£1,130,000		£0	6.00%	£0	6.00%	£0	£0	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LB HAMMERSMITH & FULHAM
Area(s)	0
Author	0
Date	25 July 2016
Reference	0

BUILD COSTS

Typology	Build costs per gross sqm - HOUSES	Build costs per gross sqm - FLATS	External works and other costs	Gross to net adjustment for flats
Residential	£1,189	£1,463	£146	100.0%

TIMINGS for cash flow

Build start	Build period	Sales period	Sales period start
Quarters 2	Quarters 4	Quarters 1	Quarters from start on site 6

PLANNING OBLIGATIONS / CIL

S106 payments	CIL Charges (incl Mayoral CIL)	Fees
£s per sqm all tenures	£s p sq m private sales only	% of build cost
Quarter paid	Instalment 1 - Qtr paid	Instalment 2 - Qtr paid
3	1	2
£1,000	£450	10%

NB externals included in base costs in 'sites page'

OTHER COSTS

Developer return % GDV	Private	20.00%
	Affordable	6.00%
Energy requirements	All tenures	6%
Contingency		5%
Marketing costs % of sales values		3.00%
Legal Fees % of GDV		0.50%
Site acquisition costs % land value		6.80%
Development Finance		6.00%

Cat 2 accessibility:	Applies to all dwellings	Nos of units:
Houses	£521	10
Flats	£924	-

Cat 3 accessibility	Applies to 10% of dwellings
Houses	£22,694
Flats	£7,906

LOCAL PLAN AND OIL VIABILITY MODEL

Local Authority: **TRANSPORTS (SOUTH)**
 Project Name: **LBIF approval model 000011**
 Date: **08/04/2018**
 File Name: **LBIF approval model 000011**

REVISED PERIOD CASH FLOW

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Receipts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accumulated Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Investment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period	-																					
NPV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years)	-																					
NPV (Discount Rate 10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 10%)	-																					
NPV (Discount Rate 15%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 15%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 15%)	-																					
NPV (Discount Rate 20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 20%)	-																					
NPV (Discount Rate 25%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 25%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 25%)	-																					
NPV (Discount Rate 30%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 30%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 30%)	-																					
NPV (Discount Rate 35%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 35%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 35%)	-																					
NPV (Discount Rate 40%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 40%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 40%)	-																					
NPV (Discount Rate 45%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 45%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 45%)	-																					
NPV (Discount Rate 50%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 50%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 50%)	-																					
NPV (Discount Rate 55%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 55%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 55%)	-																					
NPV (Discount Rate 60%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 60%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 60%)	-																					
NPV (Discount Rate 65%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 65%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 65%)	-																					
NPV (Discount Rate 70%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 70%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 70%)	-																					
NPV (Discount Rate 75%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 75%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 75%)	-																					
NPV (Discount Rate 80%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 80%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 80%)	-																					
NPV (Discount Rate 85%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 85%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 85%)	-																					
NPV (Discount Rate 90%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 90%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 90%)	-																					
NPV (Discount Rate 95%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 95%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 95%)	-																					
NPV (Discount Rate 100%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRR (Discount Rate 100%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payback Period (Years) (Discount Rate 100%)	-																					

NPV (Discount Rate 10%)	0
IRR (Discount Rate 10%)	0
Payback Period (Years) (Discount Rate 10%)	-
NPV (Discount Rate 15%)	0
IRR (Discount Rate 15%)	0
Payback Period (Years) (Discount Rate 15%)	-
NPV (Discount Rate 20%)	0
IRR (Discount Rate 20%)	0
Payback Period (Years) (Discount Rate 20%)	-
NPV (Discount Rate 25%)	0
IRR (Discount Rate 25%)	0
Payback Period (Years) (Discount Rate 25%)	-
NPV (Discount Rate 30%)	0
IRR (Discount Rate 30%)	0
Payback Period (Years) (Discount Rate 30%)	-
NPV (Discount Rate 35%)	0
IRR (Discount Rate 35%)	0
Payback Period (Years) (Discount Rate 35%)	-
NPV (Discount Rate 40%)	0
IRR (Discount Rate 40%)	0
Payback Period (Years) (Discount Rate 40%)	-
NPV (Discount Rate 45%)	0
IRR (Discount Rate 45%)	0
Payback Period (Years) (Discount Rate 45%)	-
NPV (Discount Rate 50%)	0
IRR (Discount Rate 50%)	0
Payback Period (Years) (Discount Rate 50%)	-
NPV (Discount Rate 55%)	0
IRR (Discount Rate 55%)	0
Payback Period (Years) (Discount Rate 55%)	-
NPV (Discount Rate 60%)	0
IRR (Discount Rate 60%)	0
Payback Period (Years) (Discount Rate 60%)	-
NPV (Discount Rate 65%)	0
IRR (Discount Rate 65%)	0
Payback Period (Years) (Discount Rate 65%)	-
NPV (Discount Rate 70%)	0
IRR (Discount Rate 70%)	0
Payback Period (Years) (Discount Rate 70%)	-
NPV (Discount Rate 75%)	0
IRR (Discount Rate 75%)	0
Payback Period (Years) (Discount Rate 75%)	-
NPV (Discount Rate 80%)	0
IRR (Discount Rate 80%)	0
Payback Period (Years) (Discount Rate 80%)	-
NPV (Discount Rate 85%)	0
IRR (Discount Rate 85%)	0
Payback Period (Years) (Discount Rate 85%)	-
NPV (Discount Rate 90%)	0
IRR (Discount Rate 90%)	0
Payback Period (Years) (Discount Rate 90%)	-
NPV (Discount Rate 95%)	0
IRR (Discount Rate 95%)	0
Payback Period (Years) (Discount Rate 95%)	-
NPV (Discount Rate 100%)	0
IRR (Discount Rate 100%)	0
Payback Period (Years) (Discount Rate 100%)	-

Quantity Interest: 1.50%

NPV (Discount Rate 10%)	0
IRR (Discount Rate 10%)	0
Payback Period (Years) (Discount Rate 10%)	-
NPV (Discount Rate 15%)	0
IRR (Discount Rate 15%)	0
Payback Period (Years) (Discount Rate 15%)	-
NPV (Discount Rate 20%)	0
IRR (Discount Rate 20%)	0
Payback Period (Years) (Discount Rate 20%)	-
NPV (Discount Rate 25%)	0
IRR (Discount Rate 25%)	

Appendix 3 - Appraisal results (present day values and costs)

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,617,260	18,299,261	20,613,738	23,295,740	27,924,694	34,629,697	38,652,689	42,675,691	50,721,685
2	19,586,713	23,550,560	26,966,703	30,930,550	37,762,838	47,672,453	53,618,220	59,563,987	71,455,525
3	21,038,630	25,376,711	29,085,167	33,409,197	40,826,110	51,636,184	58,122,231	64,608,275	77,580,366
4	16,064,351	19,970,472	23,187,519	27,085,687	33,507,396	43,233,178	49,068,647	54,904,116	66,575,054
5	12,205,553	15,662,014	18,448,638	21,903,560	27,471,894	36,072,325	41,232,584	46,392,842	56,688,763
6	11,777,100	15,114,614	17,800,297	21,123,481	26,494,723	34,768,722	39,733,122	44,685,134	54,583,584
7	8,352,653	11,287,942	13,583,889	16,502,575	21,082,231	28,335,118	32,677,295	37,012,671	45,667,737
8	10,889,619	14,664,523	17,539,895	21,276,416	26,996,792	36,254,665	41,782,285	47,303,389	58,310,123
9	7,673,249	10,102,478	12,017,845	14,439,507	18,025,035	24,055,836	27,663,970	31,270,247	38,479,182
10	10,489,485	13,596,979	15,997,993	19,085,658	23,550,616	31,231,181	35,823,242	40,409,382	49,561,175

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,017,260	13,699,261	16,013,738	18,695,740	23,324,694	30,029,697	34,052,689	38,075,691	46,121,685
2	14,986,713	18,950,560	22,366,703	26,330,550	33,162,838	43,072,453	49,018,220	54,963,987	66,855,525
3	16,438,630	20,776,711	24,485,167	28,809,197	36,226,110	47,036,184	53,522,231	60,008,275	72,980,366
4	11,464,351	15,370,472	18,587,519	22,485,687	28,907,396	38,633,178	44,468,647	50,304,116	61,975,054
5	7,605,553	11,062,014	13,848,638	17,303,560	22,871,894	31,472,325	36,632,584	41,792,842	52,088,763
6	7,177,100	10,514,614	13,200,297	16,523,481	21,894,723	30,168,722	35,133,122	40,085,134	49,983,584
7	3,752,653	6,687,942	8,983,889	11,902,575	16,482,231	23,735,118	28,077,295	32,412,671	41,067,737
8	6,289,619	10,064,523	12,939,895	16,676,416	22,396,792	31,654,665	37,182,285	42,703,389	53,710,123
9	3,073,249	5,502,478	7,417,845	9,839,507	13,425,035	19,455,836	23,063,970	26,670,247	33,879,182
10	5,889,485	8,996,979	11,397,993	14,485,658	18,950,616	26,631,181	31,223,242	35,809,382	44,961,175

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,717,260	11,399,261	13,713,738	16,395,740	21,024,694	27,729,697	31,752,689	35,775,691	43,821,685
2	12,686,713	16,650,560	20,066,703	24,030,550	30,862,838	40,772,453	46,718,220	52,663,987	64,555,525
3	14,138,630	18,476,711	22,185,167	26,509,197	33,926,110	44,736,184	51,222,231	57,708,275	70,680,366
4	9,164,351	13,070,472	16,287,519	20,185,687	26,607,396	36,333,178	42,168,647	48,004,116	59,675,054
5	5,305,553	8,762,014	11,548,638	15,003,560	20,571,894	29,172,325	34,332,584	39,492,842	49,788,763
6	4,877,100	8,214,614	10,900,297	14,223,481	19,594,723	27,868,722	32,833,122	37,785,134	47,683,584
7	1,452,653	4,387,942	6,683,889	9,602,575	14,182,231	21,435,118	25,777,295	30,112,671	38,767,737
8	3,989,619	7,764,523	10,639,895	14,376,416	20,096,792	29,354,665	34,882,285	40,403,389	51,410,123
9	773,249	3,202,478	5,117,845	7,539,507	11,125,035	17,155,836	20,763,970	24,370,247	31,579,182
10	3,589,485	6,696,979	9,097,993	12,185,658	16,650,616	24,331,181	28,923,242	33,509,382	42,661,175

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,782,740	100,739	2,213,738	4,895,740	9,524,694	16,229,697	20,252,689	24,275,691	32,321,685
2	1,186,713	5,150,560	8,566,703	12,530,550	19,362,838	29,272,453	35,218,220	41,163,987	53,055,525
3	2,638,630	6,976,711	10,685,167	15,009,197	22,426,110	33,236,184	39,722,231	46,208,275	59,180,366
4	2,335,649	1,570,472	4,787,519	8,685,687	15,107,396	24,833,178	30,668,647	36,504,116	48,175,054
5	6,194,447	2,737,986	48,638	3,503,560	9,071,894	17,672,325	22,832,584	27,992,842	38,288,763
6	6,622,900	3,285,386	599,703	2,723,481	8,094,723	16,368,722	21,333,122	26,285,134	36,183,584
7	10,047,347	7,112,058	4,816,111	1,897,425	2,682,231	9,935,118	14,277,295	18,612,671	27,267,737
8	7,510,381	3,735,477	860,105	2,876,416	8,596,792	17,854,665	23,382,285	28,903,389	39,910,123
9	10,726,751	8,297,522	6,382,155	3,960,493	374,965	5,655,836	9,263,970	12,870,247	20,079,182
10	7,910,515	4,803,021	2,402,007	685,658	5,150,616	12,831,181	17,423,242	22,009,382	31,161,175

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,519,384	12,201,386	14,515,863	17,197,864	21,826,818	28,531,821	32,554,813	36,577,815	44,623,809
2	11,968,915	15,932,762	19,348,905	23,312,752	30,145,040	40,054,654	46,000,422	51,946,189	63,837,727
3	12,603,204	16,950,353	20,665,395	25,004,723	32,434,808	43,283,126	49,792,119	56,298,266	69,270,357
4	7,047,810	11,006,201	14,237,379	18,167,381	24,629,736	34,396,521	40,255,703	46,114,885	57,802,674
5	3,600,522	7,133,908	9,958,970	13,458,631	19,068,989	27,755,460	32,937,842	38,120,225	48,471,340
6	3,558,296	6,992,571	9,731,407	13,117,916	18,538,987	26,913,839	31,923,037	36,907,813	46,871,511
7	558,014	3,624,612	5,985,981	8,989,357	13,642,858	21,017,473	25,413,719	29,796,611	38,523,521
8	265,119	3,823,205	6,843,259	10,778,767	16,663,875	26,191,861	31,842,961	37,459,912	48,623,877
9	1,308,676	3,829,702	5,780,129	8,262,329	11,882,239	18,003,410	21,655,821	25,295,606	32,556,908
10	1,539,892	4,859,341	7,332,410	10,559,582	15,079,517	22,959,012	27,640,949	32,300,269	41,566,179

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,919,384	7,601,386	9,915,863	12,597,864	17,226,818	23,931,821	27,954,813	31,977,815	40,023,809
2	7,368,915	11,332,762	14,748,905	18,712,752	25,545,040	35,454,654	41,400,422	47,346,189	59,237,727
3	8,003,204	12,350,353	16,065,395	20,404,723	27,834,808	38,683,126	45,192,119	51,698,266	64,670,357
4	2,447,810	6,406,201	9,637,379	13,567,381	20,029,736	29,796,521	35,655,703	41,514,885	53,202,674
5	999,478	2,533,908	5,358,970	8,858,631	14,468,989	23,155,460	28,337,842	33,520,225	43,871,340
6	1,041,704	2,392,571	5,131,407	8,517,916	13,938,987	22,313,839	27,323,037	32,307,813	42,271,511
7	4,041,986	975,388	1,385,981	4,389,357	9,042,858	16,417,473	20,813,719	25,196,611	33,923,521
8	4,865,119	776,795	2,243,259	6,178,767	12,063,875	21,591,861	27,242,961	32,859,912	44,023,877
9	3,291,324	770,298	1,180,129	3,662,329	7,282,239	13,403,410	17,055,821	20,695,606	27,956,908
10	3,060,108	259,341	2,732,410	5,959,582	10,479,517	18,359,012	23,040,949	27,700,269	36,966,179

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,619,384	5,301,386	7,615,863	10,297,864	14,926,818	21,631,821	25,654,813	29,677,815	37,723,809
2	5,068,915	9,032,762	12,448,905	16,412,752	23,245,040	33,154,654	39,100,422	45,046,189	56,937,727
3	5,703,204	10,050,353	13,765,395	18,104,723	25,534,808	36,383,126	42,892,119	49,398,266	62,370,357
4	147,810	4,106,201	7,337,379	11,267,381	17,729,736	27,496,521	33,355,703	39,214,885	50,902,674
5	3,299,478	233,908	3,058,970	6,558,631	12,168,989	20,855,460	26,037,842	31,220,225	41,571,340
6	3,341,704	92,571	2,831,407	6,217,916	11,638,987	20,013,839	25,023,037	30,007,813	39,971,511
7	6,341,986	3,275,388	914,019	2,089,357	6,742,858	14,117,473	18,513,719	22,896,611	31,623,521
8	7,165,119	3,076,795	56,741	3,878,767	9,763,875	19,291,861	24,942,961	30,559,912	41,723,877
9	5,591,324	3,070,298	1,119,871	1,362,329	4,982,239	11,103,410	14,755,821	18,395,606	25,856,908
10	5,360,108	2,040,659	432,410	3,659,582	8,179,517	16,059,012	20,740,949	25,400,269	34,666,179

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,880,816	6,198,614	3,884,137	1,202,136	3,426,818	10,131,821	14,154,813	18,177,815	26,223,809
2	6,431,085	2,467,238	948,905	4,912,752	11,745,040	21,654,654	27,600,422	33,546,189	45,437,727
3	5,796,796	1,449,647	2,265,395	6,604,723	14,034,808	24,883,126	31,392,119	37,898,266	50,870,357
4	11,352,190	7,393,799	4,162,621	232,619	6,229,736	15,996,521	21,855,703	27,714,885	39,402,674
5	14,799,478	11,266,092	8,441,030	4,941,369	668,989	9,355,460	14,537,842	19,720,225	30,071,340
6	14,841,704	11,407,429	8,668,593	5,282,084	138,987	8,513,839	13,523,037	18,507,813	28,471,511
7	17,841,986	14,775,388	12,414,019	9,410,643	4,757,142	2,617,473	7,013,719	11,396,611	20,123,521
8	18,665,119	14,576,795	11,556,741	7,621,233	1,736,125	7,791,861	13,442,961	19,059,912	30,223,877
9	17,091,324	14,570,298	12,619,871	10,137,671	6,517,761	396,590	3,255,821	6,895,606	14,156,908
10	16,860,108	13,540,659	11,067,590	7,840,418	3,320,483	4,559,012	9,240,949	13,900,269	23,166,179

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,900,784	15,865,600	17,107,285	18,716,483	21,199,843	25,222,835	27,636,638	30,050,441	34,878,037
2	17,049,853	19,953,748	21,784,354	24,162,661	27,823,874	33,769,641	37,337,104	40,904,564	48,039,487
3	18,261,461	21,440,432	23,419,742	26,023,339	29,981,962	36,470,061	40,361,689	44,253,316	52,036,570
4	13,564,433	16,426,039	18,080,638	20,424,311	23,733,510	29,588,276	33,089,558	36,590,840	43,593,403
5	9,981,727	12,527,002	13,931,657	16,004,610	18,813,921	23,996,304	27,102,404	30,198,559	36,390,870
6	9,638,920	12,086,394	13,444,043	15,448,215	18,162,279	23,147,055	26,137,921	29,117,896	35,075,176
7	6,464,725	8,624,826	9,753,615	11,516,903	13,771,254	18,153,630	20,769,998	23,386,365	28,603,162
8	8,450,345	11,240,911	12,616,168	14,883,148	17,629,390	23,246,501	26,597,885	29,940,539	36,596,967
9	6,114,887	7,898,713	8,845,305	10,304,113	11,953,767	15,588,384	17,765,940	19,937,029	24,279,206
10	8,487,999	10,777,586	11,940,566	13,807,404	15,796,440	20,444,881	23,219,743	25,992,305	31,515,272

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,300,784	11,265,600	12,507,285	14,116,483	16,599,843	20,622,835	23,036,638	25,450,441	30,278,037
2	12,449,853	15,353,748	17,184,354	19,562,661	23,223,874	29,169,641	32,737,104	36,304,564	43,439,487
3	13,661,461	16,840,432	18,819,742	21,423,339	25,381,962	31,870,061	35,761,689	39,653,316	47,436,570
4	8,964,433	11,826,039	13,480,638	15,824,311	19,133,510	24,988,276	28,489,558	31,990,840	38,993,403
5	5,381,727	7,927,002	9,331,657	11,404,610	14,213,921	19,396,304	22,502,404	25,598,559	31,790,870
6	5,038,920	7,486,394	8,844,043	10,848,215	13,562,279	18,547,055	21,537,921	24,517,896	30,475,176
7	1,864,725	4,024,826	5,153,615	6,916,903	9,171,254	13,553,630	16,169,998	18,786,365	24,003,162
8	3,850,345	6,640,911	8,016,168	10,283,148	13,029,390	18,646,501	21,997,885	25,340,539	31,996,967
9	1,514,887	3,298,713	4,245,305	5,704,113	7,353,767	10,988,384	13,165,940	15,337,029	19,679,206
10	3,887,999	6,177,586	7,340,566	9,207,404	11,196,440	15,844,881	18,619,743	21,392,305	26,915,272

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,000,784	8,965,600	10,207,285	11,816,483	14,299,843	18,322,835	20,736,638	23,150,441	27,978,037
2	10,149,853	13,053,748	14,884,354	17,262,661	20,923,874	26,869,641	30,437,104	34,004,564	41,139,487
3	11,361,461	14,540,432	16,519,742	19,123,339	23,081,962	29,570,061	33,461,689	37,353,316	45,136,570
4	6,664,433	9,526,039	11,180,638	13,524,311	16,833,510	22,688,276	26,189,558	29,690,840	36,693,403
5	3,081,727	5,627,002	7,031,657	9,104,610	11,913,921	17,096,304	20,202,404	23,298,559	29,490,870
6	2,738,920	5,186,394	6,544,043	8,548,215	11,262,279	16,247,055	19,237,921	22,217,896	28,175,176
7	435,275	1,724,826	2,853,615	4,616,903	6,871,254	11,253,630	13,869,998	16,486,365	21,703,162
8	1,550,345	4,340,911	5,716,168	7,983,148	10,729,390	16,346,501	19,697,885	23,040,539	29,696,967
9	785,113	998,713	1,945,305	3,404,113	5,053,767	8,688,384	10,865,940	13,037,029	17,379,206
10	1,587,999	3,877,586	5,040,566	6,907,404	8,896,440	13,544,881	16,319,743	19,092,305	24,615,272

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,499,216	2,534,400	1,292,715	316,483	2,799,843	6,822,835	9,236,638	11,650,441	16,478,037
2	1,350,147	1,553,748	3,384,354	5,762,661	9,423,874	15,369,641	18,937,104	22,504,564	29,639,487
3	138,539	3,040,432	5,019,742	7,623,339	11,581,962	18,070,061	21,961,689	25,853,316	33,636,570
4	4,835,567	1,973,961	319,362	2,024,311	5,333,510	11,188,276	14,689,558	18,190,840	25,193,403
5	8,418,273	5,872,998	4,468,343	2,395,390	413,921	5,596,304	8,702,404	11,798,559	17,990,870
6	8,761,080	6,313,606	4,965,957	2,951,785	237,721	4,747,055	7,737,921	10,717,896	16,675,176
7	11,935,275	9,775,174	8,646,385	6,883,097	4,628,746	246,370	2,369,998	4,986,365	10,203,162
8	9,949,655	7,159,089	5,783,832	3,516,852	770,610	4,846,501	8,197,885	11,540,539	18,196,967
9	12,285,113	10,501,287	9,554,695	8,095,887	6,446,233	2,811,616	634,060	1,537,029	5,879,206
10	9,912,001	7,622,414	6,459,434	4,592,596	2,603,560	2,044,881	4,819,743	7,592,305	13,115,272

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,403,883	18,115,974	20,456,427	23,168,518	27,849,424	34,629,653	38,697,790	42,765,937	50,902,212
2	19,298,121	23,306,443	26,760,921	30,769,245	37,678,198	47,699,009	53,711,491	59,723,977	71,748,949
3	20,706,732	25,094,751	28,851,479	33,224,644	40,724,782	51,656,157	58,214,982	64,773,806	77,891,457
4	15,643,725	19,593,676	22,846,823	26,796,774	33,291,506	43,126,420	49,027,370	54,928,318	66,730,216
5	11,772,895	15,276,736	18,094,628	21,588,318	27,224,103	35,924,533	41,142,694	46,360,856	56,780,638
6	11,376,239	14,754,007	17,475,104	20,835,578	26,267,215	34,641,891	39,661,997	44,677,415	54,686,935
7	7,948,970	10,922,822	13,247,970	16,202,686	20,837,916	28,179,542	32,570,443	36,961,343	45,713,895
8	10,294,121	14,128,446	17,040,193	20,828,999	26,623,771	35,995,586	41,595,146	47,179,680	58,318,213
9	7,347,934	9,810,197	11,745,957	14,195,703	17,825,288	23,926,189	27,581,038	31,227,781	38,521,267
10	10,021,543	13,175,165	15,603,090	18,732,869	23,248,298	31,023,591	35,675,601	40,313,201	49,575,985

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,803,883	13,515,974	15,856,427	18,568,518	23,249,424	30,029,653	34,097,790	38,165,937	46,302,212
2	14,698,121	18,706,443	22,160,921	26,169,245	33,078,198	43,099,009	49,111,491	55,123,977	67,148,949
3	16,106,732	20,494,751	24,251,479	28,624,644	36,124,782	47,056,157	53,614,982	60,173,806	73,291,457
4	11,043,725	14,993,676	18,246,823	22,196,774	28,691,506	38,526,420	44,427,370	50,328,318	62,130,216
5	7,172,895	10,676,736	13,494,628	16,988,318	22,624,103	31,324,533	36,542,694	41,760,856	52,180,638
6	6,776,239	10,154,007	12,875,104	16,235,578	21,667,215	30,041,891	35,061,997	40,077,415	50,086,935
7	3,348,970	6,322,822	8,647,970	11,602,686	16,237,916	23,579,542	27,970,443	32,361,343	41,113,895
8	5,694,121	9,528,446	12,440,193	16,228,999	22,023,771	31,395,586	36,995,146	42,579,680	53,718,213
9	2,747,934	5,210,197	7,145,957	9,595,703	13,225,288	19,326,189	22,981,038	26,627,781	33,921,267
10	5,421,543	8,575,165	11,003,090	14,132,869	18,648,298	26,423,591	31,075,601	35,713,201	44,975,985

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,503,883	11,215,974	13,556,427	16,268,518	20,949,424	27,729,653	31,797,790	35,865,937	44,002,212
2	12,398,121	16,406,443	19,860,921	23,869,245	30,778,198	40,799,009	46,811,491	52,823,977	64,848,949
3	13,806,732	18,194,751	21,951,479	26,324,644	33,824,782	44,756,157	51,314,982	57,873,806	70,991,457
4	8,743,725	12,693,676	15,946,823	19,896,774	26,391,506	36,226,420	42,127,370	48,028,318	59,830,216
5	4,872,895	8,376,736	11,194,628	14,688,318	20,324,103	29,024,533	34,242,694	39,460,856	49,880,638
6	4,476,239	7,854,007	10,575,104	13,935,578	19,367,215	27,741,891	32,761,997	37,777,415	47,786,935
7	1,048,970	4,022,822	6,347,970	9,302,686	13,937,916	21,279,542	25,670,443	30,061,343	38,813,895
8	3,394,121	7,228,446	10,140,193	13,928,999	19,723,771	29,095,586	34,695,146	40,279,680	51,418,213
9	447,934	2,910,197	4,845,957	7,295,703	10,925,288	17,026,189	20,681,038	24,327,781	31,621,267
10	3,121,543	6,275,165	8,703,090	11,832,869	16,348,298	24,123,591	28,775,601	33,413,201	42,675,985

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,996,117	284,026	2,056,427	4,768,518	9,449,424	16,229,653	20,297,790	24,365,937	32,502,212
2	898,121	4,906,443	8,360,921	12,369,245	19,278,198	29,299,009	35,311,491	41,323,977	53,348,949
3	2,306,732	6,694,751	10,451,479	14,824,644	22,324,782	33,256,157	39,814,982	46,373,806	59,491,457
4	2,756,275	1,193,676	4,446,823	8,396,774	14,891,506	24,726,420	30,627,370	36,528,318	48,330,216
5	6,627,105	3,123,264	305,372	3,188,318	8,824,103	17,524,533	22,742,694	27,960,856	38,380,638
6	7,023,761	3,645,993	924,896	2,435,578	7,867,215	16,241,891	21,261,997	26,277,415	36,286,935
7	10,451,030	7,477,178	5,152,030	2,197,314	2,437,916	9,779,542	14,170,443	18,561,343	27,313,895
8	8,105,879	4,271,654	1,359,807	2,428,999	8,223,771	17,595,586	23,195,146	28,779,680	39,918,213
9	11,052,066	8,589,803	6,654,043	4,204,297	574,712	5,526,189	9,181,038	12,827,781	20,121,267
10	8,378,457	5,224,835	2,796,910	332,869	4,848,298	12,623,591	17,275,601	21,913,201	31,175,985

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,238,949	11,951,040	14,291,493	17,003,584	21,684,490	28,464,719	32,532,866	36,601,003	44,737,278
2	11,592,975	15,604,875	19,059,353	23,067,675	29,976,630	39,997,438	46,009,924	52,022,409	64,047,381
3	12,169,878	16,574,471	20,331,201	24,719,220	32,232,677	43,202,724	49,784,753	56,366,782	69,490,066
4	6,509,604	10,516,131	13,789,122	17,763,224	24,298,092	34,183,597	40,108,525	46,033,452	57,861,369
5	3,046,697	6,628,706	9,493,213	13,033,235	18,715,248	27,499,541	32,748,291	37,988,825	48,464,526
6	3,030,902	6,514,902	9,284,470	12,717,408	18,207,612	26,684,617	31,751,268	36,798,790	46,880,211
7	22,275	3,137,626	5,530,599	8,577,019	13,291,411	20,759,067	25,212,196	29,644,269	38,476,545
8	1,088,110	3,076,997	6,149,177	10,149,766	16,114,898	25,781,059	31,506,047	37,196,352	48,495,763
9	870,757	3,432,418	5,408,965	7,924,640	11,591,552	17,794,491	21,487,885	25,174,909	32,523,992
10	877,901	4,259,885	6,773,243	10,048,703	14,636,164	22,625,573	27,368,946	32,088,409	41,467,846

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,638,949	7,351,040	9,691,493	12,403,584	17,084,490	23,864,719	27,932,866	32,001,003	40,137,278
2	6,992,975	11,004,875	14,459,353	18,467,675	25,376,630	35,397,438	41,409,924	47,422,409	59,447,381
3	7,569,878	11,974,471	15,731,201	20,119,220	27,632,677	38,602,724	45,184,753	51,766,782	64,890,066
4	1,909,604	5,916,131	9,189,122	13,163,224	19,698,092	29,583,597	35,508,525	41,433,452	53,261,369
5	1,553,303	2,028,706	4,893,213	8,433,235	14,115,248	22,899,541	28,148,291	33,388,825	43,864,526
6	1,569,098	1,914,902	4,684,470	8,117,408	13,607,612	22,084,617	27,151,268	32,198,790	42,280,211
7	4,577,725	1,462,374	930,599	3,977,019	8,691,411	16,159,067	20,612,196	25,044,269	33,876,545
8	5,688,110	1,523,003	1,549,177	5,549,766	11,514,898	21,181,059	26,906,047	32,596,352	43,895,763
9	3,729,243	1,167,582	808,965	3,324,640	6,991,552	13,194,491	16,887,885	20,574,909	27,923,992
10	3,722,099	340,115	2,173,243	5,448,703	10,036,164	18,025,573	22,768,946	27,488,409	36,867,846

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,338,949	5,051,040	7,391,493	10,103,584	14,784,490	21,564,719	25,632,866	29,701,003	37,837,278
2	4,692,975	8,704,875	12,159,353	16,167,675	23,076,630	33,097,438	39,109,924	45,122,409	57,147,381
3	5,269,878	9,674,471	13,431,201	17,819,220	25,332,677	36,302,724	42,884,753	49,466,782	62,590,066
4	390,396	3,616,131	6,889,122	10,863,224	17,398,092	27,283,597	33,208,525	39,133,452	50,961,369
5	3,853,303	271,294	2,593,213	6,133,235	11,815,248	20,599,541	25,848,291	31,088,825	41,564,526
6	3,869,098	385,098	2,384,470	5,817,408	11,307,612	19,784,617	24,851,268	29,898,790	39,980,211
7	6,877,725	3,762,374	1,369,401	1,677,019	6,391,411	13,859,067	18,312,196	22,744,269	31,576,545
8	7,988,110	3,823,003	750,823	3,249,766	9,214,898	18,881,059	24,606,047	30,296,352	41,595,763
9	6,029,243	3,467,582	1,491,035	1,024,640	4,691,552	10,894,491	14,587,885	18,274,909	25,623,992
10	6,022,099	2,640,115	126,757	3,148,703	7,736,164	15,725,573	20,468,946	25,188,409	34,567,846

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,161,051	6,448,960	4,108,507	1,396,416	3,284,490	10,064,719	14,132,866	18,201,003	26,337,278
2	6,807,025	2,795,125	659,353	4,667,675	11,576,630	21,597,438	27,609,924	33,622,409	45,647,381
3	6,230,122	1,825,529	1,931,201	6,319,220	13,832,677	24,802,724	31,384,753	37,966,782	51,090,066
4	11,890,396	7,883,869	4,610,878	636,776	5,898,092	15,783,597	21,708,525	27,633,452	39,461,369
5	15,353,303	11,771,294	8,906,787	5,366,765	315,248	9,099,541	14,348,291	19,588,825	30,064,526
6	15,369,098	11,885,098	9,115,530	5,682,592	192,388	8,284,617	13,351,268	18,398,790	28,480,211
7	18,377,725	15,262,374	12,869,401	9,822,981	5,108,589	2,359,067	6,812,196	11,244,269	20,076,545
8	19,488,110	15,323,003	12,250,823	8,250,234	2,285,102	7,381,059	13,106,047	18,796,352	30,095,763
9	17,529,243	14,967,582	12,991,035	10,475,360	6,808,448	605,509	3,087,885	6,774,909	14,123,992
10	17,522,099	14,140,115	11,626,757	8,351,297	3,763,836	4,225,573	8,968,946	13,688,409	23,067,846

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,668,141	15,655,012	16,910,626	18,537,879	21,049,107	25,117,245	27,558,129	29,999,014	34,880,782
2	16,732,794	19,669,274	21,520,420	23,925,413	27,627,709	33,640,194	37,247,687	40,855,177	48,070,159
3	17,898,400	21,113,042	23,114,563	25,747,375	29,750,416	36,319,855	40,255,150	44,190,445	52,061,035
4	13,115,756	16,009,472	17,682,637	20,052,609	23,398,940	29,323,867	32,868,980	36,409,549	43,490,687
5	9,524,117	12,098,249	13,521,119	15,623,177	18,464,010	23,704,544	26,848,864	29,984,857	36,246,651
6	9,205,863	11,689,005	13,061,888	15,088,548	17,834,314	22,881,858	25,906,284	28,927,658	34,951,784
7	6,033,855	8,225,685	9,367,140	11,150,559	13,433,469	17,869,511	20,522,179	23,167,905	28,450,593
8	7,816,655	10,650,556	12,044,685	14,344,124	17,125,502	22,821,190	26,219,203	29,600,549	36,341,729
9	5,765,924	7,575,928	8,531,390	10,008,748	11,675,587	15,357,403	17,562,175	19,761,165	24,152,065
10	7,989,821	10,314,589	11,486,705	13,379,134	15,389,645	20,099,044	22,913,712	25,717,385	31,310,870

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,068,141	11,055,012	12,310,626	13,937,879	16,449,107	20,517,245	22,958,129	25,399,014	30,280,782
2	12,132,794	15,069,274	16,920,420	19,325,413	23,027,709	29,040,194	32,647,687	36,255,177	43,470,159
3	13,298,400	16,513,042	18,514,563	21,147,375	25,150,416	31,719,855	35,655,150	39,590,445	47,461,035
4	8,515,756	11,409,472	13,082,637	15,452,609	18,798,940	24,723,867	28,268,980	31,809,549	38,890,687
5	4,924,117	7,498,249	8,921,119	11,023,177	13,864,010	19,104,544	22,248,864	25,384,857	31,646,651
6	4,605,863	7,089,005	8,461,888	10,488,548	13,234,314	18,281,858	21,306,284	24,327,658	30,351,784
7	1,433,855	3,625,685	4,767,140	6,550,559	8,833,469	13,269,511	15,922,179	18,567,905	23,850,593
8	3,216,655	6,050,556	7,444,685	9,744,124	12,525,502	18,221,190	21,619,203	25,000,549	31,741,729
9	1,165,924	2,975,928	3,931,390	5,408,748	7,075,587	10,757,403	12,962,175	15,161,165	19,552,065
10	3,389,821	5,714,589	6,886,705	8,779,134	10,789,645	15,499,044	18,313,712	21,117,385	26,710,870

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,768,141	8,755,012	10,010,626	11,637,879	14,149,107	18,217,245	20,658,129	23,099,014	27,980,782
2	9,832,794	12,769,274	14,620,420	17,025,413	20,727,709	26,740,194	30,347,687	33,955,177	41,170,159
3	10,998,400	14,213,042	16,214,563	18,847,375	22,850,416	29,419,855	33,355,150	37,290,445	45,161,035
4	6,215,756	9,109,472	10,782,637	13,152,609	16,498,940	22,423,867	25,968,980	29,509,549	36,590,687
5	2,624,117	5,198,249	6,621,119	8,723,177	11,564,010	16,804,544	19,948,864	23,084,857	29,346,651
6	2,305,863	4,789,005	6,161,888	8,188,548	10,934,314	15,981,858	19,006,284	22,027,658	28,051,784
7	866,345	1,325,685	2,467,140	4,250,559	6,533,469	10,969,511	13,622,179	16,267,905	21,550,593
8	916,655	3,750,556	5,144,685	7,444,124	10,225,502	15,921,190	19,319,203	22,700,549	29,441,729
9	1,134,076	675,928	1,631,390	3,108,748	4,775,587	8,457,403	10,662,175	12,861,165	17,252,065
10	1,089,821	3,414,589	4,586,705	6,479,134	8,489,645	13,199,044	16,013,712	18,817,385	24,410,870

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,731,859	2,744,988	1,489,374	137,879	2,649,107	6,717,245	9,158,129	11,599,014	16,480,782
2	1,667,206	1,269,274	3,120,420	5,525,413	9,227,709	15,240,194	18,847,687	22,455,177	29,670,159
3	501,600	2,713,042	4,714,563	7,347,375	11,350,416	17,919,855	21,855,150	25,790,445	33,661,035
4	5,284,244	2,390,528	717,363	1,652,609	4,998,940	10,923,867	14,468,980	18,009,549	25,090,687
5	8,875,883	6,301,751	4,878,881	2,776,823	64,010	5,304,544	8,448,864	11,584,857	17,846,651
6	9,194,137	6,710,995	5,338,112	3,311,452	565,686	4,481,858	7,506,284	10,527,658	16,551,784
7	12,366,345	10,174,315	9,032,860	7,249,441	4,966,531	530,489	2,122,179	4,767,905	10,050,593
8	10,583,345	7,749,444	6,355,315	4,055,876	1,274,498	4,421,190	7,819,203	11,200,549	17,941,729
9	12,634,076	10,824,072	9,868,610	8,391,252	6,724,413	3,042,597	837,825	1,361,165	5,752,065
10	10,410,179	8,085,411	6,913,295	5,020,866	3,010,355	1,699,044	4,513,712	7,317,385	12,910,870

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,820,785	18,472,686	20,761,197	23,413,108	27,990,121	34,619,879	38,597,735	42,575,591	50,531,304
2	19,862,997	23,782,367	27,160,177	31,079,546	37,835,170	47,633,588	53,512,637	59,391,689	71,149,791
3	21,356,910	25,637,967	29,304,810	33,580,320	40,914,008	51,602,786	58,016,051	64,429,317	77,255,847
4	16,470,599	20,332,890	23,512,799	27,359,458	33,709,110	43,325,759	49,095,749	54,865,739	66,405,718
5	12,617,630	16,033,785	18,789,140	22,202,889	27,702,873	36,206,800	41,309,155	46,408,007	56,583,756
6	12,165,071	15,457,234	18,112,781	21,398,676	26,701,864	34,883,022	39,786,806	44,680,496	54,467,875
7	8,742,767	11,637,711	13,907,895	16,786,532	21,314,800	28,479,112	32,772,565	37,052,210	45,610,158
8	11,458,966	15,179,965	18,015,759	21,701,490	27,353,746	36,493,206	41,953,803	47,403,403	58,281,993
9	7,988,698	10,384,403	12,278,278	14,666,594	18,212,701	24,171,574	27,737,385	31,303,196	38,425,237
10	10,936,692	14,000,786	16,373,982	19,420,039	23,836,847	31,420,564	35,955,242	40,487,763	49,530,942

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,220,785	13,872,686	16,161,197	18,813,108	23,390,121	30,019,879	33,997,735	37,975,591	45,931,304
2	15,262,997	19,182,367	22,560,177	26,479,546	33,235,170	43,033,588	48,912,637	54,791,689	66,549,791
3	16,756,910	21,037,967	24,704,810	28,980,320	36,314,008	47,002,786	53,416,051	59,829,317	72,655,847
4	11,870,599	15,732,890	18,912,799	22,759,458	29,109,110	38,725,759	44,495,749	50,265,739	61,805,718
5	8,017,630	11,433,785	14,189,140	17,602,889	23,102,873	31,606,800	36,709,155	41,808,007	51,983,756
6	7,565,071	10,857,234	13,512,781	16,798,676	22,101,864	30,283,022	35,186,806	40,080,496	49,867,875
7	4,142,767	7,037,711	9,307,895	12,186,532	16,714,800	23,879,112	28,172,565	32,452,210	41,010,158
8	6,858,966	10,579,965	13,415,759	17,101,490	22,753,746	31,893,206	37,353,803	42,803,403	53,681,993
9	3,388,698	5,784,403	7,678,278	10,066,594	13,612,701	19,571,574	23,137,385	26,703,196	33,825,237
10	6,336,692	9,400,786	11,773,982	14,820,039	19,236,847	26,820,564	31,355,242	35,887,763	44,930,942

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,920,785	11,572,686	13,861,197	16,513,108	21,090,121	27,719,879	31,697,735	35,675,591	43,631,304
2	12,962,997	16,882,367	20,260,177	24,179,546	30,935,170	40,733,588	46,612,637	52,491,689	64,249,791
3	14,456,910	18,737,967	22,404,810	26,680,320	34,014,008	44,702,786	51,116,051	57,529,317	70,355,847
4	9,570,599	13,432,890	16,612,799	20,459,458	26,809,110	36,425,759	42,195,749	47,965,739	59,505,718
5	5,717,630	9,133,785	11,889,140	15,302,889	20,802,873	29,306,800	34,409,155	39,508,007	49,683,756
6	5,265,071	8,557,234	11,212,781	14,498,676	19,801,864	27,983,022	32,886,806	37,780,496	47,567,875
7	1,842,767	4,737,711	7,007,895	9,886,532	14,414,800	21,579,112	25,872,565	30,152,210	38,710,158
8	4,558,966	8,279,965	11,115,759	14,801,490	20,453,746	29,593,206	35,053,803	40,503,403	51,381,993
9	1,088,698	3,484,403	5,378,278	7,766,594	11,312,701	17,271,574	20,837,385	24,403,196	31,525,237
10	4,036,692	7,100,786	9,473,982	12,520,039	16,936,847	24,520,564	29,055,242	33,587,763	42,630,942

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,579,215	72,686	2,361,197	5,013,108	9,590,121	16,219,879	20,197,735	24,175,591	32,131,304
2	1,462,997	5,382,367	8,760,177	12,679,546	19,435,170	29,233,588	35,112,637	40,991,689	52,749,791
3	2,956,910	7,237,967	10,904,810	15,180,320	22,514,008	33,202,786	39,616,051	46,029,317	58,855,847
4	1,929,401	1,932,890	5,112,799	8,959,458	15,309,110	24,925,759	30,695,749	36,465,739	48,005,718
5	5,782,370	2,366,215	389,140	3,802,889	9,302,873	17,806,800	22,909,155	28,008,007	38,183,756
6	6,234,929	2,942,766	287,219	2,998,676	8,301,864	16,483,022	21,386,806	26,280,496	36,067,875
7	9,657,233	6,762,289	4,492,105	1,613,468	2,914,800	10,079,112	14,372,565	18,652,210	27,210,158
8	6,941,034	3,220,035	384,241	3,301,490	8,953,746	18,093,206	23,553,803	29,003,403	39,881,993
9	10,411,302	8,015,597	6,121,722	3,733,406	187,299	5,771,574	9,337,385	12,903,196	20,025,237
10	7,463,308	4,399,214	2,026,018	1,020,039	5,436,847	13,020,564	17,555,242	22,087,763	31,130,942

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,790,000	12,441,901	14,730,412	17,382,313	21,959,326	28,589,094	32,566,950	36,544,806	44,500,519
2	12,329,006	16,248,372	19,626,186	23,545,552	30,301,179	40,099,597	45,978,646	51,857,698	63,615,799
3	13,022,022	17,312,658	20,986,013	25,276,649	32,623,361	43,349,952	49,785,907	56,210,729	69,037,261
4	7,571,274	11,476,180	14,671,100	18,557,003	24,939,387	34,595,114	40,388,551	46,181,987	57,729,848
5	4,134,879	7,625,065	10,409,786	13,870,177	19,409,074	27,989,696	33,113,928	38,238,159	48,464,878
6	4,069,466	7,456,838	10,157,953	13,505,208	18,857,330	27,130,212	32,075,324	37,004,167	46,848,304
7	1,078,177	4,096,806	6,423,839	9,385,792	13,979,467	21,263,836	25,603,365	29,935,423	38,558,787
8	531,419	4,544,342	7,514,517	11,388,315	17,185,825	26,585,955	32,163,400	37,707,228	48,733,673
9	1,730,559	4,216,517	6,138,378	8,586,143	12,160,196	18,202,433	21,813,476	25,406,544	32,580,202
10	2,178,424	5,440,103	7,874,063	11,049,105	15,505,444	23,278,722	27,899,415	32,497,871	41,651,350

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,190,000	7,841,901	10,130,412	12,782,313	17,359,326	23,989,094	27,966,950	31,944,806	39,900,519
2	7,729,006	11,648,372	15,026,186	18,945,552	25,701,179	35,499,597	41,378,646	47,257,698	59,015,799
3	8,422,022	12,712,658	16,386,013	20,676,649	28,023,361	38,749,952	45,185,907	51,610,729	64,437,261
4	2,971,274	6,876,180	10,071,100	13,957,003	20,339,387	29,995,114	35,788,551	41,581,987	53,129,848
5	465,121	3,025,065	5,809,786	9,270,177	14,809,074	23,389,696	28,513,928	33,638,159	43,864,878
6	530,534	2,856,838	5,557,953	8,905,208	14,257,330	22,530,212	27,475,324	32,404,167	42,248,304
7	3,521,823	503,194	1,823,839	4,785,792	9,379,467	16,663,836	21,003,365	25,335,423	33,958,787
8	4,068,581	55,658	2,914,517	6,788,315	12,585,825	21,985,955	27,563,400	33,107,228	44,133,673
9	2,869,441	383,483	1,538,378	3,986,143	7,560,196	13,602,433	17,213,476	20,806,544	27,980,202
10	2,421,576	840,103	3,274,063	6,449,105	10,905,444	18,678,722	23,299,415	27,897,871	37,051,350

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,890,000	5,541,901	7,830,412	10,482,313	15,059,326	21,689,094	25,666,950	29,644,806	37,600,519
2	5,429,006	9,348,372	12,726,186	16,645,552	23,401,179	33,199,597	39,078,646	44,957,698	56,715,799
3	6,122,022	10,412,658	14,086,013	18,376,649	25,723,361	36,449,952	42,885,907	49,310,729	62,137,261
4	671,274	4,576,180	7,771,100	11,657,003	18,039,387	27,695,114	33,488,551	39,281,987	50,829,848
5	2,765,121	725,065	3,509,786	6,970,177	12,509,074	21,089,696	26,213,928	31,338,159	41,564,878
6	2,830,534	556,838	3,257,953	6,605,208	11,957,330	20,230,212	25,175,324	30,104,167	39,948,304
7	5,821,823	2,803,194	476,161	2,485,792	7,079,467	14,363,836	18,703,365	23,035,423	31,658,787
8	6,368,581	2,355,658	614,517	4,488,315	10,285,825	19,685,955	25,263,400	30,807,228	41,833,673
9	5,169,441	2,683,483	761,622	1,686,143	5,260,196	11,302,433	14,913,476	18,506,544	25,680,202
10	4,721,576	1,459,897	974,063	4,149,105	8,605,444	16,378,722	20,999,415	25,597,871	34,751,350

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,610,000	5,958,099	3,669,588	1,017,687	3,559,326	10,189,094	14,166,950	18,144,806	26,100,519
2	6,070,994	2,151,628	1,226,186	5,145,552	11,901,179	21,699,597	27,578,646	33,457,698	45,215,799
3	5,377,978	1,087,342	2,586,013	6,876,649	14,223,361	24,949,952	31,385,907	37,810,729	50,637,261
4	10,828,726	6,923,820	3,728,900	157,003	6,539,387	16,195,114	21,988,551	27,781,987	39,329,848
5	14,265,121	10,774,935	7,990,214	4,529,823	1,009,074	9,589,696	14,713,928	19,838,159	30,064,878
6	14,330,534	10,943,162	8,242,047	4,894,792	457,330	8,730,212	13,675,324	18,604,167	28,448,304
7	17,321,823	14,303,194	11,976,161	9,014,208	4,420,533	2,863,836	7,203,365	11,535,423	20,158,787
8	17,868,581	13,855,658	10,885,483	7,011,685	-	1,214,175	8,185,955	13,763,400	19,307,228
9	16,669,441	14,183,483	12,261,622	9,813,857	6,239,804	-	197,587	3,413,476	7,006,544
10	16,221,576	12,959,897	10,525,937	7,350,895	2,894,556	4,878,722	9,499,415	14,097,871	23,251,350

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,123,564	16,066,345	17,294,090	18,885,234	21,340,725	25,318,581	27,705,293	30,092,005	34,865,439
2	17,354,602	20,225,913	22,035,979	24,387,598	28,007,728	33,886,780	37,414,210	40,941,640	47,996,503
3	18,610,901	21,754,202	23,711,304	26,280,295	30,193,573	36,606,840	40,454,799	44,302,759	51,998,677
4	13,998,733	16,828,230	18,464,263	20,781,637	24,053,703	29,833,966	33,295,961	36,757,955	43,681,942
5	10,425,639	12,933,950	14,322,844	16,372,537	19,150,325	24,274,555	27,337,529	30,398,943	36,521,769
6	10,051,276	12,470,895	13,813,310	15,788,323	18,470,701	23,399,544	26,350,387	29,295,603	35,186,036
7	6,882,671	9,011,886	10,128,009	11,864,103	14,093,158	18,419,061	21,006,070	23,592,004	28,744,148
8	9,059,191	11,805,045	13,164,870	15,396,136	18,111,564	23,654,169	26,959,315	30,256,880	36,830,290
9	6,447,822	8,210,825	9,146,548	10,583,776	12,216,508	15,809,576	17,956,513	20,103,240	24,391,692
10	8,966,321	11,221,560	12,372,076	14,210,551	16,183,922	20,768,235	23,509,686	26,243,214	31,700,491

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,523,564	11,466,345	12,694,090	14,285,234	16,740,725	20,718,581	23,105,293	25,492,005	30,265,439
2	12,754,602	15,625,913	17,435,979	19,787,598	23,407,728	29,286,780	32,814,210	36,341,640	43,396,503
3	14,010,901	17,154,202	19,111,304	21,680,295	25,593,573	32,006,840	35,854,799	39,702,759	47,398,677
4	9,398,733	12,228,230	13,864,263	16,181,637	19,463,703	25,233,966	28,695,961	32,157,955	39,081,942
5	5,825,639	8,333,950	9,722,844	11,772,537	14,550,325	19,674,555	22,737,529	25,798,943	31,921,769
6	5,451,276	7,870,895	9,213,310	11,188,323	13,870,701	18,799,544	21,750,387	24,695,603	30,586,036
7	2,282,671	4,411,886	5,528,009	7,264,103	9,493,158	13,819,061	16,406,070	18,992,004	24,144,148
8	4,459,191	7,205,045	8,564,870	10,796,136	13,511,564	19,054,169	22,359,315	25,656,880	32,230,290
9	1,847,822	3,610,825	4,546,548	5,983,776	7,616,508	11,209,576	13,356,513	15,503,240	19,791,692
10	4,366,321	6,621,560	7,772,076	9,610,551	11,583,922	16,168,235	18,909,686	21,643,214	27,100,491

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,223,564	9,166,345	10,394,090	11,985,234	14,440,725	18,418,581	20,805,293	23,192,005	27,965,439
2	10,454,602	13,325,913	15,135,979	17,487,598	21,107,728	26,986,780	30,514,210	34,041,640	41,096,503
3	11,710,901	14,854,202	16,811,304	19,380,295	23,293,573	29,706,840	33,554,799	37,402,759	45,098,677
4	7,098,733	9,928,230	11,564,263	13,881,637	17,153,703	22,933,966	26,395,961	29,857,955	36,781,942
5	3,525,639	6,033,950	7,422,844	9,472,537	12,250,325	17,374,555	20,437,529	23,498,943	29,621,769
6	3,151,276	5,570,895	6,913,310	8,888,323	11,570,701	16,499,544	19,450,387	22,395,603	28,286,036
7	17,329	2,111,886	3,228,009	4,964,103	7,193,158	11,519,061	14,106,070	16,692,004	21,844,148
8	2,159,191	4,905,045	6,264,870	8,496,136	11,211,564	16,754,169	20,059,315	23,356,880	29,930,290
9	452,178	1,310,825	2,246,548	3,683,776	5,316,508	8,909,576	11,056,513	13,203,240	17,491,692
10	2,066,321	4,321,560	5,472,076	7,310,551	9,283,922	13,868,235	16,609,686	19,343,214	24,800,491

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,276,436	2,333,655	1,105,910	485,234	2,940,725	6,918,581	9,305,293	11,692,005	16,465,439
2	1,045,398	1,825,913	3,635,979	5,987,598	9,607,728	15,486,780	19,014,210	22,541,640	29,596,503
3	210,901	3,354,202	5,311,304	7,880,295	11,793,573	18,206,840	22,054,799	25,902,759	33,598,677
4	4,401,267	1,571,770	64,263	2,381,637	5,653,703	11,433,966	14,895,961	18,357,955	25,281,942
5	7,974,361	5,466,050	4,077,156	2,027,463	750,325	5,874,555	8,937,529	11,998,943	18,121,769
6	8,348,724	5,929,105	4,586,690	2,611,677	70,701	4,999,544	7,950,387	10,895,603	16,786,036
7	11,517,329	9,388,114	8,271,991	6,535,897	4,306,842	19,061	2,606,070	5,192,004	10,344,148
8	9,340,809	6,594,955	5,235,130	3,003,864	288,436	5,254,169	8,559,315	11,856,880	18,430,290
9	11,952,178	10,189,175	9,253,452	7,816,224	6,183,492	2,590,424	443,487	1,703,240	5,991,692
10	9,433,679	7,178,440	6,027,924	4,189,449	2,216,078	2,368,235	5,109,686	7,843,214	13,300,491

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,014,456	18,636,267	20,898,803	23,520,613	28,045,696	34,600,217	38,532,928	42,465,649	50,331,071
2	20,126,970	24,001,861	27,341,340	31,216,231	37,895,190	47,582,412	53,394,746	59,207,080	70,831,748
3	21,658,803	25,885,794	29,511,025	33,738,016	40,988,479	51,555,956	57,896,442	64,236,928	76,917,901
4	16,862,472	20,677,251	23,816,047	27,619,055	33,896,648	43,404,165	49,108,675	54,813,185	66,220,288
5	13,014,661	16,392,048	19,116,135	22,482,965	27,920,534	36,327,954	41,372,407	46,405,343	56,465,614
6	12,538,539	15,787,145	18,412,556	21,654,820	26,896,474	34,984,789	39,825,346	44,663,501	54,339,811
7	9,119,213	11,975,568	14,216,908	17,058,743	21,535,622	28,611,523	32,849,913	37,080,328	45,541,158
8	12,007,540	15,671,092	18,472,483	22,106,521	27,690,827	36,711,071	42,108,152	47,488,013	58,233,844
9	8,288,404	10,656,599	12,525,904	14,884,087	18,390,715	24,275,937	27,801,283	31,326,629	38,361,908
10	11,365,768	14,386,247	16,729,306	19,735,867	24,102,272	31,589,957	36,073,174	40,546,283	49,486,837

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,414,456	14,036,267	16,298,803	18,920,613	23,445,696	30,000,217	33,932,928	37,865,649	45,731,071
2	15,526,970	19,401,861	22,741,340	26,616,231	33,295,190	42,982,412	48,794,746	54,607,080	66,231,748
3	17,058,803	21,285,794	24,911,025	29,138,016	36,388,479	46,955,956	53,296,442	59,636,928	72,317,901
4	12,262,472	16,077,251	19,216,047	23,019,055	29,296,648	38,804,165	44,508,675	50,213,185	61,620,288
5	8,414,661	11,792,048	14,516,135	17,882,965	23,320,534	31,727,954	36,772,407	41,805,343	51,865,614
6	7,938,539	11,187,145	13,812,556	17,054,820	22,296,474	30,384,789	35,225,346	40,063,501	49,739,811
7	4,519,213	7,375,568	9,616,908	12,458,743	16,935,622	24,011,523	28,249,913	32,480,328	40,941,158
8	7,407,540	11,071,092	13,872,483	17,506,521	23,090,827	32,111,071	37,508,152	42,888,013	53,633,844
9	3,688,404	6,056,599	7,925,904	10,284,087	13,790,715	19,675,937	23,201,283	26,726,629	33,761,908
10	6,765,768	9,786,247	12,129,306	15,135,867	19,502,272	26,989,957	31,473,174	35,946,283	44,886,837

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,114,456	11,736,267	13,998,803	16,620,613	21,145,696	27,700,217	31,632,928	35,565,649	43,431,071
2	13,226,970	17,101,861	20,441,340	24,316,231	30,995,190	40,682,412	46,494,746	52,307,080	63,931,748
3	14,758,803	18,985,794	22,611,025	26,838,016	34,088,479	44,655,956	50,996,442	57,336,928	70,017,901
4	9,962,472	13,777,251	16,916,047	20,719,055	26,996,648	36,504,165	42,208,675	47,913,185	59,320,288
5	6,114,661	9,492,048	12,216,135	15,582,965	21,020,534	29,427,954	34,472,407	39,505,343	49,565,614
6	5,638,539	8,887,145	11,512,556	14,754,820	19,996,474	28,084,789	32,925,346	37,763,501	47,439,811
7	2,219,213	5,075,568	7,316,908	10,158,743	14,635,622	21,711,523	25,949,913	30,180,328	38,641,158
8	5,107,540	8,771,092	11,572,483	15,206,521	20,790,827	29,811,071	35,208,152	40,588,013	51,333,844
9	1,388,404	3,756,599	5,625,904	7,984,087	11,490,715	17,375,937	20,901,283	24,426,629	31,461,908
10	4,465,768	7,486,247	9,829,306	12,835,867	17,202,272	24,689,957	29,173,174	33,646,283	42,586,837

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,385,544	236,267	2,498,803	5,120,613	9,645,696	16,200,217	20,132,928	24,065,649	31,931,071
2	1,726,970	5,601,861	8,941,340	12,816,231	19,495,190	29,182,412	34,994,746	40,807,080	52,431,748
3	3,258,803	7,485,794	11,111,025	15,338,016	22,588,479	33,155,956	39,496,442	45,836,928	58,517,901
4	1,537,528	2,277,251	5,416,047	9,219,055	15,496,648	25,004,165	30,708,675	36,413,185	47,820,288
5	5,385,339	2,007,952	716,135	4,082,965	9,520,534	17,927,954	22,972,407	28,005,343	38,065,614
6	5,861,461	2,612,855	12,556	3,254,820	8,496,474	16,584,789	21,425,346	26,263,501	35,939,811
7	9,280,787	6,424,432	4,183,092	1,341,257	3,135,622	10,211,523	14,449,913	18,680,328	27,141,158
8	6,392,460	2,728,908	72,483	3,706,521	9,290,827	18,311,071	23,708,152	29,088,013	39,833,844
9	10,111,596	7,743,401	5,874,096	3,515,913	9,285	5,875,937	9,401,283	12,926,629	19,961,908
10	7,034,232	4,013,753	1,670,694	1,335,867	5,702,272	13,189,957	17,673,174	22,146,283	31,086,837

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,050,785	12,672,595	14,935,131	17,556,942	22,082,014	28,636,545	32,569,256	36,501,967	44,367,399
2	12,676,827	16,551,715	19,891,193	23,766,084	30,445,044	40,132,266	45,944,600	51,756,934	63,381,601
3	13,419,441	17,661,385	21,293,055	25,534,999	32,798,340	43,403,201	49,766,118	56,109,806	68,790,779
4	8,079,998	11,931,622	15,090,286	18,932,091	25,233,223	34,779,374	40,507,065	46,233,868	57,642,888
5	4,651,598	8,097,552	10,846,753	14,267,096	19,735,502	28,210,468	33,276,548	38,342,627	48,445,136
6	4,667,045	7,907,703	10,570,016	13,873,501	19,162,643	27,333,736	32,214,942	37,087,851	46,812,604
7	1,579,754	4,556,238	6,849,136	9,769,840	14,303,863	21,496,604	25,781,136	30,056,839	38,580,764
8	1,302,025	5,238,057	8,161,246	11,971,978	17,690,592	26,960,352	32,463,475	37,938,301	48,820,084
9	2,141,826	4,588,782	6,486,304	8,899,778	12,424,176	18,391,559	21,955,432	25,507,725	32,593,874
10	2,793,750	5,997,468	8,394,485	11,522,459	15,915,701	23,581,990	28,143,738	32,682,125	41,723,360

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,450,785	8,072,595	10,335,131	12,956,942	17,482,014	24,036,545	27,969,256	31,901,967	39,767,399
2	8,076,827	11,951,715	15,291,193	19,166,084	25,845,044	35,532,266	41,344,600	47,156,934	58,781,601
3	8,819,441	13,061,385	16,693,055	20,934,999	28,198,340	38,803,201	45,166,118	51,509,806	64,190,779
4	3,479,998	7,331,622	10,490,286	14,332,091	20,633,223	30,179,374	35,907,065	41,633,868	53,042,888
5	51,598	3,497,552	6,246,753	9,667,096	15,135,502	23,610,468	28,676,548	33,742,627	43,845,136
6	32,955	3,307,703	5,970,016	9,273,501	14,562,643	22,733,736	27,614,942	32,487,851	42,212,604
7	3,020,246	43,762	2,249,136	5,169,840	9,703,863	16,896,604	21,181,136	25,456,839	33,980,764
8	3,297,975	638,057	3,561,246	7,371,978	13,090,592	22,360,352	27,863,475	33,338,301	44,220,084
9	2,458,174	11,218	1,886,304	4,299,778	7,824,176	13,791,559	17,355,432	20,907,725	27,993,874
10	1,806,250	1,397,468	3,794,485	6,922,459	11,315,701	18,981,990	23,543,738	28,082,125	37,123,360

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,150,785	5,772,595	8,035,131	10,656,942	15,182,014	21,736,545	25,669,256	29,601,967	37,467,399
2	5,776,827	9,651,715	12,991,193	16,866,084	23,545,044	33,232,266	39,044,600	44,856,934	56,481,601
3	6,519,441	10,761,385	14,393,055	18,634,999	25,898,340	36,503,201	42,866,118	49,209,806	61,890,779
4	1,179,998	5,031,622	8,190,286	12,032,091	18,333,223	27,879,374	33,607,065	39,333,868	50,742,888
5	2,248,402	1,197,552	3,946,753	7,367,096	12,835,502	21,310,468	26,376,548	31,442,627	41,545,136
6	2,332,955	1,007,703	3,670,016	6,973,501	12,262,643	20,433,736	25,314,942	30,187,851	39,912,604
7	5,320,246	2,343,762	50,864	2,869,840	7,403,863	14,596,604	18,881,136	23,156,839	31,680,764
8	5,597,975	1,661,943	1,261,246	5,071,978	10,790,592	20,060,352	25,563,475	31,038,301	41,920,084
9	4,758,174	2,311,218	413,696	1,999,778	5,524,176	11,491,559	15,055,432	18,607,725	25,693,874
10	4,106,250	902,532	1,494,485	4,622,459	9,015,701	16,681,990	21,243,738	25,782,125	34,823,360

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,349,215	5,727,405	3,464,889	843,058	3,682,014	10,236,545	14,169,256	18,101,967	25,967,399
2	5,723,173	1,848,285	1,491,193	5,366,084	12,045,044	21,732,266	27,544,600	33,356,934	44,981,601
3	4,980,559	738,615	2,893,055	7,134,999	14,398,340	25,003,201	31,366,118	37,709,806	50,390,779
4	10,320,002	6,468,378	3,309,714	532,091	6,833,223	16,379,374	22,107,065	27,833,868	39,242,888
5	13,748,402	10,302,448	7,553,247	4,132,904	1,335,502	9,810,468	14,876,548	19,942,627	30,045,136
6	13,832,955	10,492,297	7,829,984	4,526,499	762,643	8,933,736	13,814,942	18,687,851	28,412,604
7	16,820,246	13,843,762	11,550,864	8,630,160	4,096,137	3,096,604	7,381,136	11,656,839	20,180,764
8	17,097,975	13,161,943	10,238,754	6,428,022	709,408	8,560,352	14,063,475	19,538,301	30,420,084
9	16,258,174	13,811,218	11,913,696	9,500,222	5,975,824	8,441	3,555,432	7,107,725	14,193,874
10	15,606,250	12,402,532	10,005,515	6,877,541	2,484,299	5,181,990	9,743,738	14,282,125	23,323,360

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,336,502	16,257,226	17,471,042	19,044,122	21,471,754	25,404,465	27,764,096	30,123,726	34,842,987
2	17,647,041	20,485,769	22,275,293	24,600,227	28,179,274	33,991,607	37,479,008	40,966,408	47,941,209
3	18,946,724	22,050,204	23,984,639	26,520,832	30,389,703	36,730,189	40,534,480	44,338,772	51,947,356
4	14,418,657	17,216,044	18,833,510	21,124,587	24,359,521	30,065,481	33,488,188	36,910,893	43,756,306
5	10,853,134	13,327,392	14,700,524	16,726,956	19,473,220	24,532,664	27,559,335	30,586,007	36,639,350
6	10,450,346	12,839,345	14,165,314	16,114,477	18,766,414	23,637,191	26,548,985	29,460,779	35,284,366
7	7,281,813	9,383,698	10,485,577	12,199,390	14,403,149	18,672,745	21,230,396	23,779,875	28,873,551
8	9,645,394	12,347,489	13,689,795	15,890,538	18,573,414	24,037,041	27,302,690	30,555,098	37,044,330
9	6,770,891	8,507,688	9,432,792	10,853,709	12,468,686	16,015,070	18,137,435	20,259,800	24,493,558
10	9,423,872	11,645,924	12,783,389	14,598,744	16,550,865	21,074,820	23,780,140	26,479,454	31,866,707

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,736,502	11,657,226	12,871,042	14,444,122	16,871,754	20,804,465	23,164,096	25,523,726	30,242,987
2	13,047,041	15,885,769	17,675,293	20,000,227	23,579,274	29,391,607	32,879,008	36,366,408	43,341,209
3	14,346,724	17,450,204	19,384,639	21,920,832	25,789,703	32,130,189	35,934,480	39,738,772	47,347,356
4	9,818,657	12,616,044	14,233,510	16,524,587	19,759,521	25,465,481	28,888,188	32,310,893	39,156,306
5	6,253,134	8,727,392	10,100,524	12,126,956	14,873,220	19,932,664	22,959,335	25,986,007	32,039,350
6	5,850,346	8,239,345	9,565,314	11,514,477	14,166,414	19,037,191	21,948,985	24,860,779	30,684,366
7	2,681,813	4,783,698	5,885,577	7,599,390	9,803,149	14,072,745	16,630,396	19,179,875	24,273,551
8	5,045,394	7,747,489	9,089,795	11,290,538	13,973,414	19,437,041	22,702,690	25,955,098	32,444,330
9	2,170,891	3,907,688	4,832,792	6,253,709	7,868,686	11,415,070	13,537,435	15,659,800	19,893,558
10	4,823,872	7,045,924	8,183,389	9,998,744	11,950,865	16,474,820	19,180,140	21,879,454	27,266,707

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,436,502	9,357,226	10,571,042	12,144,122	14,571,754	18,504,465	20,864,096	23,223,726	27,942,987
2	10,747,041	13,585,769	15,375,293	17,700,227	21,279,274	27,091,607	30,579,008	34,066,408	41,041,209
3	12,046,724	15,150,204	17,084,639	19,620,832	23,489,703	29,830,189	33,634,480	37,438,772	45,047,356
4	7,518,657	10,316,044	11,933,510	14,224,587	17,459,521	23,165,481	26,588,188	30,010,893	36,856,306
5	3,953,134	6,427,392	7,800,524	9,826,956	12,573,220	17,632,664	20,659,335	23,686,007	29,739,350
6	3,550,346	5,939,345	7,265,314	9,214,477	11,866,414	16,737,191	19,648,985	22,560,779	28,384,366
7	381,813	2,483,698	3,585,577	5,299,390	7,503,149	11,772,745	14,330,396	16,879,875	21,973,551
8	2,745,394	5,447,489	6,789,795	8,990,538	11,673,414	17,137,041	20,402,690	23,655,098	30,144,330
9	129,109	1,607,688	2,532,792	3,953,709	5,568,686	9,115,070	11,237,435	13,359,800	17,593,558
10	2,523,872	4,745,924	5,883,389	7,698,744	9,650,865	14,174,820	16,880,140	19,579,454	24,966,707

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,063,498	2,142,774	928,958	644,122	3,071,754	7,004,465	9,364,096	11,723,726	16,442,987
2	752,959	2,085,769	3,875,293	6,200,227	9,779,274	15,591,607	19,079,008	22,566,408	29,541,209
3	546,724	3,650,204	5,584,639	8,120,832	11,989,703	18,330,189	22,134,480	25,938,772	33,547,356
4	3,981,343	1,183,956	433,510	2,724,587	5,959,521	11,665,481	15,088,188	18,510,893	25,356,306
5	7,546,866	5,072,608	3,699,476	1,673,044	1,073,220	6,132,664	9,159,335	12,186,007	18,239,350
6	7,949,654	5,560,655	4,234,686	2,285,523	366,414	5,237,191	8,148,985	11,060,779	16,884,366
7	11,118,187	9,016,302	7,914,423	6,200,610	3,996,851	272,745	2,830,396	5,379,875	10,473,551
8	8,754,606	6,052,511	4,710,205	2,509,462	173,414	5,637,041	8,902,690	12,155,098	18,644,330
9	11,629,109	9,892,312	8,967,208	7,546,291	5,931,314	2,384,930	262,565	1,859,800	6,093,558
10	8,976,128	6,754,076	5,616,611	3,801,256	1,849,135	2,674,820	5,380,140	8,079,454	13,466,707

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,300,780	20,496,507	23,254,326	26,450,063	31,965,690	39,955,013	44,748,618	49,542,214	59,129,405
2	22,651,741	27,374,854	31,445,358	36,168,471	44,309,475	56,117,261	63,201,934	70,286,604	84,455,946
3	24,359,026	29,529,547	33,956,199	39,119,479	47,957,091	60,837,820	68,566,259	76,294,697	91,751,572
4	18,532,809	23,187,142	27,020,410	31,674,744	39,336,178	50,924,920	57,878,165	64,831,410	78,737,900
5	14,178,597	18,313,261	21,633,658	25,750,365	32,391,161	42,648,823	48,797,522	54,946,221	67,229,567
6	13,739,557	17,719,826	20,929,576	24,891,466	31,291,709	41,165,164	47,080,487	52,995,431	64,789,914
7	9,890,939	13,398,337	16,141,205	19,622,825	25,087,580	33,741,213	38,915,128	44,089,043	54,405,068
8	12,553,855	17,076,352	20,511,603	24,980,170	31,809,419	42,859,169	49,460,970	56,041,375	69,169,759
9	8,978,094	11,881,816	14,161,593	17,048,891	21,366,675	28,560,915	32,872,511	37,169,803	45,763,912
10	11,937,521	15,662,740	18,519,397	22,213,688	27,575,754	36,748,552	42,232,223	47,702,141	58,623,946

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,700,780	15,896,507	18,654,326	21,850,063	27,365,690	35,355,013	40,148,618	44,942,214	54,529,405
2	18,051,741	22,774,854	26,845,358	31,568,471	39,709,475	51,517,261	58,601,934	65,686,604	79,855,946
3	19,759,026	24,929,547	29,356,199	34,519,479	43,357,091	56,237,820	63,966,259	71,694,697	87,151,572
4	13,932,809	18,587,142	22,420,410	27,074,744	34,736,178	46,324,920	53,278,165	60,231,410	74,137,900
5	9,578,597	13,713,261	17,033,658	21,150,365	27,791,161	38,048,823	44,197,522	50,346,221	62,629,567
6	9,139,557	13,119,826	16,329,576	20,291,466	26,691,709	36,565,164	42,480,487	48,395,431	60,189,914
7	5,290,939	8,798,337	11,541,205	15,022,825	20,487,580	29,141,213	34,315,128	39,489,043	49,805,068
8	7,953,855	12,476,352	15,911,603	20,380,170	27,209,419	38,259,169	44,860,970	51,441,375	64,569,759
9	4,378,094	7,281,816	9,561,593	12,448,891	16,766,675	23,960,915	28,272,511	32,569,803	41,163,912
10	7,337,521	11,062,740	13,919,397	17,613,688	22,975,754	32,148,552	37,632,223	43,102,141	54,023,946

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,400,780	13,596,507	16,354,326	19,550,063	25,065,690	33,055,013	37,848,618	42,642,214	52,229,405
2	15,751,741	20,474,854	24,545,358	29,268,471	37,409,475	49,217,261	56,301,934	63,386,604	77,555,946
3	17,459,026	22,629,547	27,056,199	32,219,479	41,057,091	53,937,820	61,666,259	69,394,697	84,851,572
4	11,632,809	16,287,142	20,120,410	24,774,744	32,436,178	44,024,920	50,978,165	57,931,410	71,837,900
5	7,278,597	11,413,261	14,733,658	18,850,365	25,491,161	35,748,823	41,897,522	48,046,221	60,329,567
6	6,839,557	10,819,826	14,029,576	17,991,466	24,391,709	34,265,164	40,180,487	46,095,431	57,889,914
7	2,990,939	6,498,337	9,241,205	12,722,825	18,187,580	26,841,213	32,015,128	37,189,043	47,505,068
8	5,653,855	10,176,352	13,611,603	18,080,170	24,909,419	35,959,169	42,560,970	49,141,375	62,269,759
9	2,078,094	4,981,816	7,261,593	10,148,891	14,466,675	21,660,915	25,972,511	30,269,803	38,863,912
10	5,037,521	8,762,740	11,619,397	15,313,688	20,675,754	29,848,552	35,332,223	40,802,141	51,723,946

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,099,220	2,096,507	4,854,326	8,050,063	13,565,690	21,555,013	26,348,618	31,142,214	40,729,405
2	4,251,741	8,974,854	13,045,358	17,768,471	25,909,475	37,717,261	44,801,934	51,886,604	66,055,946
3	5,959,026	11,129,547	15,556,199	20,719,479	29,557,091	42,437,820	50,166,259	57,894,697	73,351,572
4	132,809	4,787,142	8,620,410	13,274,744	20,936,178	32,524,920	39,478,165	46,431,410	60,337,900
5	4,221,403	86,739	3,233,658	7,350,365	13,991,161	24,248,823	30,397,522	36,546,221	48,829,567
6	4,660,443	680,174	2,529,576	6,491,466	12,891,709	22,765,164	28,680,487	34,595,431	46,389,914
7	8,509,061	5,001,663	2,258,795	1,222,825	6,687,580	15,341,213	20,515,128	25,689,043	36,005,068
8	5,846,145	1,323,648	2,111,603	6,580,170	13,409,419	24,459,169	31,060,970	37,641,375	50,769,759
9	9,421,906	6,518,184	4,238,407	1,351,109	2,966,675	10,160,915	14,472,511	18,769,803	27,363,912
10	6,462,479	2,737,260	119,397	3,813,688	9,175,754	18,348,552	23,832,223	29,302,141	40,223,946

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,456,836	15,652,563	18,410,381	21,606,118	27,121,746	35,111,078	39,904,674	44,698,269	54,285,470
2	16,600,422	21,323,535	25,394,039	30,117,152	38,258,157	50,065,942	57,150,615	64,235,285	78,404,630
3	17,664,426	22,834,947	27,261,600	32,432,120	41,285,427	54,211,725	61,965,072	69,693,510	85,150,385
4	11,383,325	16,069,586	19,919,691	24,602,478	32,274,192	43,910,025	50,891,525	57,862,932	71,769,422
5	7,358,847	11,548,650	14,899,660	19,058,151	25,723,608	36,043,102	42,218,162	48,393,223	60,696,441
6	7,228,551	11,289,223	14,530,582	18,547,126	24,993,456	34,943,721	40,883,324	46,822,928	58,666,302
7	3,734,917	7,340,569	10,130,224	13,680,120	19,198,535	27,942,507	33,164,937	38,365,023	48,743,319
8	3,778,143	8,536,269	12,077,006	16,699,312	23,642,182	34,903,400	41,595,153	48,254,512	61,500,588
9	3,926,612	6,903,152	9,214,166	12,152,794	16,495,313	23,763,145	28,101,310	32,431,211	41,062,670
10	4,837,408	8,728,628	11,643,776	15,443,718	20,863,750	30,193,008	35,745,761	41,277,615	52,284,025

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,856,836	11,052,563	13,810,381	17,006,118	22,521,746	30,511,078	35,304,674	40,098,269	49,685,470
2	12,000,422	16,723,535	20,794,039	25,517,152	33,658,157	45,465,942	52,550,615	59,635,285	73,804,630
3	13,064,426	18,234,947	22,661,600	27,832,120	36,685,427	49,611,725	57,365,072	65,093,510	80,550,385
4	6,783,325	11,469,586	15,319,691	20,002,478	27,674,192	39,310,025	46,291,525	53,262,932	67,169,422
5	2,758,847	6,948,650	10,299,660	14,458,151	21,123,608	31,443,102	37,618,162	43,793,223	56,096,441
6	2,628,551	6,689,223	9,930,582	13,947,126	20,393,456	30,343,721	36,283,324	42,222,928	54,066,302
7	865,083	2,740,569	5,530,224	9,080,120	14,598,535	23,342,507	28,564,937	33,765,023	44,143,319
8	821,857	3,936,269	7,477,006	12,099,312	19,042,182	30,303,400	36,995,153	43,654,512	56,900,588
9	673,388	2,303,152	4,614,166	7,552,794	11,895,313	19,163,145	23,501,310	27,831,211	36,462,670
10	237,408	4,128,628	7,043,776	10,843,718	16,263,750	25,593,008	31,145,761	36,677,615	47,684,025

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,556,836	8,752,563	11,510,381	14,706,118	20,221,746	28,211,078	33,004,674	37,798,269	47,385,470
2	9,700,422	14,423,535	18,494,039	23,217,152	31,358,157	43,165,942	50,250,615	57,335,285	71,504,630
3	10,764,426	15,934,947	20,361,600	25,532,120	34,385,427	47,311,725	55,065,072	62,793,510	78,250,385
4	4,483,325	9,169,586	13,019,691	17,702,478	25,374,192	37,010,025	43,991,525	50,962,932	64,869,422
5	458,847	4,648,650	7,999,660	12,158,151	18,823,608	29,143,102	35,318,162	41,493,223	53,796,441
6	328,551	4,389,223	7,630,582	11,647,126	18,093,456	28,043,721	33,983,324	39,922,928	51,766,302
7	3,165,083	440,569	3,230,224	6,780,120	12,298,535	21,042,507	26,264,937	31,465,023	41,843,319
8	3,121,857	1,636,269	5,177,006	9,799,312	16,742,182	28,003,400	34,695,153	41,354,512	54,600,588
9	2,973,388	3,152	2,314,166	5,252,794	9,595,313	16,863,145	21,201,310	25,531,211	34,162,670
10	2,062,592	1,828,628	4,743,776	8,543,718	13,963,750	23,293,008	28,845,761	34,377,615	45,384,025

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,943,164	2,747,437	10,381	3,206,118	8,721,746	16,711,078	21,504,674	26,298,269	35,885,470
2	1,799,578	2,923,535	6,994,039	11,717,152	19,858,157	31,665,942	38,750,615	45,835,285	60,004,630
3	735,574	4,434,947	8,861,600	14,032,120	22,885,427	35,811,725	43,565,072	51,293,510	66,750,385
4	7,016,675	2,330,414	1,519,691	6,202,478	13,874,192	25,510,025	32,491,525	39,462,932	53,369,422
5	11,041,153	6,851,350	3,500,340	658,151	7,323,608	17,643,102	23,818,162	29,993,223	42,296,441
6	11,171,449	7,110,777	3,869,418	147,126	6,593,456	16,543,721	22,483,324	28,422,928	40,266,302
7	14,665,083	11,059,431	8,269,776	4,719,880	798,535	9,542,507	14,764,937	19,965,023	30,343,319
8	14,621,857	9,863,731	6,322,994	1,700,688	5,242,182	16,503,400	23,195,153	29,854,512	43,100,588
9	14,473,388	11,496,848	9,185,834	6,247,206	1,904,687	5,363,145	9,701,310	14,031,211	22,662,670
10	13,562,592	9,671,372	6,756,224	2,956,282	2,463,750	11,793,008	17,345,761	22,877,615	33,884,025

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,596,385	18,079,997	19,772,560	21,903,051	25,288,197	30,614,415	33,810,142	37,005,879	43,397,343
2	20,132,745	23,803,376	26,299,507	29,448,250	34,440,511	42,312,367	47,035,481	51,758,597	61,204,826
3	21,601,417	25,619,751	28,322,899	31,769,913	37,176,206	45,778,509	50,930,802	56,083,094	66,387,678
4	16,050,497	19,667,672	21,949,496	25,052,385	29,616,034	37,373,256	42,011,615	46,647,111	55,918,105
5	11,970,434	15,188,126	17,140,752	19,892,961	23,789,286	30,650,464	34,766,859	38,865,991	47,064,256
6	11,603,694	14,710,181	16,593,227	19,246,635	23,012,726	29,617,385	33,577,121	37,525,910	45,413,008
7	8,010,217	10,749,913	12,328,415	14,663,359	17,819,431	23,622,130	27,086,826	30,550,747	37,456,645
8	10,117,560	13,659,825	15,604,953	18,612,180	22,488,352	29,928,278	34,366,502	38,791,985	47,603,916
9	7,421,465	9,687,901	11,000,561	12,934,794	15,327,248	20,146,113	23,032,714	25,908,314	31,657,109
10	9,935,748	12,847,464	14,470,820	16,951,779	19,852,716	26,016,371	29,697,745	33,368,459	40,686,423

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,996,385	13,479,997	15,172,560	17,303,051	20,688,197	26,014,415	29,210,142	32,405,879	38,797,343
2	15,532,745	19,203,376	21,699,507	24,848,250	29,840,511	37,712,367	42,435,481	47,158,597	56,604,826
3	17,001,417	21,019,751	23,722,899	27,169,913	32,576,206	41,178,509	46,330,802	51,483,094	61,787,678
4	11,450,497	15,067,672	17,349,496	20,452,385	25,016,034	32,773,256	37,411,615	42,047,111	51,318,105
5	7,370,434	10,588,126	12,540,752	15,292,961	19,189,286	26,050,464	30,166,859	34,265,991	42,464,256
6	7,003,694	10,110,181	11,993,227	14,646,635	18,412,726	25,017,385	28,977,121	32,925,910	40,813,008
7	3,410,217	6,149,913	7,728,415	10,063,359	13,219,431	19,022,130	22,486,826	25,950,747	32,856,645
8	5,517,560	9,059,825	11,004,953	14,012,180	17,888,352	25,328,278	29,766,502	34,191,985	43,003,916
9	2,821,465	5,087,901	6,400,561	8,334,794	10,727,248	15,546,113	18,432,714	21,308,314	27,057,109
10	5,335,748	8,247,464	9,870,820	12,351,779	15,252,716	21,416,371	25,097,745	28,768,459	36,086,423

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,696,385	11,179,997	12,872,560	15,003,051	18,388,197	23,714,415	26,910,142	30,105,879	36,497,343
2	13,232,745	16,903,376	19,399,507	22,548,250	27,540,511	35,412,367	40,135,481	44,858,597	54,304,826
3	14,701,417	18,719,751	21,422,899	24,869,913	30,276,206	38,878,509	44,030,802	49,183,094	59,487,678
4	9,150,497	12,767,672	15,049,496	18,152,385	22,716,034	30,473,256	35,111,615	39,747,111	49,018,105
5	5,070,434	8,288,126	10,240,752	12,992,961	16,889,286	23,750,464	27,866,859	31,965,991	40,164,256
6	4,703,694	7,810,181	9,693,227	12,346,635	16,112,726	22,717,385	26,677,121	30,625,910	38,513,008
7	1,110,217	3,849,913	5,428,415	7,763,359	10,919,431	16,722,130	20,186,826	23,650,747	30,556,645
8	3,217,560	6,759,825	8,704,953	11,712,180	15,588,352	23,028,278	27,466,502	31,891,985	40,703,916
9	521,465	2,787,901	4,100,561	6,034,794	8,427,248	13,246,113	16,132,714	19,008,314	24,757,109
10	3,035,748	5,947,464	7,570,820	10,051,779	12,952,716	19,116,371	22,797,745	26,468,459	33,786,423

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,803,815	320,003	1,372,560	3,503,051	6,888,197	12,214,415	15,410,142	18,605,879	24,997,343
2	1,732,745	5,403,376	7,899,507	11,048,250	16,040,511	23,912,367	28,635,481	33,358,597	42,804,826
3	3,201,417	7,219,751	9,922,899	13,369,913	18,776,206	27,378,509	32,530,802	37,683,094	47,987,678
4	2,349,503	1,267,672	3,549,496	6,652,385	11,216,034	18,973,256	23,611,615	28,247,111	37,518,105
5	6,429,566	3,211,874	1,259,248	1,492,961	5,389,286	12,250,464	16,366,859	20,465,991	28,664,256
6	6,796,306	3,689,819	1,806,773	846,635	4,612,726	11,217,385	15,177,121	19,125,910	27,013,008
7	10,389,783	7,650,087	6,071,585	3,736,641	5,088,352	5,222,130	8,686,826	12,150,747	19,056,645
8	8,282,440	4,740,175	2,795,047	212,180	4,088,352	11,528,278	15,966,502	20,391,985	29,203,916
9	10,978,535	8,712,099	7,399,439	5,465,206	3,072,752	1,746,113	4,632,714	7,508,314	13,257,109
10	8,464,252	5,552,536	3,929,180	1,448,221	1,452,716	7,616,371	11,297,745	14,968,459	22,286,423

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,149,867	20,374,493	23,157,232	26,381,858	31,947,347	40,008,906	44,845,840	49,682,773	59,356,651
2	22,454,160	27,219,972	31,327,275	36,093,088	44,307,690	56,222,224	63,370,943	70,519,665	84,817,105
3	24,129,633	29,346,897	33,813,569	39,030,292	47,947,799	60,944,978	68,743,284	76,541,590	92,138,203
4	18,224,673	22,921,083	26,789,006	31,485,416	39,221,262	50,916,763	57,932,868	64,948,973	78,981,184
5	13,855,890	18,033,627	21,385,161	25,539,084	32,239,916	42,597,020	48,801,305	55,005,591	67,406,587
6	13,435,395	17,458,150	20,696,917	24,701,031	31,159,134	41,128,159	47,096,960	53,065,760	64,972,701
7	9,581,800	13,127,002	15,897,801	19,413,768	24,933,844	33,671,539	38,892,228	44,112,917	54,527,947
8	12,091,877	16,670,930	20,142,313	24,661,034	31,553,730	42,719,438	49,386,456	56,028,676	69,283,490
9	8,725,596	11,660,762	13,961,149	16,879,667	21,238,562	28,502,853	32,853,427	37,194,507	45,866,311
10	11,569,252	15,339,980	18,221,357	21,956,063	27,369,443	36,638,820	42,172,066	47,698,112	58,725,236

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,549,867	15,774,493	18,557,232	21,781,858	27,347,347	35,408,906	40,245,840	45,082,773	54,756,651
2	17,854,160	22,619,972	26,727,275	31,493,088	39,707,690	51,622,224	58,770,943	65,919,665	80,217,105
3	19,529,633	24,746,897	29,213,569	34,430,292	43,347,799	56,344,978	64,143,284	71,941,590	87,538,203
4	13,624,673	18,321,083	22,189,006	26,885,416	34,621,262	46,316,763	53,332,868	60,348,973	74,381,184
5	9,255,890	13,433,627	16,785,161	20,939,084	27,639,916	37,997,020	44,201,305	50,405,591	62,806,587
6	8,835,395	12,858,150	16,096,917	20,101,031	26,559,134	36,528,159	42,496,960	48,465,760	60,372,701
7	4,981,800	8,527,002	11,297,801	14,813,768	20,333,844	29,071,539	34,292,228	39,512,917	49,927,947
8	7,491,877	12,070,930	15,542,313	20,061,034	26,953,730	38,119,438	44,786,456	51,428,676	64,683,490
9	4,125,596	7,060,762	9,361,149	12,279,667	16,638,562	23,902,853	28,253,427	32,594,507	41,266,311
10	6,969,252	10,739,980	13,621,357	17,356,063	22,769,443	32,038,820	37,572,066	43,098,112	54,125,236

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,249,867	13,474,493	16,257,232	19,481,858	25,047,347	33,108,906	37,945,840	42,782,773	52,456,651
2	15,554,160	20,319,972	24,427,275	29,193,088	37,407,690	49,322,224	56,470,943	63,619,665	77,917,105
3	17,229,633	22,446,897	26,913,569	32,130,292	41,047,799	54,044,978	61,843,284	69,641,590	85,238,203
4	11,324,673	16,021,083	19,889,006	24,585,416	32,321,262	44,016,763	51,032,868	58,048,973	72,081,184
5	6,955,890	11,133,627	14,485,161	18,639,084	25,339,916	35,697,020	41,901,305	48,105,591	60,506,587
6	6,535,395	10,558,150	13,796,917	17,801,031	24,259,134	34,228,159	40,196,960	46,165,760	58,072,701
7	2,681,800	6,227,002	8,997,801	12,513,768	18,033,844	26,771,539	31,992,228	37,212,917	47,627,947
8	5,191,877	9,770,930	13,242,313	17,761,034	24,653,730	35,819,438	42,486,456	49,128,676	62,383,490
9	1,825,596	4,760,762	7,061,149	9,979,667	14,338,562	21,602,853	25,953,427	30,294,507	38,966,311
10	4,669,252	8,439,980	11,321,357	15,056,063	20,469,443	29,738,820	35,272,066	40,798,112	51,825,236

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,250,133	1,974,493	4,757,232	7,981,858	13,547,347	21,608,906	26,445,840	31,282,773	40,956,651
2	4,054,160	8,819,972	12,927,275	17,693,088	25,907,690	37,822,224	44,970,943	52,119,665	66,417,105
3	5,729,633	10,946,897	15,413,569	20,630,292	29,547,799	42,544,978	50,343,284	58,141,590	73,738,203
4	175,327	4,521,083	8,389,006	13,085,416	20,821,262	32,516,763	39,532,868	46,548,973	60,581,184
5	4,544,110	366,373	2,985,161	7,139,084	13,839,916	24,197,020	30,401,305	36,605,591	49,006,587
6	4,964,605	941,850	2,296,917	6,301,031	12,759,134	22,728,159	28,696,960	34,665,760	46,572,701
7	8,818,200	5,272,998	2,502,199	1,013,768	6,533,844	15,271,539	20,492,228	25,712,917	36,127,947
8	6,308,123	1,729,070	1,742,313	6,261,034	13,153,730	24,319,438	30,986,456	37,628,676	50,883,490
9	9,674,404	6,739,238	4,438,851	1,520,333	2,838,562	10,102,853	14,453,427	18,794,507	27,466,311
10	6,830,748	3,060,020	178,643	3,556,063	8,969,443	18,238,820	23,772,066	29,298,112	40,325,236

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,263,220	15,487,835	18,270,585	21,495,211	27,060,700	35,122,259	39,959,193	44,796,126	54,469,993
2	16,349,491	21,115,303	25,222,606	29,988,418	38,203,021	50,117,555	57,266,274	64,414,995	78,712,432
3	17,376,011	22,593,275	27,059,947	32,277,209	41,210,554	54,253,713	62,079,608	69,882,203	85,478,817
4	10,997,550	15,733,529	19,618,440	24,343,563	32,091,867	43,832,893	50,877,508	57,919,058	71,951,268
5	6,962,093	11,196,779	14,578,083	18,781,066	25,506,782	35,926,359	42,157,245	48,388,130	60,809,262
6	6,852,050	10,957,458	14,228,428	18,287,865	24,793,101	34,839,194	40,838,861	46,832,161	58,788,894
7	3,347,469	6,997,293	9,817,380	13,404,032	18,974,889	27,809,975	33,079,617	38,332,613	48,810,545
8	3,183,369	8,008,418	11,593,777	16,266,674	23,289,536	34,669,291	41,429,725	48,157,353	61,531,128
9	3,612,020	6,622,412	8,956,218	11,924,848	16,314,016	23,652,701	28,035,158	32,404,203	41,118,691
10	4,357,382	8,299,922	11,249,014	15,097,756	20,577,059	30,004,877	35,614,785	41,196,649	52,315,897

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,663,220	10,887,835	13,670,585	16,895,211	22,460,700	30,522,259	35,359,193	40,196,126	49,869,993
2	11,749,491	16,515,303	20,622,606	25,388,418	33,603,021	45,517,555	52,666,274	59,814,995	74,112,432
3	12,776,011	17,993,275	22,459,947	27,677,209	36,610,554	49,653,713	57,479,608	65,282,203	80,878,817
4	6,397,550	11,133,529	15,018,440	19,743,563	27,491,867	39,232,893	46,277,508	53,319,058	67,351,268
5	2,362,093	6,596,779	9,978,083	14,181,066	20,906,782	31,326,359	37,557,245	43,788,130	56,209,262
6	2,252,050	6,357,458	9,628,428	13,687,865	20,193,101	30,239,194	36,238,861	42,232,161	54,188,894
7	1,252,531	2,397,293	5,217,380	8,804,032	14,374,889	23,209,975	28,479,617	33,732,613	44,210,545
8	1,416,631	3,408,418	6,993,777	11,666,674	18,689,536	30,069,291	36,829,725	43,557,353	56,931,128
9	987,980	2,022,412	4,356,218	7,324,848	11,714,016	19,052,701	23,435,158	27,804,203	36,518,691
10	242,618	3,699,922	6,649,014	10,497,756	15,977,059	25,404,877	31,014,785	36,596,649	47,715,897

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,363,220	8,587,835	11,370,585	14,595,211	20,160,700	28,222,259	33,059,193	37,896,126	47,569,993
2	9,449,491	14,215,303	18,322,606	23,088,418	31,303,021	43,217,555	50,366,274	57,514,995	71,812,432
3	10,476,011	15,693,275	20,159,947	25,377,209	34,310,554	47,353,713	55,179,608	62,982,203	78,578,817
4	4,097,550	8,833,529	12,718,440	17,443,563	25,191,867	36,932,893	43,977,508	51,019,058	65,051,268
5	62,093	4,296,779	7,678,083	11,881,066	18,606,782	29,026,359	35,257,245	41,488,130	53,909,262
6	47,950	4,057,458	7,328,428	11,387,865	17,893,101	27,939,194	33,938,861	39,932,161	51,888,894
7	3,552,531	97,293	2,917,380	6,504,032	12,074,889	20,909,975	26,179,617	31,432,613	41,910,545
8	3,716,631	1,108,418	4,693,777	9,366,674	16,389,536	27,769,291	34,529,725	41,257,353	54,631,128
9	3,287,980	277,588	2,056,218	5,024,848	9,414,016	16,752,701	21,135,158	25,504,203	34,218,691
10	2,542,618	1,399,922	4,349,014	8,197,756	13,677,059	23,104,877	28,714,785	34,296,649	45,415,897

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,136,780	2,912,165	129,415	3,095,211	8,660,700	16,722,259	21,559,193	26,396,126	36,069,993
2	2,050,509	2,715,303	6,822,606	11,588,418	19,803,021	31,717,555	38,866,274	46,014,995	60,312,432
3	1,023,989	4,193,275	8,659,947	13,877,209	22,810,554	35,853,713	43,679,608	51,482,203	67,078,817
4	7,402,450	2,666,471	1,218,440	5,943,563	13,691,867	25,432,893	32,477,508	39,519,058	53,551,268
5	11,437,907	7,203,221	3,821,917	381,066	7,106,782	17,526,359	23,757,245	29,988,130	42,409,262
6	11,547,950	7,442,542	4,171,572	112,135	6,393,101	16,439,194	22,438,861	28,432,161	40,388,894
7	15,052,531	11,402,707	8,582,620	4,995,968	574,889	9,409,975	14,679,617	19,932,613	30,410,545
8	15,216,631	10,391,582	6,806,223	2,133,326	4,889,536	16,269,291	23,029,725	29,757,353	43,131,128
9	14,787,980	11,777,588	9,443,782	6,475,152	2,085,984	5,252,701	9,635,158	14,004,203	22,718,691
10	14,042,618	10,100,078	7,150,986	3,302,244	2,177,059	11,604,877	17,214,785	22,796,649	33,915,897

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,430,069	17,936,122	19,643,993	21,793,750	25,209,492	30,583,865	33,808,480	37,033,106	43,482,357
2	19,912,394	23,616,205	26,134,903	29,312,110	34,349,506	42,292,528	47,058,341	51,824,153	61,355,781
3	21,347,094	25,401,756	28,129,342	31,607,516	37,062,686	45,749,523	50,948,394	56,147,266	66,545,008
4	15,718,624	19,369,796	21,672,249	24,803,189	29,408,096	37,235,445	41,922,877	46,600,280	55,955,088
5	11,627,765	14,874,546	16,844,825	19,628,727	23,560,276	30,483,482	34,637,406	38,779,990	47,052,370
6	11,280,223	14,420,696	16,321,366	18,998,763	22,798,901	29,469,674	33,465,207	37,456,005	45,414,406
7	7,681,751	10,449,402	12,047,407	14,403,461	17,589,004	23,449,229	26,951,164	30,446,400	37,420,560
8	9,624,889	13,215,063	15,177,776	18,220,642	22,133,604	29,655,583	34,142,021	38,607,512	47,507,081
9	7,154,894	9,443,690	10,771,000	12,723,260	15,139,448	20,006,965	22,919,662	25,826,272	31,627,038
10	9,544,062	12,492,696	14,129,059	16,637,652	19,567,899	25,795,963	29,517,206	33,221,393	40,612,291

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,830,069	13,336,122	15,043,993	17,193,750	20,609,492	25,983,865	29,208,480	32,433,106	38,882,357
2	15,312,394	19,016,205	21,534,903	24,712,110	29,749,506	37,692,528	42,458,341	47,224,153	56,755,781
3	16,747,094	20,801,756	23,529,342	27,007,516	32,462,686	41,149,523	46,348,394	51,547,266	61,945,008
4	11,118,624	14,769,796	17,072,249	20,203,189	24,808,096	32,635,445	37,322,877	42,000,280	51,355,088
5	7,027,765	10,274,546	12,244,825	15,028,727	18,960,276	25,883,482	30,037,406	34,179,990	42,452,370
6	6,680,223	9,820,696	11,721,366	14,398,763	18,198,901	24,869,674	28,865,207	32,856,005	40,814,406
7	3,081,751	5,849,402	7,447,407	9,803,461	12,989,004	18,849,229	22,351,164	25,846,400	32,820,560
8	5,024,889	8,615,063	10,577,776	13,620,642	17,533,604	25,055,583	29,542,021	34,007,512	42,907,081
9	2,554,894	4,843,690	6,171,000	8,123,260	10,539,448	15,406,965	18,319,662	21,226,272	27,027,038
10	4,944,062	7,892,696	9,529,059	12,037,652	14,967,899	21,195,963	24,917,206	28,621,393	36,012,291

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,530,069	11,036,122	12,743,993	14,893,750	18,309,492	23,683,865	26,908,480	30,133,106	36,582,357
2	13,012,394	16,716,205	19,234,903	22,412,110	27,449,506	35,392,528	40,158,341	44,924,153	54,455,781
3	14,447,094	18,501,756	21,229,342	24,707,516	30,162,686	38,849,523	44,048,394	49,247,266	59,645,008
4	8,818,624	12,469,796	14,772,249	17,903,189	22,508,096	30,335,445	35,022,877	39,700,280	49,055,088
5	4,727,765	7,974,546	9,944,825	12,728,727	16,660,276	23,583,482	27,737,406	31,879,990	40,152,370
6	4,380,223	7,520,696	9,421,366	12,098,763	15,898,901	22,569,674	26,565,207	30,556,005	38,514,406
7	781,751	3,549,402	5,147,407	7,503,461	10,689,004	16,549,229	20,051,164	23,546,400	30,520,560
8	2,724,889	6,315,063	8,277,776	11,320,642	15,233,604	22,755,583	27,242,021	31,707,512	40,607,081
9	254,894	2,543,690	3,871,000	5,823,260	8,239,448	13,106,965	16,019,662	18,926,272	24,727,038
10	2,644,062	5,592,696	7,229,059	9,737,652	12,667,899	18,895,963	22,617,206	26,321,393	33,712,291

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,969,931	463,878	1,243,993	3,393,750	6,809,492	12,183,865	15,408,480	18,633,106	25,082,357
2	1,512,394	5,216,205	7,734,903	10,912,110	15,949,506	23,892,528	28,658,341	33,424,153	42,955,781
3	2,947,094	7,001,756	9,729,342	13,207,516	18,662,686	27,349,523	32,548,394	37,747,266	48,145,008
4	2,681,376	969,796	3,272,249	6,403,189	11,008,096	18,835,445	23,522,877	28,200,280	37,555,088
5	6,772,235	3,525,454	1,555,175	1,228,727	5,160,276	12,083,482	16,237,406	20,379,990	28,652,370
6	7,119,777	3,979,304	2,078,634	598,763	4,398,901	11,069,674	15,065,207	19,056,005	27,014,406
7	10,718,249	7,950,598	6,352,593	3,996,539	810,996	5,049,229	8,551,164	12,046,400	19,020,560
8	8,775,111	5,184,937	3,222,224	179,358	3,733,604	11,255,583	15,742,021	20,207,512	29,107,081
9	11,245,106	8,956,310	7,629,000	5,676,740	3,260,552	1,606,965	4,519,662	7,426,272	13,227,038
10	8,855,938	5,907,304	4,270,941	1,762,348	1,167,899	7,395,963	11,117,206	14,821,393	22,212,291

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,445,387	20,612,225	23,345,113	26,511,951	31,977,717	39,894,823	44,645,080	49,395,347	58,895,862
2	22,841,442	27,521,859	31,555,560	36,235,977	44,303,383	56,004,421	63,025,045	70,045,666	84,086,914
3	24,579,704	29,703,479	34,090,114	39,200,071	47,957,787	60,722,070	68,380,638	76,039,209	91,356,348
4	18,831,744	23,443,999	27,242,613	31,854,870	39,440,031	50,924,005	57,814,389	64,704,774	78,485,544
5	14,492,536	18,583,130	21,873,510	25,953,001	32,533,761	42,692,103	48,785,215	54,878,327	67,044,142
6	14,029,121	17,973,253	21,149,830	25,073,768	31,416,150	41,194,149	47,055,995	52,911,362	64,599,218
7	10,191,187	13,661,940	16,374,113	19,824,258	25,233,799	33,803,475	38,930,615	44,055,182	54,274,880
8	12,997,738	17,471,049	20,867,063	25,287,171	32,049,567	42,988,759	49,523,162	56,044,077	69,046,170
9	9,221,396	12,096,517	14,351,346	17,211,850	21,488,524	28,612,800	32,880,799	37,139,007	45,655,421
10	12,290,504	15,974,444	18,805,628	22,460,190	27,770,100	36,849,953	42,282,750	47,697,955	58,514,556

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,845,387	16,012,225	18,745,113	21,911,951	27,377,717	35,294,823	40,045,080	44,795,347	54,295,862
2	18,241,442	22,921,859	26,955,560	31,635,977	39,703,383	51,404,421	58,425,045	65,445,666	79,486,914
3	19,979,704	25,103,479	29,490,114	34,600,071	43,357,787	56,122,070	63,780,638	71,439,209	86,756,348
4	14,231,744	18,843,999	22,642,613	27,254,870	34,840,031	46,324,005	53,214,389	60,104,774	73,885,544
5	9,892,536	13,983,130	17,273,510	21,353,001	27,933,761	38,092,103	44,185,215	50,278,327	62,444,142
6	9,429,121	13,373,253	16,549,830	20,473,768	26,816,150	36,594,149	42,455,995	48,311,362	59,999,218
7	5,591,187	9,061,940	11,774,113	15,224,258	20,633,799	29,203,475	34,330,615	39,455,182	49,674,880
8	8,397,738	12,871,049	16,267,063	20,687,171	27,449,567	38,388,759	44,923,162	51,444,077	64,446,170
9	4,621,396	7,496,517	9,751,346	12,611,850	16,888,524	24,012,800	28,280,799	32,539,007	41,055,421
10	7,690,504	11,374,444	14,205,628	17,860,190	23,170,100	32,249,953	37,682,750	43,097,955	53,914,556

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,545,387	13,712,225	16,445,113	19,611,951	25,077,717	32,994,823	37,745,080	42,495,347	51,995,862
2	15,941,442	20,621,859	24,655,560	29,335,977	37,403,383	49,104,421	56,125,045	63,145,666	77,186,914
3	17,679,704	22,803,479	27,190,114	32,300,071	41,057,787	53,822,070	61,480,638	69,139,209	84,456,348
4	11,931,744	16,543,999	20,342,613	24,954,870	32,540,031	44,024,005	50,914,389	57,804,774	71,585,544
5	7,592,536	11,683,130	14,973,510	19,053,001	25,633,761	35,792,103	41,885,215	47,978,327	60,144,142
6	7,129,121	11,073,253	14,249,830	18,173,768	24,516,150	34,294,149	40,155,995	46,011,362	57,699,218
7	3,291,187	6,761,940	9,474,113	12,924,258	18,333,799	26,903,475	32,030,615	37,155,182	47,374,880
8	6,097,738	10,571,049	13,967,063	18,387,171	25,149,567	36,088,759	42,623,162	49,144,077	62,146,170
9	2,321,396	5,196,517	7,451,346	10,311,850	14,588,524	21,712,800	25,980,799	30,239,007	38,755,421
10	5,390,504	9,074,444	11,905,628	15,560,190	20,870,100	29,949,953	35,382,750	40,797,955	51,614,556

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	954,813	2,212,225	4,945,113	8,111,951	13,577,717	21,494,823	26,245,080	30,995,347	40,495,862
2	4,441,442	9,121,859	13,155,560	17,835,977	25,903,383	37,604,421	44,625,045	51,645,666	65,686,914
3	6,179,704	11,303,479	15,690,114	20,800,071	29,557,787	42,322,070	49,980,638	57,639,209	72,956,348
4	431,744	5,043,999	8,842,613	13,454,870	21,040,031	32,524,005	39,414,389	46,304,774	60,085,544
5	3,907,464	183,130	3,473,510	7,553,001	14,133,761	24,292,103	30,385,215	36,478,327	48,644,142
6	4,370,879	-	426,747	2,749,830	6,673,768	13,016,150	22,794,149	28,655,995	34,511,362
7	8,208,813	-	4,738,060	-	2,025,887	1,424,258	6,833,799	15,403,475	20,530,615
8	5,402,262	-	928,951	2,467,063	6,887,171	13,649,567	24,588,759	31,123,162	37,644,077
9	9,178,604	-	6,303,483	-	4,048,654	-	1,188,150	3,088,524	10,212,800
10	6,109,496	-	2,425,556	405,628	4,060,190	9,370,100	18,449,953	23,882,750	29,297,955

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,644,166	15,811,004	18,543,892	21,710,730	27,176,496	35,093,601	39,843,859	44,594,126	54,094,651
2	16,843,499	21,523,916	25,557,618	30,238,034	38,305,440	50,006,478	57,027,102	64,047,723	78,088,971
3	17,944,154	23,067,931	27,454,564	32,578,341	41,351,609	54,161,050	61,837,678	69,496,249	84,813,388
4	11,755,885	16,396,339	20,211,638	24,850,116	32,447,345	43,977,985	50,896,369	57,797,762	71,578,531
5	7,746,611	11,891,658	15,212,373	19,326,496	25,931,694	36,151,226	42,270,461	48,388,899	60,575,122
6	7,594,822	11,612,222	14,824,278	18,798,047	25,179,733	35,033,772	40,919,679	46,805,586	58,535,714
7	4,108,990	7,675,805	10,434,092	13,945,838	19,409,825	28,067,439	33,241,029	38,389,938	48,668,703
8	4,353,880	9,048,970	12,548,925	17,113,093	23,983,985	35,126,965	41,750,185	48,341,420	61,459,940
9	4,232,975	7,177,284	9,462,163	12,371,100	16,670,186	23,867,254	28,161,217	32,451,973	41,000,489
10	5,300,564	9,140,942	12,022,342	15,780,642	21,141,531	30,372,476	35,868,195	41,343,987	52,243,571

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,044,166	11,211,004	13,943,892	17,110,730	22,576,496	30,493,601	35,243,859	39,994,126	49,494,651
2	12,243,499	16,923,916	20,957,618	25,638,034	33,705,440	45,406,478	52,427,102	59,447,723	73,488,971
3	13,344,154	18,467,931	22,854,564	27,978,341	36,751,609	49,561,050	57,237,678	64,896,249	80,213,388
4	7,155,885	11,796,339	15,611,638	20,250,116	27,847,345	39,377,985	46,296,369	53,197,762	66,978,531
5	3,146,611	7,291,658	10,612,373	14,726,496	21,331,694	31,551,226	37,670,461	43,788,899	55,975,122
6	2,994,822	7,012,222	10,224,278	14,198,047	20,579,733	30,433,772	36,319,679	42,205,586	53,935,714
7	491,010	3,075,805	5,834,092	9,345,838	14,809,825	23,467,439	28,641,029	33,789,938	44,068,703
8	246,120	4,448,970	7,948,925	12,513,093	19,383,985	30,526,965	37,150,185	43,741,420	56,859,940
9	367,025	2,577,284	4,862,163	7,771,100	12,070,186	19,267,254	23,561,217	27,851,973	36,400,489
10	700,564	4,540,942	7,422,342	11,180,642	16,541,531	25,772,476	31,268,195	36,743,987	47,643,571

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,744,166	8,911,004	11,643,892	14,810,730	20,276,496	28,193,601	32,943,859	37,694,126	47,194,651
2	9,943,499	14,623,916	18,657,618	23,338,034	31,405,440	43,106,478	50,127,102	57,147,723	71,188,971
3	11,044,154	16,167,931	20,554,564	25,678,341	34,451,609	47,261,050	54,937,678	62,596,249	77,913,388
4	4,855,885	9,496,339	13,311,638	17,950,116	25,547,345	37,077,985	43,996,369	50,897,762	64,678,531
5	846,611	4,991,658	8,312,373	12,426,496	19,031,694	29,251,226	35,370,461	41,488,899	53,675,122
6	694,822	4,712,222	7,924,278	11,898,047	18,279,733	28,133,772	34,019,679	39,905,586	51,635,714
7	2,791,010	775,805	3,534,092	7,045,838	12,509,825	21,167,439	26,341,029	31,489,938	41,768,703
8	2,546,120	2,148,970	5,648,925	10,213,093	17,083,985	28,226,965	34,850,185	41,441,420	54,559,940
9	2,667,025	277,284	2,562,163	5,471,100	9,770,186	16,967,254	21,261,217	25,551,973	34,100,489
10	1,599,436	2,240,942	5,122,342	8,880,642	14,241,531	23,472,476	28,968,195	34,443,987	45,343,571

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,755,834	2,588,996	143,892	3,310,730	8,776,496	16,693,601	21,443,859	26,194,126	35,694,651
2	1,556,501	3,123,916	7,157,618	11,838,034	19,905,440	31,606,478	38,627,102	45,647,723	59,688,971
3	455,846	4,667,931	9,054,564	14,178,341	22,951,609	35,761,050	43,437,678	51,096,249	66,413,388
4	6,644,115	2,003,661	1,811,638	6,450,116	14,047,345	25,577,985	32,496,369	39,397,762	53,178,531
5	10,653,389	6,508,342	3,187,627	926,496	7,531,694	17,751,226	23,870,461	29,988,899	42,175,122
6	10,805,178	6,787,778	3,575,722	398,047	6,779,733	16,633,772	22,519,679	28,405,586	40,135,714
7	14,291,010	10,724,195	7,965,908	4,454,162	1,009,825	9,667,439	14,841,029	19,989,938	30,268,703
8	14,046,120	9,351,030	5,851,075	1,286,907	5,583,985	16,726,965	23,350,185	29,941,420	43,059,940
9	14,167,025	11,222,716	8,937,837	6,028,900	1,729,814	5,467,254	9,761,217	14,051,973	22,600,489
10	13,099,436	9,259,058	6,377,658	2,619,358	2,741,531	11,972,476	17,468,195	22,943,987	33,843,571

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,756,405	18,217,555	19,894,820	22,006,055	25,360,585	30,638,659	33,805,497	36,972,336	43,306,022
2	20,345,223	23,982,666	26,456,230	29,576,509	34,523,636	42,324,329	47,004,746	51,685,160	61,045,991
3	21,847,024	25,829,032	28,507,741	31,923,592	37,281,010	45,798,901	50,904,614	56,010,328	66,221,753
4	16,371,873	19,956,347	22,217,543	25,292,380	29,814,772	37,497,690	42,091,280	46,684,869	55,872,049
5	12,304,336	15,492,938	17,427,912	20,148,551	24,009,650	30,808,800	34,881,395	38,943,470	47,067,619
6	11,918,800	14,990,817	16,856,838	19,486,260	23,217,066	29,756,963	33,679,898	37,587,795	45,403,591
7	8,328,517	11,037,459	12,601,690	14,915,264	18,037,167	23,782,365	27,214,971	30,647,576	37,485,318
8	10,591,891	14,093,709	16,017,477	18,991,968	22,825,941	30,190,545	34,580,700	38,960,543	47,684,971
9	7,681,592	9,922,435	11,223,229	13,139,959	15,508,695	20,278,996	23,135,769	25,984,180	31,680,447
10	10,313,224	13,191,567	14,801,141	17,252,711	20,127,132	26,228,210	29,869,547	33,506,762	40,752,224

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,156,405	13,617,555	15,294,820	17,406,055	20,760,585	26,038,659	29,205,497	32,372,336	38,706,022
2	15,745,223	19,382,666	21,856,230	24,976,509	29,923,636	37,724,329	42,404,746	47,085,160	56,445,991
3	17,247,024	21,229,032	23,907,741	27,323,592	32,681,010	41,198,901	46,304,614	51,410,328	61,621,753
4	11,771,873	15,356,347	17,617,543	20,692,380	25,214,772	32,897,690	37,491,280	42,084,869	51,272,049
5	7,704,336	10,892,938	12,827,912	15,548,551	19,409,650	26,208,800	30,281,395	34,343,470	42,467,619
6	7,318,800	10,390,817	12,256,838	14,866,260	18,617,066	25,156,963	29,079,898	32,987,795	40,803,591
7	3,728,517	6,437,459	8,001,690	10,315,264	13,437,167	19,182,365	22,614,971	26,047,576	32,885,318
8	5,991,891	9,493,709	11,417,477	14,391,968	18,225,941	25,590,545	29,980,700	34,360,543	43,084,971
9	3,081,592	5,322,435	6,623,229	8,539,975	10,908,695	15,678,996	18,535,769	21,384,180	27,080,447
10	5,713,224	8,591,567	10,201,141	12,652,711	15,527,132	21,628,210	25,269,547	28,906,762	36,152,224

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,856,405	11,317,555	12,994,820	15,106,055	18,460,585	23,738,659	26,905,497	30,072,336	36,406,022
2	13,445,223	17,082,666	19,556,230	22,676,509	27,623,636	35,424,329	40,104,746	44,785,160	54,145,991
3	14,947,024	18,929,032	21,607,741	25,023,592	30,381,010	38,898,901	44,004,614	49,110,328	59,321,753
4	9,471,873	13,056,347	15,317,543	18,392,380	22,914,772	30,597,690	35,191,280	39,784,869	48,972,049
5	5,404,336	8,592,938	10,527,912	13,248,551	17,109,650	23,908,800	27,981,395	32,043,470	40,167,619
6	5,018,800	8,090,817	9,956,838	12,586,260	16,317,066	22,856,963	26,779,898	30,687,795	38,503,591
7	1,428,517	4,137,459	5,701,690	8,015,264	11,137,167	16,882,365	20,314,971	23,747,576	30,585,318
8	3,691,891	7,193,709	9,117,477	12,091,968	15,925,941	23,290,545	27,680,700	32,060,543	40,784,971
9	781,592	3,022,435	4,323,229	6,239,975	8,608,695	13,378,996	16,235,769	19,084,180	24,780,447
10	3,413,224	6,291,567	7,901,141	10,352,711	13,227,132	19,328,210	22,969,547	26,606,762	33,852,224

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,643,595	182,445	1,494,820	3,606,055	6,960,585	12,238,659	15,405,497	18,572,336	24,906,022
2	1,945,223	5,582,666	8,056,230	11,176,509	16,123,636	23,924,329	28,604,746	33,285,160	42,645,991
3	3,447,024	7,429,032	10,107,741	13,523,592	18,881,010	27,398,901	32,504,614	37,610,328	47,821,753
4	2,028,127	1,556,347	3,817,543	6,892,380	11,414,772	19,097,690	23,691,280	28,284,869	37,472,049
5	6,095,664	2,907,062	972,088	1,748,551	5,609,650	12,408,800	16,481,395	20,543,470	28,667,619
6	6,481,200	3,409,183	1,543,162	1,086,260	4,817,066	11,356,963	15,279,898	19,187,795	27,003,591
7	10,071,483	7,362,541	5,798,310	3,484,736	362,833	5,382,365	8,814,971	12,247,576	19,085,318
8	7,808,109	4,306,291	2,382,523	591,968	4,425,941	11,790,545	16,180,700	20,560,543	29,284,971
9	10,718,408	8,477,565	7,176,771	5,260,025	2,891,305	1,878,996	4,735,769	7,584,180	13,280,447
10	8,086,776	5,208,433	3,598,859	1,147,289	1,727,132	7,828,210	11,469,547	15,106,762	22,352,224

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,583,687	20,721,637	23,429,583	26,567,533	31,983,437	39,828,315	44,535,245	49,242,164	58,656,013
2	23,023,268	27,660,982	31,657,888	36,295,602	44,289,410	55,883,703	62,840,275	69,796,850	83,710,000
3	24,791,665	29,868,696	34,212,935	39,272,069	47,949,888	60,597,724	68,186,425	75,775,127	90,952,529
4	19,121,477	23,691,656	27,455,616	32,021,383	39,534,810	50,914,017	57,741,542	64,569,066	78,224,114
5	14,797,708	18,844,356	22,104,718	26,146,991	32,664,317	42,726,859	48,764,384	54,801,909	66,850,311
6	14,310,281	18,217,536	21,359,796	25,247,936	31,532,457	41,215,113	47,023,483	52,819,385	64,400,614
7	10,478,721	13,913,130	16,599,397	20,014,283	25,372,499	33,858,324	38,938,689	44,010,918	54,137,383
8	13,430,744	17,847,750	21,211,947	25,583,742	32,276,574	43,108,211	49,575,355	56,034,796	68,912,723
9	9,455,973	12,301,546	14,534,136	17,368,545	21,602,443	28,658,507	32,882,760	37,102,120	45,539,208
10	12,634,061	16,277,504	19,076,070	22,693,399	27,952,606	36,943,022	42,319,751	47,685,554	58,397,065

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,983,687	16,121,637	18,829,583	21,967,533	27,383,437	35,228,315	39,935,245	44,642,164	54,056,013
2	18,423,268	23,060,982	27,057,888	31,695,602	39,689,410	51,283,703	58,240,275	65,196,850	79,110,000
3	20,191,665	25,268,696	29,612,935	34,672,069	43,349,888	55,997,724	63,586,425	71,175,127	86,352,529
4	14,521,477	19,091,656	22,855,616	27,421,383	34,934,810	46,314,017	53,141,542	59,969,066	73,624,114
5	10,197,708	14,244,356	17,504,718	21,546,991	28,064,317	38,126,859	44,164,384	50,201,909	62,250,311
6	9,710,281	13,617,536	16,759,796	20,647,936	26,932,457	36,615,113	42,423,483	48,219,385	59,800,614
7	5,878,721	9,313,130	11,999,397	15,414,283	20,772,499	29,258,324	34,338,689	39,410,918	49,537,383
8	8,830,744	13,247,750	16,611,947	20,983,742	27,676,574	38,508,211	44,975,355	51,434,796	64,312,723
9	4,855,973	7,701,546	9,934,136	12,768,545	17,002,443	24,058,507	28,282,760	32,502,120	40,939,208
10	8,034,061	11,677,504	14,476,070	18,093,399	23,352,606	32,343,022	37,719,751	43,085,554	53,797,065

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,683,687	13,821,637	16,529,583	19,667,533	25,083,437	32,928,315	37,635,245	42,342,164	51,756,013
2	16,123,268	20,760,982	24,757,888	29,395,602	37,389,410	48,983,703	55,940,275	62,896,850	76,810,000
3	17,891,665	22,968,696	27,312,935	32,372,069	41,049,888	53,697,724	61,286,425	68,875,127	84,052,529
4	12,221,477	16,791,656	20,555,616	25,121,383	32,634,810	44,014,017	50,841,542	57,669,066	71,324,114
5	7,897,708	11,944,356	15,204,718	19,246,991	25,764,317	35,826,859	41,864,384	47,901,909	59,950,311
6	7,410,281	11,317,536	14,459,796	18,347,936	24,632,457	34,315,113	40,123,483	45,919,385	57,500,614
7	3,578,721	7,013,130	9,699,397	13,114,283	18,472,499	26,958,324	32,038,689	37,110,918	47,237,383
8	6,530,744	10,947,750	14,311,947	18,683,742	25,376,574	36,208,211	42,675,355	49,134,796	62,012,723
9	2,555,973	5,401,546	7,634,136	10,468,545	14,702,443	21,758,507	25,982,760	30,202,120	38,639,208
10	5,734,061	9,377,504	12,176,070	15,793,399	21,052,606	30,043,022	35,419,751	40,785,554	51,497,065

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	816,313	2,321,637	5,029,583	8,167,533	13,583,437	21,428,315	26,135,245	30,842,164	40,256,013
2	4,623,268	9,260,982	13,257,888	17,895,602	25,889,410	37,483,703	44,440,275	51,396,850	65,310,000
3	6,391,665	11,468,696	15,812,935	20,872,069	29,549,888	42,197,724	49,786,425	57,375,127	72,552,529
4	721,477	5,291,656	9,055,616	13,621,383	21,134,810	32,514,017	39,341,542	46,169,066	59,824,114
5	3,602,292	444,356	3,704,718	7,746,991	14,264,317	24,326,859	30,364,384	36,401,909	48,450,311
6	4,089,719	182,464	2,959,796	6,847,936	13,132,457	22,815,113	28,623,483	34,419,385	46,000,614
7	7,921,279	4,486,870	1,800,603	1,614,283	6,972,499	15,458,324	20,538,689	25,610,918	35,737,383
8	4,969,256	552,250	2,811,947	7,183,742	13,876,574	24,708,211	31,175,355	37,634,796	50,512,723
9	8,944,027	6,098,454	3,865,864	1,031,455	3,202,443	10,258,507	14,482,760	18,702,120	27,139,208
10	5,765,939	2,122,496	676,070	4,293,399	9,552,606	18,543,022	23,919,751	29,285,554	39,997,065

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,825,210	15,963,160	18,671,117	21,809,066	27,224,970	35,069,839	39,776,768	44,483,697	53,897,546
2	17,078,724	21,716,439	25,713,344	30,351,059	38,344,870	49,939,160	56,895,735	63,852,307	77,765,457
3	18,215,192	23,292,225	27,638,840	32,715,871	41,409,103	54,101,682	61,701,716	69,290,419	84,467,821
4	12,115,672	16,713,791	20,494,283	25,083,405	32,611,326	44,036,772	50,892,041	57,723,547	71,378,595
5	8,125,387	12,225,802	15,516,222	19,586,101	26,131,041	36,250,733	42,314,143	48,370,257	60,445,307
6	7,952,516	11,926,764	15,108,296	19,040,628	25,357,786	35,115,715	40,947,925	46,780,136	58,397,131
7	4,474,909	8,003,001	10,730,032	14,203,738	19,611,965	28,184,770	33,305,423	38,407,358	48,586,697
8	4,915,710	9,549,504	13,006,182	17,515,054	24,314,944	35,339,988	41,894,821	48,418,077	61,409,184
9	4,532,838	7,444,811	9,703,647	12,580,924	16,838,635	23,963,265	28,214,878	32,464,875	40,932,151
10	5,753,609	9,543,962	12,391,743	16,107,868	21,410,402	30,543,281	35,982,086	41,401,244	52,194,812

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,225,210	11,363,160	14,071,117	17,209,066	22,624,970	30,469,839	35,176,768	39,883,697	49,297,546
2	12,478,724	17,116,439	21,113,344	25,751,059	33,744,870	45,339,160	52,295,735	59,252,307	73,165,457
3	13,615,192	18,692,225	23,038,840	28,115,871	36,809,103	49,501,682	57,101,716	64,690,419	79,867,821
4	7,515,672	12,113,791	15,894,283	20,483,405	28,011,326	39,436,772	46,292,041	53,123,547	66,778,595
5	3,525,387	7,625,802	10,916,222	14,986,101	21,531,041	31,650,733	37,714,143	43,770,257	55,845,307
6	3,352,516	7,326,764	10,508,296	14,440,628	20,757,786	30,515,715	36,347,925	42,180,136	53,797,131
7	125,091	3,403,001	6,130,032	9,603,738	15,011,965	23,584,770	28,705,423	33,807,358	43,986,697
8	315,710	4,949,504	8,406,182	12,915,054	19,714,944	30,739,988	37,294,821	43,818,077	56,809,184
9	67,362	2,844,811	5,103,647	7,980,924	12,238,635	19,363,265	23,614,878	27,864,875	36,332,151
10	1,153,609	4,943,962	7,791,743	11,507,868	16,810,402	25,943,281	31,382,086	36,801,244	47,594,812

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,925,210	9,063,160	11,771,117	14,909,066	20,324,970	28,169,839	32,876,768	37,583,697	46,997,546
2	10,178,724	14,816,439	18,813,344	23,451,059	31,444,870	43,039,160	49,995,735	56,952,307	70,865,457
3	11,315,192	16,392,225	20,738,840	25,815,871	34,509,103	47,201,682	54,801,716	62,390,419	77,567,821
4	5,215,672	9,813,791	13,594,283	18,183,405	25,711,326	37,136,772	43,992,041	50,823,547	64,478,595
5	1,225,387	5,325,802	8,616,222	12,686,101	19,231,041	29,350,733	35,414,143	41,470,257	53,545,307
6	1,052,516	5,026,764	8,208,296	12,140,628	18,457,786	28,215,715	34,047,925	39,880,136	51,497,131
7	2,425,091	1,103,001	3,830,032	7,303,738	12,711,965	21,284,770	26,405,423	31,507,358	41,686,697
8	1,984,290	2,649,504	6,106,182	10,615,054	17,414,944	28,439,988	34,994,821	41,518,077	54,509,184
9	2,367,362	544,811	2,803,647	5,680,924	9,938,635	17,063,265	21,314,878	25,564,875	34,032,151
10	1,146,391	2,643,962	5,491,743	9,207,868	14,510,402	23,643,281	29,082,086	34,501,244	45,294,812

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,574,790	2,436,840	271,117	3,409,066	8,824,970	16,669,839	21,376,768	26,083,697	35,497,546
2	1,321,276	3,316,439	7,313,344	11,951,059	19,944,870	31,539,160	38,495,735	45,452,307	59,365,457
3	184,808	4,892,225	9,238,840	14,315,871	23,009,103	35,701,682	43,301,716	50,890,419	66,067,821
4	6,284,328	1,686,209	2,094,283	6,683,405	14,211,326	25,636,772	32,492,041	39,323,547	52,978,595
5	10,274,613	6,174,198	2,883,778	1,186,101	7,731,041	17,850,733	23,914,143	29,970,257	42,045,307
6	10,447,484	6,473,236	3,291,704	640,628	6,957,786	16,715,715	22,547,925	28,380,136	39,997,131
7	13,925,091	10,396,999	7,669,968	4,196,262	1,211,965	9,784,770	14,905,423	20,007,358	30,186,697
8	13,484,290	8,850,496	5,393,818	884,946	5,914,944	16,939,988	23,494,821	30,018,077	43,009,184
9	13,867,362	10,955,189	8,696,353	5,819,076	1,561,365	5,563,265	9,814,878	14,064,875	22,532,151
10	12,646,391	8,856,038	6,008,257	2,292,132	3,010,402	12,143,281	17,582,086	23,001,244	33,794,812

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,910,107	18,348,806	20,010,773	22,102,743	25,426,677	30,656,596	33,794,546	36,932,495	43,208,394
2	20,549,816	24,154,079	26,605,076	29,696,887	34,598,886	42,328,413	46,966,127	51,603,845	60,879,277
3	22,083,915	26,029,595	28,683,867	32,068,555	37,377,098	45,810,699	50,869,834	55,928,966	66,047,235
4	16,684,049	20,235,821	22,476,389	25,523,175	30,004,308	37,610,190	42,161,872	46,713,555	55,816,920
5	12,629,470	15,787,708	17,700,645	20,395,495	24,221,370	30,958,492	34,987,408	39,012,424	47,062,457
6	12,225,540	15,263,203	17,112,202	19,715,746	23,408,173	29,888,406	33,769,414	37,641,660	45,386,153
7	8,638,976	11,317,273	12,867,234	15,153,857	18,247,280	23,934,307	27,335,598	30,732,757	37,506,578
8	11,055,191	14,510,816	16,414,710	19,353,959	23,152,955	30,439,150	34,784,616	39,116,744	47,753,934
9	7,935,277	10,150,616	11,439,542	13,335,643	15,681,601	20,405,615	23,231,442	26,053,868	31,693,358
10	10,681,129	13,524,781	15,117,212	17,544,110	20,392,859	26,428,555	30,032,899	33,630,331	40,807,177

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,310,107	13,748,806	15,410,773	17,502,743	20,826,677	26,056,596	29,194,546	32,332,495	38,608,394
2	15,949,816	19,554,079	22,005,076	25,096,887	29,998,886	37,728,413	42,366,127	47,003,845	56,279,277
3	17,483,915	21,429,595	24,083,867	27,468,555	32,777,098	41,210,699	46,269,834	51,328,966	61,447,235
4	12,084,049	15,635,821	17,876,389	20,923,175	25,404,308	33,010,190	37,561,872	42,113,555	51,216,920
5	8,029,470	11,187,708	13,100,645	15,795,495	19,621,370	26,358,492	30,387,408	34,412,424	42,462,457
6	7,625,540	10,663,203	12,512,202	15,115,746	18,808,173	25,288,406	29,169,414	33,041,660	40,786,153
7	4,038,976	6,717,273	8,267,234	10,553,857	13,647,280	19,334,307	22,735,598	26,132,757	32,906,578
8	6,455,191	9,910,816	11,814,710	14,753,959	18,552,955	25,839,150	30,184,616	34,516,744	43,153,934
9	3,335,277	5,550,616	6,839,542	8,735,643	11,081,601	15,805,615	18,631,442	21,453,868	27,093,358
10	6,081,129	8,924,781	10,517,212	12,944,110	15,792,859	21,828,555	25,432,899	29,030,331	36,207,177

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,010,107	11,448,806	13,110,773	15,202,743	18,526,677	23,756,596	26,894,546	30,032,495	36,308,394
2	13,649,816	17,254,079	19,705,076	22,796,887	27,698,886	35,428,413	40,066,127	44,703,845	53,979,277
3	15,183,915	19,129,595	21,783,867	25,168,555	30,477,098	38,910,699	43,969,834	49,028,966	59,147,235
4	9,784,049	13,335,821	15,576,389	18,623,175	23,104,308	30,710,190	35,261,872	39,813,555	48,916,920
5	5,729,470	8,887,708	10,800,645	13,495,495	17,321,370	24,058,492	28,087,408	32,112,424	40,162,457
6	5,325,540	8,363,203	10,212,202	12,815,746	16,508,173	22,988,406	26,869,414	30,741,660	38,486,153
7	1,738,976	4,417,273	5,967,234	8,253,857	11,347,280	17,034,307	20,435,598	23,832,757	30,606,578
8	4,155,191	7,610,816	9,514,710	12,453,959	16,252,955	23,539,150	27,884,616	32,216,744	40,853,934
9	1,035,277	3,250,616	4,539,542	6,435,643	8,781,601	13,505,615	16,331,442	19,153,868	24,793,358
10	3,781,129	6,624,781	8,217,212	10,644,110	13,492,859	19,528,555	23,132,899	26,730,331	33,907,177

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,489,893	51,194	1,610,773	3,702,743	7,026,677	12,256,596	15,394,546	18,532,495	24,808,394
2	2,149,816	5,754,079	8,205,076	11,296,887	16,198,886	23,928,413	28,566,127	33,203,845	42,479,277
3	3,683,915	7,629,595	10,283,867	13,668,555	18,977,098	27,410,699	32,469,834	37,528,966	47,647,235
4	1,715,951	1,835,821	4,076,389	7,123,175	11,604,308	19,210,190	23,761,872	28,313,555	37,416,920
5	5,770,530	2,612,292	699,355	1,995,495	5,821,370	12,558,492	16,587,408	20,612,424	28,662,457
6	6,174,460	3,136,797	1,287,798	1,315,746	5,008,173	11,488,406	15,369,414	19,241,660	26,986,153
7	9,761,024	7,082,727	5,532,766	3,246,143	152,720	5,534,307	8,935,598	12,332,757	19,106,578
8	7,344,809	3,889,184	1,985,290	953,959	4,752,955	12,039,150	16,384,616	20,716,744	29,353,934
9	10,464,723	8,249,384	6,960,458	5,064,357	2,718,399	2,005,615	4,831,442	7,653,868	13,293,358
10	7,718,871	4,875,219	3,282,788	855,890	1,992,859	8,028,555	11,632,899	15,230,331	22,407,177

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,958,363	22,660,269	25,854,903	29,556,809	35,946,068	45,200,842	50,753,711	56,306,570	67,412,297
2	25,670,918	31,142,137	35,857,372	41,328,589	50,759,060	64,437,100	72,643,924	80,850,751	97,264,400
3	27,629,813	33,619,300	38,747,100	44,736,586	54,982,428	69,903,360	78,855,918	87,808,477	105,713,594
4	20,964,228	26,355,769	30,796,195	36,187,736	45,068,589	58,502,813	66,557,395	74,611,976	90,721,139
5	16,122,009	20,918,105	24,771,230	29,539,989	37,232,632	49,128,003	56,250,604	63,373,206	77,614,756
6	15,659,922	20,283,413	24,001,561	28,603,464	36,017,452	47,466,970	54,319,231	61,171,493	74,845,583
7	11,400,091	15,473,201	18,654,114	22,693,535	29,031,634	39,065,017	45,060,778	51,054,197	63,013,462
8	14,180,204	19,445,835	23,431,029	28,622,790	36,539,777	49,365,933	57,019,757	64,648,814	79,869,092
9	10,244,853	13,620,094	16,260,968	19,616,948	24,655,003	32,999,369	37,993,885	42,982,228	52,937,573
10	13,329,049	17,665,900	20,972,730	25,267,327	31,529,129	42,178,234	48,536,520	54,887,155	67,547,468

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,358,363	18,060,269	21,254,903	24,956,809	31,346,068	40,600,842	46,153,711	51,706,570	62,812,297
2	21,070,918	26,542,137	31,257,372	36,728,589	46,159,060	59,837,100	68,043,924	76,250,751	92,664,400
3	23,029,813	29,019,300	34,147,100	40,136,586	50,382,428	65,303,360	74,255,918	83,208,477	101,113,594
4	16,364,228	21,755,769	26,196,195	31,587,736	40,468,589	53,902,813	61,957,395	70,011,976	86,121,139
5	11,522,009	16,318,105	20,171,230	24,939,989	32,632,632	44,528,003	51,650,604	58,773,206	73,014,756
6	11,059,922	15,683,413	19,401,561	24,003,464	31,417,452	42,866,970	49,719,231	56,571,493	70,245,583
7	6,800,091	10,873,201	14,054,114	18,093,535	24,431,634	34,465,017	40,460,778	46,454,197	58,413,462
8	9,580,204	14,845,835	18,831,029	24,022,790	31,939,777	44,765,933	52,419,757	60,048,814	75,269,092
9	5,644,853	9,020,094	11,660,968	15,016,948	20,055,003	28,399,369	33,393,885	38,382,228	48,337,573
10	8,729,049	13,065,900	16,372,730	20,667,327	26,929,129	37,578,234	43,936,520	50,287,155	62,947,468

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,058,363	15,760,269	18,954,903	22,656,809	29,046,068	38,300,842	43,853,711	49,406,570	60,512,297
2	18,770,918	24,242,137	28,957,372	34,428,589	43,859,060	57,537,100	65,743,924	73,950,751	90,364,400
3	20,729,813	26,719,300	31,847,100	37,836,586	48,082,428	63,003,360	71,955,918	80,908,477	98,813,594
4	14,064,228	19,455,769	23,896,195	29,287,736	38,168,589	51,602,813	59,657,395	67,711,976	83,821,139
5	9,222,009	14,018,105	17,871,230	22,639,989	30,332,632	42,228,003	49,350,604	56,473,206	70,714,756
6	8,759,922	13,383,413	17,101,561	21,703,464	29,117,452	40,566,970	47,419,231	54,271,493	67,945,583
7	4,500,091	8,573,201	11,754,114	15,793,535	22,131,634	32,165,017	38,160,778	44,154,197	56,113,462
8	7,280,204	12,545,835	16,531,029	21,722,790	29,639,777	42,465,933	50,119,757	57,748,814	72,969,092
9	3,344,853	6,720,094	9,360,968	12,716,948	17,755,003	26,099,369	31,093,885	36,082,228	46,037,573
10	6,429,049	10,765,900	14,072,730	18,367,327	24,629,129	35,278,234	41,636,520	47,987,155	60,647,468

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	558,363	4,260,269	7,454,903	11,156,809	17,546,068	26,800,842	32,353,711	37,906,570	49,012,297
2	7,270,918	12,742,137	17,457,372	22,928,589	32,359,060	46,037,100	54,243,924	62,450,751	78,864,400
3	9,229,813	15,219,300	20,347,100	26,336,586	36,582,428	51,503,360	60,455,918	69,408,477	87,313,594
4	2,564,228	7,955,769	12,396,195	17,787,736	26,668,589	40,102,813	48,157,395	56,211,976	72,321,139
5	2,277,991	2,518,105	6,371,230	11,139,989	18,832,632	30,728,003	37,850,604	44,973,206	59,214,756
6	2,740,078	1,883,413	5,601,561	10,203,464	17,617,452	29,066,970	35,919,231	42,771,493	56,445,583
7	6,999,909	2,926,799	254,114	4,293,535	10,631,634	20,665,017	26,660,778	32,654,197	44,613,462
8	4,219,796	1,045,835	5,031,029	10,222,790	18,139,777	30,965,933	38,619,757	46,248,814	61,469,092
9	8,155,147	4,779,906	2,139,032	1,216,948	6,255,003	14,599,369	19,593,885	24,582,228	34,537,573
10	5,070,951	734,100	2,572,730	6,867,327	13,129,129	23,778,234	30,136,520	36,487,155	49,147,468

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,351,178	19,053,084	22,247,708	25,949,624	32,338,882	41,593,657	47,146,516	52,699,384	63,805,112
2	21,164,622	26,635,838	31,351,073	36,822,289	46,252,761	59,930,804	68,137,628	76,344,452	92,758,100
3	22,644,476	28,633,964	33,761,762	39,751,249	50,006,845	64,980,564	73,940,144	82,892,702	100,797,819
4	15,635,122	21,059,625	25,519,554	30,925,013	39,805,867	53,284,719	61,368,105	69,422,687	85,531,850
5	11,056,550	15,887,061	19,764,192	24,560,288	32,281,498	44,209,981	51,363,120	58,497,651	72,742,854
6	10,825,178	15,504,267	19,248,168	23,887,227	31,330,290	42,832,503	49,712,890	56,584,146	70,288,669
7	6,835,927	10,978,718	14,193,806	18,281,120	24,650,679	34,753,610	40,784,007	46,802,873	58,801,160
8	7,688,577	13,120,097	17,182,810	22,484,679	30,484,141	43,458,912	51,180,671	58,870,336	74,175,747
9	6,492,605	9,919,342	12,582,878	15,972,204	21,036,814	29,431,310	34,447,031	39,455,171	49,444,204
10	8,047,099	12,506,824	15,862,359	20,233,467	26,543,881	37,307,209	43,716,082	50,101,806	62,827,871

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,751,178	14,453,084	17,647,708	21,349,624	27,738,882	36,993,657	42,546,516	48,099,384	59,205,112
2	16,564,622	22,035,838	26,751,073	32,222,289	41,652,761	55,330,804	63,537,628	71,744,452	88,158,100
3	18,044,476	24,033,964	29,161,762	35,151,249	45,406,845	60,380,564	69,340,144	78,292,702	96,197,819
4	11,035,122	16,459,625	20,919,554	26,325,013	35,205,867	48,684,719	56,768,105	64,822,687	80,931,850
5	6,456,550	11,287,061	15,164,192	19,960,288	27,681,498	39,609,981	46,763,120	53,897,651	68,142,854
6	6,225,178	10,904,267	14,648,168	19,287,227	26,730,290	38,232,503	45,112,890	51,984,146	65,688,669
7	2,235,927	6,378,718	9,593,806	13,681,120	20,050,679	30,153,610	36,184,007	42,202,873	54,201,160
8	3,088,577	8,520,097	12,582,810	17,884,679	25,884,141	38,858,912	46,580,671	54,270,336	69,575,747
9	1,892,605	5,319,342	7,982,878	11,372,204	16,436,814	24,831,310	29,847,031	34,855,171	44,844,204
10	3,447,099	7,906,824	11,262,359	15,633,467	21,943,881	32,707,209	39,116,082	45,501,806	58,227,871

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,451,178	12,153,084	15,347,708	19,049,624	25,438,882	34,693,657	40,246,516	45,799,384	56,905,112
2	14,264,622	19,735,838	24,451,073	29,922,289	39,352,761	53,030,804	61,237,628	69,444,452	85,858,100
3	15,744,476	21,733,964	26,861,762	32,851,249	43,106,845	58,080,564	67,040,144	75,992,702	93,897,819
4	8,735,122	14,159,625	18,619,554	24,025,013	32,905,867	46,384,719	54,468,105	62,522,687	78,631,850
5	4,156,550	8,987,061	12,864,192	17,660,288	25,381,498	37,309,981	44,463,120	51,597,651	65,842,854
6	3,925,178	8,604,267	12,348,168	16,987,227	24,430,290	35,932,503	42,812,890	49,684,146	63,388,669
7	64,073	4,078,718	7,293,806	11,381,120	17,750,679	27,853,610	33,884,007	39,902,873	51,901,160
8	788,577	6,220,097	10,282,810	15,584,679	23,584,141	36,558,912	44,280,671	51,970,336	67,275,747
9	407,395	3,019,342	5,682,878	9,072,204	14,136,814	22,531,310	27,547,031	32,555,171	42,544,204
10	1,147,099	5,606,824	8,962,359	13,333,467	19,643,881	30,407,209	36,816,082	43,201,806	55,927,871

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,048,822	653,084	3,847,708	7,549,624	13,938,882	23,193,657	28,746,516	34,299,384	45,405,112
2	2,764,622	8,235,838	12,951,073	18,422,289	27,852,761	41,530,804	49,737,628	57,944,452	74,358,100
3	4,244,476	10,233,964	15,361,762	21,351,249	31,606,845	46,580,564	55,540,144	64,492,702	82,397,819
4	2,764,878	2,659,625	7,119,554	12,525,013	21,405,867	34,884,719	42,968,105	51,022,687	67,131,850
5	7,343,450	2,512,939	1,364,192	6,160,288	13,881,498	25,809,981	32,963,120	40,097,651	54,342,854
6	7,574,822	2,895,733	848,168	5,487,227	12,930,290	24,432,503	31,312,890	38,184,146	51,888,669
7	11,564,073	7,421,282	4,206,194	1,118,880	6,250,679	16,353,610	22,384,007	28,402,873	40,401,160
8	10,711,423	5,279,903	1,217,190	4,084,679	12,084,141	25,058,912	32,780,671	40,470,336	55,775,747
9	11,907,395	8,480,658	5,817,122	2,427,796	2,636,814	11,031,310	16,047,031	21,055,171	31,044,204
10	10,352,901	5,893,176	2,537,641	1,833,467	8,143,881	18,907,209	25,316,082	31,701,806	44,427,871

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,266,059	20,260,899	22,397,834	25,042,051	29,315,942	35,926,490	39,892,820	43,859,151	51,791,822
2	23,169,792	27,595,987	30,748,019	34,656,032	40,960,093	50,730,123	56,592,139	62,454,157	74,178,194
3	24,891,762	29,737,238	33,153,755	37,431,960	44,264,993	54,950,861	61,345,546	67,740,231	80,529,601
4	18,492,543	22,861,262	25,761,249	29,612,349	35,412,322	45,040,073	50,803,383	56,556,655	68,063,200
5	13,929,508	17,809,533	20,299,826	23,724,131	28,691,768	37,207,409	42,316,794	47,407,030	57,582,176
6	13,539,209	17,292,193	19,695,969	22,989,205	27,790,911	35,993,192	40,907,754	45,811,318	55,600,263
7	9,529,132	12,837,378	14,865,283	17,763,262	21,806,705	29,010,302	33,311,541	37,610,731	46,181,248
8	11,750,174	16,041,701	18,545,125	22,285,423	27,274,449	36,512,520	42,021,832	47,514,449	58,450,641
9	8,696,617	11,434,462	13,119,230	15,523,000	18,651,368	24,637,318	28,219,976	31,792,587	38,927,611
10	11,329,530	14,858,846	16,937,607	20,024,719	23,847,907	31,506,534	36,081,282	40,637,129	49,724,072

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,666,059	15,660,899	17,797,834	20,442,051	24,715,942	31,326,490	35,292,820	39,259,151	47,191,822
2	18,569,792	22,995,987	26,148,019	30,056,032	36,360,093	46,130,123	51,992,139	57,854,157	69,578,194
3	20,291,762	25,137,238	28,553,755	32,831,960	39,664,993	50,350,861	56,745,546	63,140,231	75,929,601
4	13,892,543	18,261,262	21,161,249	25,012,349	30,812,322	40,440,073	46,203,383	51,956,655	63,463,200
5	9,329,508	13,209,533	15,699,826	19,124,131	24,091,768	32,607,409	37,716,794	42,807,030	52,982,176
6	8,939,209	12,692,193	15,095,969	18,389,205	23,190,911	31,393,192	36,307,754	41,211,318	51,000,263
7	4,929,132	8,237,378	10,265,283	13,163,262	17,206,705	24,410,302	28,711,541	33,010,731	41,581,248
8	7,150,174	11,441,701	13,945,125	17,685,423	22,674,449	31,912,520	37,421,832	42,914,449	53,850,641
9	4,096,617	6,834,462	8,519,230	10,923,000	14,051,368	20,037,318	23,619,976	27,192,587	34,327,611
10	6,729,530	10,258,846	12,337,607	15,424,719	19,247,907	26,906,534	31,481,282	36,037,129	45,124,072

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,366,059	13,360,899	15,497,834	18,142,051	22,415,942	29,026,490	32,992,820	36,959,151	44,891,822
2	16,269,792	20,695,987	23,848,019	27,756,032	34,060,093	43,830,123	49,692,139	55,554,157	67,278,194
3	17,991,762	22,837,238	26,253,755	30,531,960	37,364,993	48,050,861	54,445,546	60,840,231	73,629,601
4	11,592,543	15,961,262	18,861,249	22,712,349	28,512,322	38,140,073	43,903,383	49,656,655	61,163,200
5	7,029,508	10,909,533	13,399,826	16,824,131	21,791,768	30,307,409	35,416,794	40,507,030	50,682,176
6	6,639,209	10,392,193	12,795,969	16,089,205	20,890,911	29,093,192	34,007,754	38,911,318	48,700,263
7	2,629,132	5,937,378	7,965,283	10,863,262	14,906,705	22,110,302	26,411,541	30,710,731	39,281,248
8	4,850,174	9,141,701	11,645,125	15,385,423	20,374,449	29,612,520	35,121,832	40,614,449	51,550,641
9	1,796,617	4,534,462	6,219,230	8,623,000	11,751,368	17,737,318	21,319,976	24,892,587	32,027,611
10	4,429,530	7,958,846	10,037,607	13,124,719	16,947,907	24,606,534	29,181,282	33,737,129	42,824,072

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,133,941	1,860,899	3,997,834	6,642,051	10,915,942	17,526,490	21,492,820	25,459,151	33,391,822
2	4,769,792	9,195,987	12,348,019	16,256,032	22,560,093	32,330,123	38,192,139	44,054,157	55,778,194
3	6,491,762	11,337,238	14,753,755	19,031,960	25,864,993	36,550,861	42,945,546	49,340,231	62,129,601
4	92,543	4,461,262	7,361,249	11,212,349	17,012,322	26,640,073	32,403,383	38,156,655	49,663,200
5	4,470,492	590,467	1,899,826	5,324,131	10,291,768	18,807,409	23,916,794	29,007,030	39,182,176
6	4,860,791	1,107,807	1,295,969	4,589,205	9,390,911	17,593,192	22,507,754	27,411,318	37,200,263
7	8,870,868	5,562,622	3,534,717	636,738	3,406,705	10,610,302	14,911,541	19,210,731	27,781,248
8	6,649,826	2,358,299	145,125	3,885,423	8,874,449	18,112,520	23,621,832	29,114,449	40,050,641
9	9,703,383	6,965,538	5,280,770	2,877,000	251,368	6,237,318	9,819,976	13,392,587	20,527,611
10	7,070,470	3,541,154	1,462,393	1,624,719	5,447,907	13,106,534	17,681,282	22,237,129	31,324,072

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,860,017	22,587,206	25,803,658	29,530,847	35,963,730	45,281,704	50,872,489	56,463,274	67,644,843
2	25,547,704	31,056,283	35,803,716	41,312,296	50,807,167	64,578,611	72,841,479	81,104,346	97,630,079
3	27,484,862	33,515,251	38,678,066	44,708,454	55,029,288	70,052,111	79,065,805	88,079,499	106,106,885
4	20,754,399	26,182,758	30,653,507	36,081,865	45,023,364	58,554,631	66,664,216	74,773,801	90,992,969
5	15,897,544	20,726,392	24,610,890	29,412,213	37,157,387	49,138,972	56,310,213	63,481,453	77,823,933
6	15,449,031	20,108,927	23,852,465	28,490,553	35,955,169	47,487,561	54,386,615	61,285,669	75,057,754
7	11,182,272	15,287,726	18,490,361	22,561,828	28,943,209	39,049,504	45,090,539	51,124,886	63,170,085
8	13,848,903	19,158,276	23,175,553	28,408,956	36,386,106	49,311,785	57,017,876	64,704,867	80,034,835
9	10,067,202	13,469,354	16,128,262	19,510,964	24,584,990	32,990,064	38,018,687	43,044,765	53,068,093
10	13,060,456	17,435,621	20,765,554	25,094,250	31,406,174	42,133,111	48,539,854	54,935,471	67,685,587

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,260,017	17,987,206	21,203,658	24,930,847	31,363,730	40,681,704	46,272,489	51,863,274	63,044,843
2	20,947,704	26,456,283	31,203,716	36,712,296	46,207,167	59,978,611	68,241,479	76,504,346	93,030,079
3	22,884,862	28,915,251	34,078,066	40,108,454	50,429,288	65,452,111	74,465,805	83,479,499	101,506,885
4	16,154,399	21,582,758	26,053,507	31,481,865	40,423,364	53,954,631	62,064,216	70,173,801	86,392,969
5	11,297,544	16,126,392	20,010,890	24,812,213	32,557,387	44,538,972	51,710,213	58,881,453	73,223,933
6	10,849,031	15,508,927	19,252,465	23,890,553	31,355,169	42,887,561	49,786,615	56,685,669	70,457,754
7	6,582,272	10,687,726	13,890,361	17,961,828	24,343,209	34,449,504	40,490,539	46,524,886	58,570,085
8	9,248,903	14,558,276	18,575,553	23,808,956	31,786,106	44,711,785	52,417,876	60,104,867	75,434,835
9	5,467,202	8,869,354	11,528,262	14,910,964	19,984,990	28,390,064	33,418,687	38,444,765	48,468,093
10	8,460,456	12,835,621	16,165,554	20,494,250	26,806,174	37,533,111	43,939,854	50,335,471	63,085,587

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,960,017	15,687,206	18,903,658	22,630,847	29,063,730	38,381,704	43,972,489	49,563,274	60,744,843
2	18,647,704	24,156,283	28,903,716	34,412,296	43,907,167	57,678,611	65,941,479	74,204,346	90,730,079
3	20,584,862	26,615,251	31,778,066	37,808,454	48,129,288	63,152,111	72,165,805	81,179,499	99,206,885
4	13,854,399	19,282,758	23,753,507	29,181,865	38,123,364	51,654,631	59,764,216	67,873,801	84,092,969
5	8,997,544	13,826,392	17,710,890	22,512,213	30,257,387	42,238,972	49,410,213	56,581,453	70,923,933
6	8,549,031	13,208,927	16,952,465	21,590,553	29,055,169	40,587,561	47,486,615	54,385,669	68,157,754
7	4,282,272	8,387,726	11,590,361	15,661,828	22,043,209	32,149,504	38,190,539	44,224,886	56,270,085
8	6,948,903	12,258,276	16,275,553	21,508,956	29,486,106	42,411,785	50,117,876	57,804,867	73,134,835
9	3,167,202	6,569,354	9,228,262	12,610,964	17,684,990	26,090,064	31,118,687	36,144,765	46,168,093
10	6,160,456	10,535,621	13,865,554	18,194,250	24,506,174	35,233,111	41,639,854	48,035,471	60,785,587

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	460,017	4,187,206	7,403,658	11,130,847	17,563,730	26,881,704	32,472,489	38,063,274	49,244,843
2	7,147,704	12,656,283	17,403,716	22,912,296	32,407,167	46,178,611	54,441,479	62,704,346	79,230,079
3	9,084,862	15,115,251	20,278,066	26,308,454	36,629,288	51,652,111	60,665,805	69,679,499	87,706,885
4	2,354,399	7,782,758	12,253,507	17,681,865	26,623,364	40,154,631	48,264,216	56,373,801	72,592,969
5	2,502,456	2,326,392	6,210,890	11,012,213	18,757,387	30,738,972	37,910,213	45,081,453	59,423,933
6	2,950,969	1,708,927	5,452,465	10,090,553	17,555,169	29,087,561	35,986,615	42,885,669	56,657,754
7	7,217,728	3,112,274	90,361	4,161,828	10,543,209	20,649,504	26,690,539	32,724,886	44,770,085
8	4,551,097	758,276	4,775,553	10,008,956	17,986,106	30,911,785	38,617,876	46,304,867	61,634,835
9	8,332,798	4,930,646	2,271,738	1,110,964	6,184,990	14,590,064	19,618,687	24,644,765	34,668,093
10	5,339,544	964,379	2,365,554	6,694,250	13,006,174	23,733,111	30,139,854	36,535,471	49,285,587

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,229,006	18,956,196	22,172,637	25,899,827	32,332,720	41,650,694	47,241,468	52,832,253	64,013,822
2	21,011,640	26,520,220	31,267,652	36,776,232	46,271,103	60,042,547	68,305,415	76,568,283	93,094,015
3	22,466,596	28,496,983	33,659,798	39,690,185	50,015,816	65,091,786	74,117,559	83,131,253	101,158,640
4	15,384,703	20,846,248	25,336,634	30,784,381	39,725,880	53,296,776	61,439,313	69,550,234	85,769,402
5	10,791,287	15,656,987	19,565,276	24,394,566	32,168,502	44,183,489	51,385,474	58,573,693	72,916,174
6	10,572,486	15,288,492	19,062,849	23,733,587	31,232,295	42,817,798	49,745,170	56,668,021	70,466,129
7	6,574,095	10,754,441	13,991,484	18,111,292	24,528,863	34,705,233	40,781,194	46,841,161	58,925,698
8	7,287,998	12,769,978	16,866,976	22,213,777	30,278,199	43,353,824	51,134,306	58,876,481	74,298,135
9	6,278,256	9,736,229	12,418,109	15,834,488	20,936,051	29,394,714	34,444,686	39,490,740	49,547,986
10	7,723,742	12,223,696	15,605,064	20,016,492	26,376,242	37,219,636	43,677,443	50,111,871	62,929,861

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,629,006	14,356,196	17,572,637	21,299,827	27,732,720	37,050,694	42,641,468	48,232,253	59,413,822
2	16,411,640	21,920,220	26,667,652	32,176,232	41,671,103	55,442,547	63,705,415	71,968,283	88,494,015
3	17,866,596	23,896,983	29,059,798	35,090,185	45,415,816	60,491,786	69,517,559	78,531,253	96,558,640
4	10,784,703	16,246,248	20,736,634	26,184,381	35,125,880	48,696,776	56,839,313	64,950,234	81,169,402
5	6,191,287	11,056,987	14,965,276	19,794,566	27,568,502	39,583,489	46,785,474	53,973,693	68,316,174
6	5,972,486	10,688,492	14,462,849	19,133,587	26,632,295	38,217,798	45,145,170	52,068,021	65,866,129
7	1,974,095	6,154,441	9,391,484	13,511,292	19,928,863	30,105,233	36,181,194	42,241,161	54,325,698
8	2,687,998	8,169,978	12,266,976	17,613,777	25,678,199	38,753,824	46,534,306	54,276,481	69,698,135
9	1,678,256	5,136,229	7,818,109	11,234,488	16,336,051	24,794,714	29,844,686	34,890,740	44,947,986
10	3,123,742	7,623,696	11,005,064	15,416,492	21,776,242	32,619,636	39,077,443	45,511,871	58,329,861

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,329,006	12,056,196	15,272,637	18,999,827	25,432,720	34,750,694	40,341,468	45,932,253	57,113,822
2	14,111,640	19,620,220	24,367,652	29,876,232	39,371,103	53,142,547	61,405,415	69,668,283	86,194,015
3	15,566,596	21,596,983	26,759,798	32,790,185	43,115,816	58,191,786	67,217,559	76,231,253	94,258,640
4	8,484,703	13,946,248	18,436,634	23,884,381	32,825,880	46,396,776	54,539,313	62,650,234	78,869,402
5	3,891,287	8,756,987	12,665,276	17,494,566	25,268,502	37,283,489	44,485,474	51,673,693	66,016,174
6	3,672,486	8,388,492	12,162,849	16,833,587	24,332,295	35,917,798	42,845,170	49,768,021	63,566,129
7	325,905	3,854,441	7,091,484	11,211,292	17,628,863	27,805,233	33,881,194	39,941,161	52,025,698
8	387,998	5,869,978	9,966,976	15,313,777	23,378,199	36,453,824	44,234,306	51,976,481	67,398,135
9	621,744	2,836,229	5,518,109	8,934,488	14,036,051	22,494,714	27,544,686	32,590,740	42,647,986
10	823,742	5,323,696	8,705,064	13,116,492	19,476,242	30,319,636	36,777,443	43,211,871	56,029,861

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,170,994	556,196	3,772,637	7,499,827	13,932,720	23,250,694	28,841,468	34,432,253	45,613,822
2	2,611,640	8,120,220	12,867,652	18,376,232	27,871,103	41,642,547	49,905,415	58,168,283	74,694,015
3	4,066,596	10,096,983	15,259,798	21,290,185	31,615,816	46,691,786	55,717,559	64,731,253	82,758,640
4	3,015,297	2,446,248	6,936,634	12,384,381	21,325,880	34,896,776	43,039,313	51,150,234	67,369,402
5	7,608,713	2,743,013	1,165,276	5,994,566	13,768,502	25,783,489	32,985,474	40,173,693	54,516,174
6	7,827,514	3,111,508	662,849	5,333,587	12,832,295	24,417,798	31,345,170	38,268,021	52,066,129
7	11,825,905	7,645,559	4,408,516	288,708	6,128,863	16,305,233	22,381,194	28,441,161	40,525,698
8	11,112,002	5,630,022	1,533,024	3,813,777	11,878,199	24,953,824	32,734,306	40,476,481	55,898,135
9	12,121,744	8,663,771	5,981,891	2,565,512	2,536,051	10,994,714	16,044,686	21,090,740	31,147,986
10	10,676,258	6,176,304	2,794,936	1,616,492	7,976,242	18,819,636	25,277,443	31,711,871	44,529,861

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,156,163	20,171,446	22,322,979	24,985,260	29,288,326	35,944,019	39,937,441	43,930,852	51,917,686
2	23,029,498	27,485,918	30,659,475	34,594,173	40,941,285	50,778,031	56,680,079	62,582,127	74,386,224
3	24,728,114	29,606,677	33,046,525	37,353,945	44,233,639	54,997,506	61,435,859	67,874,211	80,750,917
4	18,260,445	22,664,388	25,584,177	29,461,577	35,301,156	44,994,653	50,802,623	56,595,183	68,180,304
5	13,689,246	17,596,592	20,103,890	23,553,067	28,558,200	37,131,993	42,276,269	47,406,248	57,650,877
6	13,313,837	17,092,448	19,517,471	22,833,196	27,667,692	35,930,744	40,878,867	45,820,602	55,676,394
7	9,293,940	12,629,375	14,672,360	17,593,426	21,664,481	28,921,732	33,256,739	37,585,287	46,218,662
8	11,395,813	15,724,521	18,250,003	22,022,124	27,045,218	36,358,663	41,911,608	47,441,733	58,458,531
9	8,504,475	11,264,935	12,961,208	15,385,254	18,536,575	24,567,184	28,174,308	31,775,042	38,958,789
10	11,045,161	14,604,027	16,696,983	19,810,548	23,662,049	31,383,425	35,991,862	40,581,482	49,735,516

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,556,163	15,571,446	17,722,979	20,385,260	24,688,326	31,344,019	35,337,441	39,330,852	47,317,686
2	18,429,498	22,885,918	26,059,475	29,994,173	36,341,285	46,178,031	52,080,079	57,982,127	69,786,224
3	20,128,114	25,006,677	28,446,525	32,753,945	39,633,639	50,397,506	56,835,859	63,274,211	76,150,917
4	13,660,445	18,064,388	20,984,177	24,861,577	30,701,156	40,394,653	46,202,623	51,995,183	63,580,304
5	9,089,246	12,996,592	15,503,890	18,953,067	23,958,200	32,531,993	37,676,269	42,806,248	53,050,877
6	8,713,837	12,492,448	14,917,471	18,233,196	23,067,692	31,330,744	36,278,867	41,220,602	51,076,394
7	4,693,940	8,029,375	10,072,360	12,993,426	17,064,481	24,321,732	28,656,739	32,985,287	41,618,662
8	6,795,813	11,124,521	13,650,003	17,422,124	22,445,218	31,758,663	37,311,608	42,841,733	53,858,531
9	3,904,475	6,664,935	8,361,208	10,785,254	13,936,575	19,967,184	23,574,308	27,175,042	34,358,789
10	6,445,161	10,004,027	12,096,983	15,210,548	19,062,049	26,783,425	31,391,862	35,981,482	45,135,516

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,256,163	13,271,446	15,422,979	18,085,260	22,388,326	29,044,019	33,037,441	37,030,852	45,017,686
2	16,129,498	20,585,918	23,759,475	27,694,173	34,041,285	43,878,031	49,780,079	55,682,127	67,486,224
3	17,828,114	22,706,677	26,146,525	30,453,945	37,333,639	48,097,506	54,535,859	60,974,211	73,850,917
4	11,360,445	15,764,388	18,684,177	22,561,577	28,401,156	38,094,653	43,902,623	49,695,183	61,280,304
5	6,789,246	10,696,592	13,203,890	16,653,067	21,658,200	30,231,993	35,376,269	40,506,248	50,750,877
6	6,413,837	10,192,448	12,617,471	15,933,196	20,767,692	29,030,744	33,978,867	38,920,602	48,776,394
7	2,393,940	5,729,375	7,772,360	10,693,426	14,764,481	22,021,732	26,356,739	30,685,287	39,318,662
8	4,495,813	8,824,521	11,350,003	15,122,124	20,145,218	29,458,663	35,011,608	40,541,733	51,558,531
9	1,604,475	4,364,935	6,061,208	8,485,254	11,636,575	17,667,184	21,274,308	24,875,042	32,058,789
10	4,145,161	7,704,027	9,796,983	12,910,548	16,762,049	24,483,425	29,091,862	33,681,482	42,835,516

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,243,837	1,771,446	3,922,979	6,585,260	10,888,326	17,544,019	21,537,441	25,530,852	33,517,686
2	4,629,498	9,085,918	12,259,475	16,194,173	22,541,285	32,378,031	38,280,079	44,182,127	55,986,224
3	6,328,114	11,206,677	14,646,525	18,953,945	25,833,639	36,597,506	43,035,859	49,474,211	62,350,917
4	139,555	4,264,388	7,184,177	11,061,577	16,901,156	26,594,653	32,402,623	38,195,183	49,780,304
5	4,710,754	803,408	1,703,890	5,153,067	10,158,200	18,731,993	23,876,269	29,006,248	39,250,877
6	5,086,163	1,307,552	1,117,471	4,433,196	9,267,692	17,530,744	22,478,867	27,420,602	37,276,394
7	9,106,060	5,770,625	3,727,640	806,574	3,264,481	10,521,732	14,856,739	19,185,287	27,818,662
8	7,004,187	2,675,479	149,997	3,622,124	8,645,218	17,958,663	23,511,608	29,041,733	40,058,531
9	9,895,525	7,135,065	5,438,792	3,014,746	136,575	6,167,184	9,774,308	13,375,042	20,558,789
10	7,354,839	3,795,973	1,703,017	1,410,548	5,262,049	12,983,425	17,591,862	22,181,482	31,335,516

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,053,153	22,729,785	25,902,603	29,579,235	35,924,859	45,116,434	50,631,377	56,146,320	67,176,216
2	25,789,700	31,223,556	35,906,592	41,340,448	50,706,522	64,291,158	72,441,942	80,592,723	96,894,287
3	27,769,862	33,718,448	38,811,231	44,759,816	54,930,733	69,749,773	78,641,197	87,532,620	105,315,467
4	21,168,880	26,523,604	30,933,708	36,288,431	45,108,639	58,445,892	66,445,470	74,445,049	90,444,206
5	16,341,542	21,104,887	24,926,707	29,662,901	37,303,013	49,112,238	56,186,201	63,260,164	77,399,622
6	15,866,107	20,453,260	24,146,016	28,711,800	36,075,160	47,441,867	54,247,336	61,052,805	74,628,965
7	11,613,498	15,654,326	18,813,518	22,820,952	29,113,360	39,074,354	45,026,846	50,979,338	62,852,727
8	14,505,300	19,722,493	23,680,473	28,830,658	36,687,581	49,414,378	57,015,936	64,587,137	79,697,804
9	10,418,878	13,767,260	16,390,100	19,719,409	24,721,492	33,005,199	37,965,609	42,916,265	52,803,627
10	13,589,287	17,891,221	21,170,246	25,431,044	31,647,264	42,218,605	48,528,501	54,830,869	67,404,728

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,453,153	18,129,785	21,302,603	24,979,235	31,324,859	40,516,434	46,031,377	51,546,320	62,576,216
2	21,189,700	26,623,556	31,306,592	36,740,448	46,106,522	59,691,158	67,841,942	75,992,723	92,294,287
3	23,169,862	29,118,448	34,211,231	40,159,816	50,330,733	65,149,773	74,041,197	82,932,620	100,715,467
4	16,568,880	21,923,604	26,333,708	31,688,431	40,508,639	53,845,892	61,845,470	69,845,049	85,844,206
5	11,741,542	16,504,887	20,326,707	25,062,901	32,703,013	44,512,238	51,586,201	58,660,164	72,799,622
6	11,266,107	15,853,260	19,546,016	24,111,800	31,475,160	42,841,867	49,647,336	56,452,805	70,028,965
7	7,013,498	11,054,326	14,213,518	18,220,952	24,513,360	34,474,354	40,426,846	46,379,338	58,252,727
8	9,905,300	15,122,493	19,080,473	24,230,658	32,087,581	44,814,378	52,415,936	59,987,137	75,097,804
9	5,818,878	9,167,260	11,790,100	15,119,409	20,121,492	28,405,199	33,365,609	38,316,265	48,203,627
10	8,989,287	13,291,221	16,570,246	20,831,044	27,047,264	37,618,605	43,928,501	50,230,869	62,804,728

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,153,153	15,829,785	19,002,603	22,679,235	29,024,859	38,216,434	43,731,377	49,246,320	60,276,216
2	18,889,700	24,323,556	29,006,592	34,440,448	43,806,522	57,391,158	65,541,942	73,692,723	89,994,287
3	20,869,862	26,818,448	31,911,231	37,859,816	48,030,733	62,849,773	71,741,197	80,632,620	98,415,467
4	14,268,880	19,623,604	24,033,708	29,388,431	38,208,639	51,545,892	59,545,470	67,545,049	83,544,206
5	9,441,542	14,204,887	18,026,707	22,762,901	30,403,013	42,212,238	49,286,201	56,360,164	70,499,622
6	8,966,107	13,553,260	17,246,016	21,811,800	29,175,160	40,541,867	47,347,336	54,152,805	67,728,965
7	4,713,498	8,754,326	11,913,518	15,920,952	22,213,360	32,174,354	38,126,846	44,079,338	55,952,727
8	7,605,300	12,822,493	16,780,473	21,930,658	29,787,581	42,514,378	50,115,936	57,687,137	72,797,804
9	3,518,878	6,867,260	9,490,100	12,819,409	17,821,492	26,105,199	31,065,609	36,016,265	45,903,627
10	6,689,287	10,991,221	14,270,246	18,531,044	24,747,264	35,318,605	41,628,501	47,930,869	60,504,728

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	653,153	4,329,785	7,502,603	11,179,235	17,524,859	26,716,434	32,231,377	37,746,320	48,776,216
2	7,389,700	12,823,556	17,506,592	22,940,448	32,306,522	45,891,158	54,041,942	62,192,723	78,494,287
3	9,369,862	15,318,448	20,411,231	26,359,816	36,530,733	51,349,773	60,241,197	69,132,620	86,915,467
4	2,768,880	8,123,604	12,533,708	17,888,431	26,708,639	40,045,892	48,045,470	56,045,049	72,044,206
5	2,058,458	2,704,887	6,526,707	11,262,901	18,903,013	30,712,238	37,786,201	44,860,164	58,999,622
6	2,533,893	2,053,260	5,746,016	10,311,800	17,675,160	29,041,867	35,847,336	42,652,805	56,228,965
7	6,786,502	2,745,674	413,518	4,420,952	10,713,360	20,674,354	26,626,846	32,579,338	44,452,727
8	3,894,700	1,322,493	5,280,473	10,430,658	18,287,581	31,014,378	38,615,936	46,187,137	61,297,804
9	7,981,122	4,632,740	2,009,900	1,319,409	6,321,492	14,605,199	19,565,609	24,516,265	34,403,627
10	4,810,713	508,779	2,770,246	7,031,044	13,247,264	23,818,605	30,128,501	36,430,869	49,004,728

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,469,805	19,146,437	22,319,244	25,995,876	32,341,511	41,533,085	47,048,028	52,562,971	63,592,867
2	21,313,184	26,747,036	31,430,075	36,863,928	46,230,002	59,814,639	67,965,422	76,116,206	92,417,770
3	22,817,470	28,766,055	33,858,838	39,807,424	49,992,989	64,864,453	73,757,908	82,649,331	100,432,180
4	15,880,309	21,267,768	25,697,243	31,060,487	39,880,695	53,267,503	61,290,475	69,290,052	85,289,210
5	11,314,624	16,112,149	19,957,748	24,721,093	32,389,577	44,231,626	51,335,918	58,416,828	72,564,755
6	11,073,045	15,715,284	19,428,795	24,036,175	31,423,660	42,842,647	49,676,050	56,495,773	70,106,711
7	7,088,624	11,198,536	14,389,545	18,446,550	24,768,159	34,797,711	40,782,605	46,760,370	58,672,464
8	8,082,613	13,463,852	17,492,370	22,745,408	30,684,068	43,558,153	51,221,271	58,856,456	74,047,752
9	6,699,465	10,098,635	12,743,982	16,106,307	21,130,942	29,464,392	34,445,863	39,416,137	49,336,957
10	8,364,208	12,782,355	16,109,534	20,445,429	26,705,260	37,385,620	43,749,915	50,087,003	62,721,208

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,869,805	14,546,437	17,719,244	21,395,876	27,741,511	36,933,085	42,448,028	47,962,971	58,992,867
2	16,713,184	22,147,036	26,830,075	32,263,928	41,630,002	55,214,639	63,365,422	71,516,206	87,817,770
3	18,217,470	24,166,055	29,258,838	35,207,424	45,392,989	60,264,453	69,157,908	78,049,331	95,832,180
4	11,280,309	16,667,768	21,097,243	26,460,487	35,280,695	48,667,503	56,690,475	64,690,052	80,689,210
5	6,714,624	11,512,149	15,357,748	20,121,093	27,789,577	39,631,626	46,735,918	53,816,828	67,964,755
6	6,473,045	11,115,284	14,828,795	19,436,175	26,823,660	38,242,647	45,076,050	51,895,773	65,506,711
7	2,488,624	6,598,536	9,789,545	13,846,550	20,168,159	30,197,711	36,182,605	42,160,370	54,072,464
8	3,482,613	8,863,852	12,892,370	18,145,408	26,084,068	38,958,153	46,621,271	54,256,456	69,447,752
9	2,099,465	5,498,635	8,143,982	11,506,307	16,530,942	24,864,392	29,845,863	34,816,137	44,736,957
10	3,764,208	8,182,355	11,509,534	15,845,429	22,105,260	32,785,620	39,149,915	45,487,003	58,121,208

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,569,805	12,246,437	15,419,244	19,095,876	25,441,511	34,633,085	40,148,028	45,662,971	56,692,867
2	14,413,184	19,847,036	24,530,075	29,963,928	39,330,002	52,914,639	61,065,422	69,216,206	85,517,770
3	15,917,470	21,866,055	26,958,838	32,907,424	43,092,989	57,964,453	66,857,908	75,749,331	93,532,180
4	8,980,309	14,367,768	18,797,243	24,160,487	32,980,695	46,367,503	54,390,475	62,390,052	78,389,210
5	4,414,624	9,212,149	13,057,748	17,821,093	25,489,577	37,331,626	44,435,918	51,516,828	65,664,755
6	4,173,045	8,815,284	12,528,795	17,136,175	24,523,660	35,942,647	42,776,050	49,595,773	63,206,711
7	188,624	4,298,536	7,489,545	11,546,550	17,868,159	27,897,711	33,882,605	39,860,370	51,772,464
8	1,182,613	6,563,852	10,592,370	15,845,408	23,784,068	36,658,153	44,321,271	51,956,456	67,147,752
9	200,535	3,198,635	5,843,982	9,206,307	14,230,942	22,564,392	27,545,863	32,516,137	42,436,957
10	1,464,208	5,882,355	9,209,534	13,545,429	19,805,260	30,485,620	36,849,915	43,187,003	55,821,208

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,930,195	746,437	3,919,244	7,595,876	13,941,511	23,133,085	28,648,028	34,162,971	45,192,867
2	2,913,184	8,347,036	13,030,075	18,463,928	27,830,002	41,414,639	49,565,422	57,716,206	74,017,770
3	4,417,470	10,366,055	15,458,838	21,407,424	31,592,989	46,464,453	55,357,908	64,249,331	82,032,180
4	2,519,691	2,867,768	7,297,243	12,660,487	21,480,695	34,867,503	42,890,475	50,890,052	66,889,210
5	7,085,376	2,287,851	1,557,748	6,321,093	13,989,577	25,831,626	32,935,918	40,016,828	54,164,755
6	7,326,955	2,684,716	1,028,795	5,636,175	13,023,660	24,442,647	31,276,050	38,095,773	51,706,711
7	11,311,376	7,201,464	4,010,455	46,550	6,368,159	16,397,711	22,382,605	28,360,370	40,272,464
8	10,317,387	4,936,148	907,630	4,345,408	12,284,068	25,158,153	32,821,271	40,456,456	55,647,752
9	11,700,535	8,301,365	5,656,018	2,293,693	2,730,942	11,064,392	16,045,863	21,016,137	30,936,957
10	10,035,792	5,617,645	2,290,466	2,045,429	8,305,260	18,985,620	25,349,915	31,687,003	44,321,208

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,372,409	20,346,795	22,469,143	25,095,306	29,340,003	35,905,415	39,844,664	43,783,903	51,662,401
2	23,305,655	27,701,626	30,832,132	34,713,456	40,974,470	50,677,782	56,499,768	62,321,757	73,965,731
3	25,050,508	29,862,895	33,256,081	37,505,071	44,291,444	54,899,382	61,250,399	67,601,416	80,303,450
4	18,719,394	23,052,960	25,933,144	29,757,946	35,518,312	45,080,318	50,799,039	56,513,024	67,940,993
5	14,164,013	18,017,543	20,490,830	23,886,758	28,820,473	37,277,963	42,350,187	47,403,018	57,508,679
6	13,759,876	17,485,368	19,869,826	23,140,573	27,909,490	36,051,065	40,932,067	45,797,521	55,519,620
7	9,758,867	13,040,971	15,050,560	17,928,749	21,941,837	29,092,282	33,362,114	37,631,946	46,139,665
8	12,098,243	16,347,800	18,834,128	22,542,690	27,493,276	36,660,510	42,126,271	47,577,680	58,431,834
9	8,883,844	11,600,364	13,272,922	15,657,171	18,762,586	24,703,927	28,262,121	31,806,658	38,892,958
10	11,608,802	15,108,637	17,169,399	20,233,700	24,025,320	31,624,823	36,163,287	40,688,023	49,707,943

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,772,409	15,746,795	17,869,143	20,495,306	24,740,003	31,305,415	35,244,664	39,183,903	47,062,401
2	18,705,655	23,101,626	26,232,132	30,113,456	36,374,470	46,077,782	51,899,768	57,721,757	69,365,731
3	20,450,508	25,262,895	28,656,081	32,905,071	39,691,444	50,299,382	56,650,399	63,001,416	75,703,450
4	14,119,394	18,452,960	21,333,144	25,157,946	30,918,312	40,480,318	46,199,039	51,913,024	63,340,993
5	9,564,013	13,417,543	15,890,830	19,286,758	24,220,473	32,677,963	37,750,187	42,803,018	52,908,679
6	9,159,876	12,885,368	15,269,826	18,540,573	23,309,490	31,451,065	36,332,067	41,197,521	50,919,620
7	5,158,867	8,440,971	10,450,560	13,328,749	17,341,837	24,492,282	28,762,114	33,031,946	41,539,665
8	7,498,243	11,747,800	14,234,128	17,942,690	22,893,276	32,060,510	37,526,271	42,977,680	53,831,834
9	4,283,844	7,000,364	8,672,922	11,057,171	14,162,586	20,103,927	23,662,121	27,206,658	34,292,958
10	7,008,802	10,508,637	12,569,399	15,633,700	19,425,320	27,024,823	31,563,287	36,088,023	45,107,943

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,472,409	13,446,795	15,569,143	18,195,306	22,440,003	29,005,415	32,944,664	36,883,903	44,762,401
2	16,405,655	20,801,626	23,932,132	27,813,456	34,074,470	43,777,782	49,599,768	55,421,757	67,065,731
3	18,150,508	22,962,895	26,356,081	30,605,071	37,391,444	47,999,382	54,350,399	60,701,416	73,403,450
4	11,819,394	16,152,960	19,033,144	22,857,946	28,618,312	38,180,318	43,899,039	49,613,024	61,040,993
5	7,264,013	11,117,543	13,590,830	16,986,758	21,920,473	30,377,963	35,450,187	40,503,018	50,608,679
6	6,859,876	10,585,368	12,969,826	16,240,573	21,009,490	29,151,065	34,032,067	38,897,521	48,619,620
7	2,858,867	6,140,971	8,150,560	11,028,749	15,041,837	22,192,282	26,462,114	30,731,946	39,239,665
8	5,198,243	9,447,800	11,934,128	15,642,690	20,593,276	29,760,510	35,226,271	40,677,680	51,531,834
9	1,983,844	4,700,364	6,372,922	8,757,171	11,862,586	17,803,927	21,362,121	24,906,658	31,992,958
10	4,708,802	8,208,637	10,269,399	13,333,700	17,125,320	24,724,823	29,263,287	33,788,023	42,807,943

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,027,591	1,946,795	4,069,143	6,695,306	10,940,003	17,505,415	21,444,664	25,383,903	33,262,401
2	4,905,655	9,301,626	12,432,132	16,313,456	22,574,470	32,277,782	38,099,768	43,921,757	55,565,731
3	6,650,508	11,462,895	14,856,081	19,105,071	25,891,444	36,499,382	42,850,399	49,201,416	61,903,450
4	319,394	4,652,960	7,533,144	11,357,946	17,118,312	26,680,318	32,399,039	38,113,024	49,540,993
5	4,235,987	382,457	2,090,830	5,486,758	10,420,473	18,877,963	23,950,187	29,003,018	39,108,679
6	4,640,124	914,632	1,469,826	4,740,573	9,509,490	17,651,065	22,532,067	27,397,521	37,119,620
7	8,641,133	5,359,029	3,349,440	471,251	3,541,837	10,692,282	14,962,114	19,231,946	27,739,665
8	6,301,757	2,052,200	434,128	4,142,690	9,093,276	18,260,510	23,726,271	29,177,680	40,031,834
9	9,516,156	6,799,636	5,127,078	2,742,829	362,586	6,303,927	9,862,121	13,406,658	20,492,958
10	6,791,198	3,291,363	1,230,601	1,833,700	5,625,320	13,224,823	17,763,287	22,288,023	31,307,943

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,144,407	22,795,755	25,946,756	29,598,104	35,900,104	45,028,479	50,505,506	55,982,534	66,936,578
2	25,904,052	31,300,545	35,951,384	41,347,876	50,649,553	64,140,786	72,235,526	80,330,266	96,519,743
3	27,905,006	33,812,693	38,870,457	44,776,607	54,874,204	69,591,352	78,421,640	87,251,931	104,912,508
4	21,368,358	26,686,263	31,066,045	36,383,951	45,142,907	58,383,867	66,328,442	74,273,018	90,162,170
5	16,556,144	21,283,531	25,077,322	29,780,951	37,368,531	49,091,678	56,117,002	63,142,327	77,179,761
6	16,067,586	20,618,465	24,285,832	28,815,561	36,128,292	47,412,253	54,170,930	60,929,607	74,407,898
7	11,822,495	15,831,102	18,966,084	22,944,081	29,188,918	39,077,180	44,988,745	50,900,309	62,687,881
8	14,824,192	19,993,117	23,919,593	29,026,618	36,829,520	49,457,119	57,001,255	64,519,836	79,520,971
9	10,589,280	13,910,852	16,515,659	19,818,345	24,784,457	33,007,554	37,933,858	42,846,876	52,666,256
10	13,844,497	18,111,585	21,362,873	25,589,260	31,760,579	42,250,311	48,515,794	54,769,962	67,253,178

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,544,407	18,195,755	21,346,756	24,998,104	31,300,104	40,428,479	45,905,506	51,382,534	62,336,578
2	21,304,052	26,700,545	31,351,384	36,747,876	46,049,553	59,540,786	67,635,526	75,730,266	91,919,743
3	23,305,006	29,212,693	34,270,457	40,176,607	50,274,204	64,991,352	73,821,640	82,651,931	100,312,508
4	16,768,358	22,086,263	26,466,045	31,783,951	40,542,907	53,783,867	61,728,442	69,673,018	85,562,170
5	11,956,144	16,683,531	20,477,322	25,180,951	32,768,531	44,491,678	51,517,002	58,542,327	72,579,761
6	11,467,586	16,018,465	19,685,832	24,215,561	31,528,292	42,812,253	49,570,930	56,329,607	69,807,898
7	7,222,495	11,231,102	14,366,084	18,344,081	24,588,918	34,477,180	40,388,745	46,300,309	58,087,881
8	10,224,192	15,393,117	19,319,593	24,426,618	32,229,520	44,857,119	52,401,255	59,919,836	74,920,971
9	5,989,280	9,310,852	11,915,659	15,218,345	20,184,457	28,407,554	33,333,858	38,246,876	48,066,256
10	9,244,497	13,511,585	16,762,873	20,989,260	27,160,579	37,650,311	43,915,794	50,169,962	62,653,178

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,244,407	15,895,755	19,046,756	22,698,104	29,000,104	38,128,479	43,605,506	49,082,534	60,036,578
2	19,004,052	24,400,545	29,051,384	34,447,876	43,749,553	57,240,786	65,335,526	73,430,266	89,619,743
3	21,005,006	26,912,693	31,970,457	37,876,607	47,974,204	62,691,352	71,521,640	80,351,931	98,012,508
4	14,468,358	19,786,263	24,166,045	29,483,951	38,242,907	51,483,867	59,428,442	67,373,018	83,262,170
5	9,656,144	14,383,531	18,177,322	22,880,951	30,468,531	42,191,678	49,217,002	56,242,327	70,279,761
6	9,167,586	13,718,465	17,385,832	21,915,561	29,228,292	40,512,253	47,270,930	54,029,607	67,507,898
7	4,922,495	8,931,102	12,066,084	16,044,081	22,288,918	32,177,180	38,088,745	44,000,309	55,787,881
8	7,924,192	13,093,117	17,019,593	22,126,618	29,929,520	42,557,119	50,101,255	57,619,836	72,620,971
9	3,689,280	7,010,852	9,615,659	12,918,345	17,884,457	26,107,554	31,033,858	35,946,876	45,766,256
10	6,944,497	11,211,585	14,462,873	18,689,260	24,860,579	35,350,311	41,615,794	47,869,962	60,353,178

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	744,407	4,395,755	7,546,756	11,198,104	17,500,104	26,628,479	32,105,506	37,582,534	48,536,578
2	7,504,052	12,900,545	17,551,384	22,947,876	32,249,553	45,740,786	53,835,526	61,930,266	78,119,743
3	9,505,006	15,412,693	20,470,457	26,376,607	36,474,204	51,191,352	60,021,640	68,851,931	86,512,508
4	2,968,358	8,286,263	12,666,045	17,983,951	26,742,907	39,983,867	47,928,442	55,873,018	71,762,170
5	1,843,856	2,883,531	6,677,322	11,380,951	18,968,531	30,691,678	37,717,002	44,742,327	58,779,761
6	2,332,414	2,218,465	5,885,832	10,415,561	17,728,292	29,012,253	35,770,930	42,529,607	56,007,898
7	6,577,505	2,568,898	566,084	4,544,081	10,788,918	20,677,180	26,588,745	32,500,309	44,287,881
8	3,575,808	1,593,117	5,519,593	10,626,618	18,429,520	31,057,119	38,601,255	46,119,836	61,120,971
9	7,810,720	4,489,148	1,884,341	1,418,345	6,384,457	14,607,554	19,533,858	24,446,876	34,266,256
10	4,555,503	288,415	2,962,873	7,189,260	13,360,579	23,850,311	30,115,794	36,369,962	48,853,178

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,584,897	19,236,245	22,387,246	26,038,604	32,340,594	41,468,969	46,945,996	52,423,024	63,377,078
2	21,457,327	26,853,819	31,504,658	36,901,150	46,202,824	59,694,060	67,788,800	75,883,537	92,073,018
3	22,985,575	28,893,260	33,951,026	39,858,711	49,974,242	64,740,564	73,570,852	82,401,141	100,061,718
4	16,120,262	21,470,679	25,869,698	31,190,801	39,950,363	53,245,128	61,207,755	69,152,331	85,041,482
5	11,567,712	16,332,251	20,146,388	24,876,982	32,489,349	44,248,423	51,303,868	58,331,226	72,381,875
6	11,312,779	15,921,544	19,604,731	24,177,670	31,512,404	42,848,229	49,634,648	56,402,904	69,920,257
7	7,336,798	11,413,894	14,578,473	18,606,364	24,881,303	34,837,537	40,776,988	46,713,651	58,539,611
8	8,468,490	13,798,072	17,792,509	23,000,038	30,877,981	43,651,546	51,256,104	58,833,007	73,914,151
9	6,902,355	10,274,263	12,901,422	16,236,797	21,221,508	29,493,962	34,441,181	39,373,639	49,226,247
10	8,676,015	13,052,730	16,351,626	20,652,380	26,861,696	37,458,407	43,776,386	50,067,463	62,609,874

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,984,897	14,636,245	17,787,246	21,438,604	27,740,594	36,868,969	42,345,996	47,823,024	58,777,078
2	16,857,327	22,253,819	26,904,658	32,301,150	41,602,824	55,094,060	63,188,800	71,283,537	87,473,018
3	18,385,575	24,293,260	29,351,026	35,258,711	45,374,242	60,140,564	68,970,852	77,801,141	95,461,718
4	11,520,262	16,870,679	21,269,698	26,590,801	35,350,363	48,645,128	56,607,755	64,552,331	80,441,482
5	6,967,712	11,732,251	15,546,388	20,276,982	27,889,349	39,648,423	46,703,868	53,731,226	67,781,875
6	6,712,779	11,321,544	15,004,731	19,577,670	26,912,404	38,248,229	45,034,648	51,802,904	65,320,257
7	2,736,798	6,813,894	9,978,473	14,006,364	20,281,303	30,237,537	36,176,988	42,113,651	53,939,611
8	3,868,490	9,198,072	13,192,509	18,400,038	26,277,981	39,051,546	46,656,104	54,233,007	69,314,151
9	2,302,355	5,674,263	8,301,422	11,636,797	16,621,508	24,893,962	29,841,181	34,773,639	44,626,247
10	4,076,015	8,452,730	11,751,626	16,052,380	22,261,696	32,858,407	39,176,386	45,467,463	58,009,874

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,684,897	12,336,245	15,487,246	19,138,604	25,440,594	34,568,969	40,045,996	45,523,024	56,477,078
2	14,557,327	19,953,819	24,604,658	30,001,150	39,302,824	52,794,060	60,888,800	68,983,537	85,173,018
3	16,085,575	21,993,260	27,051,026	32,958,711	43,074,242	57,840,564	66,670,852	75,501,141	93,161,718
4	9,220,262	14,570,679	18,969,698	24,290,801	33,050,363	46,345,128	54,307,755	62,252,331	78,141,482
5	4,667,712	9,432,251	13,246,388	17,976,982	25,589,349	37,348,423	44,403,868	51,431,226	65,481,875
6	4,412,779	9,021,544	12,704,731	17,277,670	24,612,404	35,948,229	42,734,648	49,502,904	63,020,257
7	436,798	4,513,894	7,678,473	11,706,364	17,981,303	27,937,537	33,876,988	39,813,651	51,639,611
8	1,568,490	6,898,072	10,892,509	16,100,038	23,977,981	36,751,546	44,356,104	51,933,007	67,014,151
9	2,355	3,374,263	6,001,422	9,336,797	14,321,508	22,593,962	27,541,181	32,473,639	42,326,247
10	1,776,015	6,152,730	9,451,626	13,752,380	19,961,696	30,558,407	36,876,386	43,167,463	55,709,874

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,815,103	836,245	3,987,246	7,638,604	13,940,594	23,068,969	28,545,996	34,023,024	44,977,078
2	3,057,327	8,453,819	13,104,658	18,501,150	27,802,824	41,294,060	49,388,800	57,483,537	73,673,018
3	4,585,575	10,493,260	15,551,026	21,458,711	31,574,242	46,340,564	55,170,852	64,001,141	81,661,718
4	2,279,738	3,070,679	7,469,698	12,790,801	21,550,363	34,845,128	42,807,755	50,752,331	66,641,482
5	6,832,288	2,067,749	1,746,388	6,476,982	14,089,349	25,848,423	32,903,868	39,931,226	53,981,875
6	7,087,221	2,478,456	1,204,731	5,777,670	13,112,404	24,448,229	31,234,648	38,002,904	51,520,257
7	11,063,202	6,986,106	3,821,527	206,364	6,481,303	16,437,537	22,376,988	28,313,651	40,139,611
8	9,931,510	4,601,928	607,491	4,600,038	12,477,981	25,251,546	32,856,104	40,433,007	55,514,151
9	11,497,645	8,125,737	5,498,578	2,163,203	2,821,508	11,093,962	16,041,181	20,973,639	30,826,247
10	9,723,985	5,347,270	2,048,374	2,252,380	8,461,696	19,058,407	25,376,386	31,667,463	44,209,874

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,475,212	20,429,146	22,536,896	25,145,005	29,360,517	35,880,793	39,792,951	43,705,109	51,529,435
2	23,437,085	27,802,830	30,911,812	34,766,450	40,984,416	50,621,010	56,402,966	62,184,922	73,748,837
3	25,204,350	29,983,649	33,353,504	37,573,279	44,312,990	54,843,069	61,150,418	67,457,767	80,072,465
4	18,937,315	23,239,483	26,099,863	29,898,368	35,619,127	45,114,894	50,789,591	56,464,289	67,813,682
5	14,393,587	18,220,621	20,676,902	24,044,523	28,944,315	37,343,654	42,376,122	47,394,210	57,430,388
6	13,975,837	17,670,980	20,039,044	23,287,302	28,023,429	36,104,363	40,951,587	45,779,213	55,434,466
7	9,980,616	13,237,377	15,231,488	18,089,887	22,071,011	29,167,986	33,408,459	37,648,821	46,093,913
8	12,436,895	16,647,780	19,117,012	22,793,923	27,704,407	36,802,635	42,224,926	47,633,050	58,406,855
9	9,064,800	11,762,249	13,419,913	15,787,769	18,870,231	24,767,013	28,298,466	31,817,254	38,854,831
10	11,882,974	15,349,933	17,394,726	20,432,767	24,196,127	31,738,292	36,240,539	40,734,165	49,687,127

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,875,212	15,829,146	17,936,896	20,545,005	24,760,517	31,280,793	35,192,951	39,105,109	46,929,435
2	18,837,085	23,202,830	26,311,812	30,166,450	36,384,416	46,021,010	51,802,966	57,584,922	69,148,837
3	20,604,350	25,383,649	28,753,504	32,973,279	39,712,990	50,243,069	56,550,418	62,857,767	75,472,465
4	14,337,315	18,639,483	21,499,863	25,298,368	31,019,127	40,514,894	46,189,591	51,864,289	63,213,682
5	9,793,587	13,620,621	16,076,902	19,444,523	24,344,315	32,743,654	37,776,122	42,794,210	52,830,388
6	9,375,837	13,070,980	15,439,044	18,687,302	23,423,429	31,504,363	36,351,587	41,179,213	50,834,466
7	5,380,616	8,637,377	10,631,488	13,489,887	17,471,011	24,567,986	28,808,459	33,048,821	41,493,913
8	7,836,895	12,047,780	14,517,012	18,193,923	23,104,407	32,202,635	37,624,926	43,033,050	53,806,855
9	4,464,800	7,162,249	8,819,913	11,187,769	14,270,231	20,167,013	23,698,466	27,217,254	34,254,831
10	7,282,974	10,749,933	12,794,726	15,832,767	19,596,127	27,138,292	31,640,539	36,134,165	45,087,127

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,575,212	13,529,146	15,636,896	18,245,005	22,460,517	28,980,793	32,892,951	36,805,109	44,629,435
2	16,537,085	20,902,830	24,011,812	27,866,450	34,084,416	43,721,010	49,502,966	55,284,922	66,848,837
3	18,304,350	23,083,649	26,453,504	30,673,279	37,412,990	47,943,069	54,250,418	60,557,767	73,172,465
4	12,037,315	16,339,483	19,199,863	22,998,368	28,719,127	38,214,894	43,889,591	49,564,289	60,913,682
5	7,493,587	11,320,621	13,776,902	17,144,523	22,044,315	30,443,654	35,476,122	40,494,210	50,530,388
6	7,075,837	10,770,980	13,139,044	16,387,302	21,123,429	29,204,363	34,051,587	38,879,213	48,534,466
7	3,080,616	6,337,377	8,331,488	11,189,887	15,171,011	22,267,986	26,508,459	30,748,821	39,193,913
8	5,536,895	9,747,780	12,217,012	15,893,923	20,804,407	29,902,635	35,324,926	40,733,050	51,506,855
9	2,164,800	4,862,249	6,519,913	8,887,769	11,970,231	17,867,013	21,398,466	24,917,254	31,954,831
10	4,982,974	8,449,933	10,494,726	13,532,767	17,296,127	24,838,292	29,340,539	33,834,165	42,787,127

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	924,788	2,029,146	4,136,896	6,745,005	10,960,517	17,480,793	21,392,951	25,305,109	33,129,435
2	5,037,085	9,402,830	12,511,812	16,366,450	22,584,416	32,221,010	38,002,966	43,784,922	55,348,837
3	6,804,350	11,583,649	14,953,504	19,173,279	25,912,990	36,443,069	42,750,418	49,057,767	61,672,465
4	537,315	4,839,483	7,699,863	11,498,368	17,219,127	26,714,894	32,389,591	38,064,289	49,413,682
5	4,006,413	179,379	2,276,902	5,644,523	10,544,315	18,943,654	23,976,122	28,994,210	39,030,388
6	4,424,163	729,020	1,639,044	4,887,302	9,623,429	17,704,363	22,551,587	27,379,213	37,034,466
7	8,419,384	5,162,623	3,168,512	310,113	3,671,011	10,767,986	15,008,459	19,248,821	27,693,913
8	5,963,105	1,752,220	717,012	4,393,923	9,304,407	18,402,635	23,824,926	29,233,050	40,006,855
9	9,335,200	6,637,751	4,980,087	2,612,231	470,231	6,367,013	9,898,466	13,417,254	20,454,831
10	6,517,026	3,050,067	1,005,274	2,032,767	5,796,127	13,338,292	17,840,539	22,334,165	31,287,127

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,590,008	24,790,546	28,415,470	32,615,998	39,865,846	50,367,176	56,667,967	62,968,769	75,570,363
2	28,644,249	34,852,401	40,202,746	46,410,899	57,111,589	72,631,969	81,944,196	91,256,427	109,880,882
3	30,850,990	37,647,219	43,465,698	50,261,927	61,898,884	78,832,801	88,991,208	99,149,616	119,466,429
4	23,353,885	29,476,352	34,514,873	40,632,618	50,709,662	65,966,858	75,106,336	84,245,814	102,524,772
5	18,035,788	23,477,886	27,858,488	33,272,431	42,001,220	55,509,862	63,591,829	71,673,797	87,837,731
6	17,551,027	22,808,148	27,027,104	32,258,642	40,672,077	53,674,140	61,449,354	69,224,568	84,750,592
7	12,886,241	17,516,626	21,125,986	25,717,947	32,909,745	44,302,821	51,114,244	57,914,936	71,492,918
8	15,779,522	21,768,937	26,301,274	32,204,051	41,198,895	55,771,292	64,459,702	73,127,166	90,408,122
9	11,491,228	15,328,682	18,328,622	22,142,212	27,893,868	37,371,197	43,038,441	48,705,684	60,003,787
10	14,676,146	19,621,424	23,375,778	28,261,966	35,422,974	47,519,090	54,746,211	61,954,053	76,329,993

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,990,008	20,190,546	23,815,470	28,015,998	35,265,846	45,767,176	52,067,967	58,368,769	70,970,363
2	24,044,249	30,252,401	35,602,746	41,810,899	52,511,589	68,031,969	77,344,196	86,656,427	105,280,882
3	26,250,990	33,047,219	38,865,698	45,661,927	57,298,884	74,232,801	84,391,208	94,549,616	114,866,429
4	18,753,885	24,876,352	29,914,873	36,032,618	46,109,662	61,366,858	70,506,336	79,645,814	97,924,772
5	13,435,788	18,877,886	23,258,488	28,672,431	37,401,220	50,909,862	58,991,829	67,073,797	83,237,731
6	12,951,027	18,208,148	22,427,104	27,658,642	36,072,077	49,074,140	56,849,354	64,624,568	80,150,592
7	8,286,241	12,916,626	16,525,986	21,117,947	28,309,745	39,702,821	46,514,244	53,314,936	66,892,918
8	11,179,522	17,168,937	21,701,274	27,604,051	36,598,895	51,171,292	59,859,702	68,527,166	85,808,122
9	6,891,228	10,728,682	13,728,622	17,542,212	23,293,868	32,771,197	38,438,441	44,105,684	55,403,787
10	10,076,146	15,021,424	18,775,778	23,661,966	30,822,974	42,919,090	50,146,211	57,354,053	71,729,993

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,690,008	17,890,546	21,515,470	25,715,998	32,965,846	43,467,176	49,767,967	56,068,769	68,670,363
2	21,744,249	27,952,401	33,302,746	39,510,899	50,211,589	65,731,969	75,044,196	84,356,427	102,980,882
3	23,950,990	30,747,219	36,565,698	43,361,927	54,998,884	71,932,801	82,091,208	92,249,616	112,566,429
4	16,453,885	22,576,352	27,614,873	33,732,618	43,809,662	59,066,858	68,206,336	77,345,814	95,624,772
5	11,135,788	16,577,886	20,958,488	26,372,431	35,101,220	48,609,862	56,691,829	64,773,797	80,937,731
6	10,651,027	15,908,148	20,127,104	25,358,642	33,772,077	46,774,140	54,549,354	62,324,568	77,850,592
7	5,986,241	10,616,626	14,225,986	18,817,947	26,009,745	37,402,821	44,214,244	51,014,936	64,592,918
8	8,879,522	14,868,937	19,401,274	25,304,051	34,298,895	48,871,292	57,559,702	66,227,166	83,508,122
9	4,591,228	8,428,682	11,428,622	15,242,212	20,993,868	30,471,197	36,138,441	41,805,684	53,103,787
10	7,776,146	12,721,424	16,475,778	21,361,966	28,522,974	40,619,090	47,846,211	55,054,053	69,429,993

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,190,008	6,390,546	10,015,470	14,215,998	21,465,846	31,967,176	38,267,967	44,568,769	57,170,363
2	10,244,249	16,452,401	21,802,746	28,010,899	38,711,589	54,231,969	63,544,196	72,856,427	91,480,882
3	12,450,990	19,247,219	25,065,698	31,861,927	43,498,884	60,432,801	70,591,208	80,749,616	101,066,429
4	4,953,885	11,076,352	16,114,873	22,232,618	32,309,662	47,566,858	56,706,336	65,845,814	84,124,772
5	364,212	5,077,886	9,458,488	14,872,431	23,601,220	37,109,862	45,191,829	53,273,797	69,437,731
6	848,973	4,408,148	8,627,104	13,858,642	22,272,077	35,274,140	43,049,354	50,824,568	66,350,592
7	5,513,759	883,374	2,725,986	7,317,947	14,509,745	25,902,821	32,714,244	39,514,936	53,092,918
8	2,620,478	3,368,937	7,901,274	13,804,051	22,798,895	37,371,292	46,059,702	54,727,166	72,008,122
9	6,908,772	3,071,318	71,378	3,742,212	9,493,868	18,971,197	24,638,441	30,305,684	41,603,787
10	3,723,854	1,221,424	4,975,778	9,861,966	17,022,974	29,119,090	36,346,211	43,554,053	57,929,993

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,202,400	22,402,928	26,027,852	30,228,380	37,478,228	47,979,557	54,280,359	60,581,151	73,182,744
2	25,661,510	31,869,663	37,220,008	43,428,160	54,128,853	69,649,230	78,961,461	88,273,688	106,898,143
3	27,551,174	34,347,403	40,165,880	46,962,111	58,599,066	75,579,029	85,737,436	95,895,844	116,212,657
4	19,821,173	25,976,319	31,031,455	37,149,199	47,226,243	62,520,605	71,671,523	80,811,002	99,089,958
5	14,680,741	20,158,754	24,539,357	29,981,454	38,728,402	52,256,098	60,364,679	68,446,646	84,610,580
6	14,355,569	19,647,815	23,884,815	29,135,713	37,573,627	50,604,606	58,411,735	66,188,183	81,738,612
7	9,870,308	14,549,729	18,179,454	22,802,403	30,021,124	41,456,715	48,286,281	55,108,543	68,709,928
8	11,501,094	17,601,330	22,181,294	28,156,945	37,204,790	51,870,013	60,603,759	69,305,821	86,640,927
9	9,006,669	12,879,943	15,897,127	19,733,496	25,497,192	35,007,621	40,698,926	46,367,023	57,697,758
10	11,188,504	16,212,184	19,999,485	24,939,377	32,123,520	44,297,480	51,557,522	58,794,807	73,215,520

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,602,400	17,802,928	21,427,852	25,628,380	32,878,228	43,379,557	49,680,359	55,981,151	68,582,744
2	21,061,510	27,269,663	32,620,008	38,828,160	49,528,853	65,049,230	74,361,461	83,673,688	102,298,143
3	22,951,174	29,747,403	35,565,880	42,362,111	53,999,066	70,979,029	81,137,436	91,295,844	111,612,657
4	15,221,173	21,376,319	26,431,455	32,549,199	42,626,243	57,920,605	67,071,523	76,211,002	94,489,958
5	10,080,741	15,558,754	19,939,357	25,381,454	34,128,402	47,656,098	55,764,679	63,846,646	80,010,580
6	9,755,569	15,047,815	19,284,815	24,535,713	32,973,627	46,004,606	53,811,735	61,588,183	77,138,612
7	5,270,308	9,949,729	13,579,454	18,202,403	25,421,124	36,856,715	43,686,281	50,508,543	64,109,928
8	6,901,094	13,001,330	17,581,294	23,556,945	32,604,790	47,270,013	56,003,759	64,705,821	82,040,927
9	4,406,669	8,279,943	11,297,127	15,133,496	20,897,192	30,407,621	36,098,926	41,767,023	53,097,758
10	6,588,504	11,612,184	15,399,485	20,339,377	27,523,520	39,697,480	46,957,522	54,194,807	68,615,520

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,302,400	15,502,928	19,127,852	23,328,380	30,578,228	41,079,557	47,380,359	53,681,151	66,282,744
2	18,761,510	24,969,663	30,320,008	36,528,160	47,228,853	62,749,230	72,061,461	81,373,688	99,998,143
3	20,651,174	27,447,403	33,265,880	40,062,111	51,699,066	68,679,029	78,837,436	88,995,844	109,312,657
4	12,921,173	19,076,319	24,131,455	30,249,199	40,326,243	55,620,605	64,771,523	73,911,002	92,189,958
5	7,780,741	13,258,754	17,639,357	23,081,454	31,828,402	45,356,098	53,464,679	61,546,646	77,710,580
6	7,455,569	12,747,815	16,984,815	22,235,713	30,673,627	43,704,606	51,511,735	59,288,183	74,838,612
7	2,970,308	7,649,729	11,279,454	15,902,403	23,121,124	34,556,715	41,386,281	48,208,543	61,809,928
8	4,601,094	10,701,330	15,281,294	21,256,945	30,304,790	44,970,013	53,703,759	62,405,821	79,740,927
9	2,106,669	5,979,943	8,997,127	12,833,496	18,597,192	28,107,621	33,798,926	39,467,023	50,797,758
10	4,288,504	9,312,184	13,099,485	18,039,377	25,223,520	37,397,480	44,657,522	51,894,807	66,315,520

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	197,800	4,002,928	7,627,852	11,828,380	19,078,228	29,579,557	35,880,359	42,181,151	54,782,744
2	7,261,510	13,469,663	18,820,008	25,028,160	35,728,853	51,249,230	60,561,461	69,873,688	88,498,143
3	9,151,174	15,947,403	21,765,880	28,562,111	40,199,066	57,179,029	67,337,436	77,495,844	97,812,657
4	1,421,173	7,576,319	12,631,455	18,749,199	28,826,243	44,120,605	53,271,523	62,411,002	80,689,958
5	3,719,259	1,758,754	6,139,357	11,581,454	20,328,402	33,856,098	41,964,679	50,046,646	66,210,580
6	4,044,431	1,247,815	5,484,815	10,735,713	19,173,627	32,204,606	40,011,735	47,788,183	63,338,612
7	8,529,692	3,850,271	220,546	4,402,403	11,621,124	23,056,715	29,886,281	36,708,543	50,309,928
8	6,898,906	798,670	3,781,294	9,756,945	18,804,790	33,470,013	42,203,759	50,905,821	68,240,927
9	9,393,331	5,520,057	2,502,873	1,333,496	7,097,192	16,607,621	22,298,926	27,967,023	39,297,758
10	7,211,496	2,187,816	1,599,485	6,539,377	13,723,520	25,897,480	33,157,522	40,394,807	54,815,520

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,909,795	22,408,306	24,983,098	28,133,494	33,283,078	41,159,078	45,884,672	50,610,266	60,061,463
2	26,160,988	31,331,584	35,129,891	39,786,006	47,382,621	59,022,906	66,007,079	72,991,249	86,959,592
3	28,132,497	33,792,887	37,912,309	43,009,481	51,248,322	63,987,116	71,605,921	79,224,728	94,462,337
4	20,891,826	26,006,808	29,515,894	34,104,202	41,122,374	52,593,145	59,464,863	66,319,472	80,028,690
5	15,854,382	20,391,521	23,411,598	27,493,171	33,521,368	43,667,140	49,754,603	55,821,675	67,944,627
6	15,445,464	19,829,627	22,750,648	26,675,923	32,498,067	42,274,475	48,129,822	53,974,118	65,636,940
7	11,021,324	14,892,650	17,360,627	20,816,953	25,733,852	34,318,662	39,444,141	44,566,315	54,776,971
8	13,356,643	18,380,829	21,441,275	25,903,868	31,987,747	42,999,226	49,563,873	56,107,931	69,136,167
9	9,946,192	13,152,970	15,201,678	18,072,624	21,926,127	29,061,997	33,330,476	37,589,847	46,090,713
10	12,683,496	16,823,531	19,358,481	23,046,737	27,778,513	36,915,369	42,368,750	47,798,315	58,628,221

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,309,795	17,808,306	20,383,098	23,533,494	28,683,078	36,559,078	41,284,672	46,010,266	55,461,463
2	21,560,988	26,731,584	30,529,891	35,186,006	42,782,621	54,422,906	61,407,079	68,391,249	82,359,592
3	23,532,497	29,192,887	33,312,309	38,409,481	46,648,322	59,387,116	67,005,921	74,624,728	89,862,337
4	16,291,826	21,406,808	24,915,894	29,504,202	36,522,374	47,993,145	54,864,863	61,719,472	75,428,690
5	11,254,382	15,791,521	18,811,598	22,893,171	28,921,368	39,067,140	45,154,603	51,221,675	63,344,627
6	10,845,464	15,229,627	18,150,648	22,075,923	27,898,067	37,674,475	43,529,822	49,374,118	61,036,940
7	6,421,324	10,292,650	12,760,627	16,216,953	21,133,852	29,718,662	34,844,141	39,966,315	50,176,971
8	8,756,643	13,780,829	16,841,275	21,303,868	27,387,747	38,399,226	44,963,873	51,507,931	64,536,167
9	5,346,192	8,552,970	10,601,678	13,472,624	17,326,127	24,461,997	28,730,476	32,989,847	41,490,713
10	8,083,496	12,223,531	14,758,481	18,446,737	23,178,513	32,315,369	37,768,750	43,198,315	54,028,221

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,009,795	15,508,306	18,083,098	21,233,494	26,383,078	34,259,078	38,984,672	43,710,266	53,161,463
2	19,260,988	24,431,584	28,229,891	32,886,006	40,482,621	52,122,906	59,107,079	66,091,249	80,059,592
3	21,232,497	26,892,887	31,012,309	36,109,481	44,348,322	57,087,116	64,705,921	72,324,728	87,562,337
4	13,991,826	19,106,808	22,615,894	27,204,202	34,222,374	45,693,145	52,564,863	59,419,472	73,128,690
5	8,954,382	13,491,521	16,511,598	20,593,171	26,621,368	36,767,140	42,854,603	48,921,675	61,044,627
6	8,545,464	12,929,627	15,850,648	19,775,923	25,598,067	35,374,475	41,229,822	47,074,118	58,736,940
7	4,121,324	7,992,650	10,460,627	13,916,953	18,833,852	27,418,662	32,544,141	37,666,315	47,876,971
8	6,456,643	11,480,829	14,541,275	19,003,868	25,087,747	36,099,226	42,663,873	49,207,931	62,236,167
9	3,046,192	6,252,970	8,301,678	11,172,624	15,026,127	22,161,997	26,430,476	30,689,847	39,190,713
10	5,783,496	9,923,531	12,458,481	16,146,737	20,878,513	30,015,369	35,468,750	40,898,315	51,728,221

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	509,795	4,008,306	6,583,098	9,733,494	14,883,078	22,759,078	27,484,672	32,210,266	41,661,463
2	7,760,988	12,931,584	16,729,891	21,386,006	28,982,621	40,622,906	47,607,079	54,591,249	68,559,592
3	9,732,497	15,392,887	19,512,309	24,609,481	32,848,322	45,587,116	53,205,921	60,824,728	76,062,337
4	2,491,826	7,606,808	11,115,894	15,704,202	22,722,374	34,193,145	41,064,863	47,919,472	61,628,690
5	2,545,618	1,991,521	5,011,598	9,093,171	15,121,368	25,267,140	31,354,603	37,421,675	49,544,627
6	2,954,536	1,429,627	4,350,648	8,275,923	14,098,067	23,874,475	29,729,822	35,574,118	47,236,940
7	7,378,676	3,507,350	1,039,373	2,416,953	7,333,852	15,918,662	21,044,141	26,166,315	36,376,971
8	5,043,357	19,171	3,041,275	7,503,868	13,587,747	24,599,226	31,163,873	37,707,931	50,736,167
9	8,453,808	5,247,030	3,198,322	327,376	3,526,127	10,661,997	14,930,476	19,189,847	27,690,713
10	5,716,504	1,576,469	958,481	4,646,737	9,378,513	18,515,369	23,968,750	29,398,315	40,228,221

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,534,341	24,754,135	28,395,683	32,615,477	39,898,563	50,448,047	56,777,737	63,107,418	75,766,799
2	28,578,753	34,815,370	40,190,250	46,426,866	57,176,626	72,768,169	82,123,096	91,478,023	110,187,876
3	30,772,417	37,599,811	43,444,968	50,272,360	61,962,676	78,977,559	89,182,545	99,387,531	119,797,504
4	23,224,599	29,378,699	34,440,324	40,586,121	50,709,370	66,040,028	75,221,413	84,402,799	102,765,569
5	17,897,855	23,364,906	27,765,594	33,207,704	41,976,517	55,550,390	63,669,415	71,788,441	88,026,492
6	17,421,921	22,706,338	26,944,639	32,200,165	40,655,321	53,720,096	61,530,962	69,341,828	84,942,092
7	12,750,386	17,404,994	21,030,904	25,646,868	32,871,642	44,319,861	51,165,376	57,997,252	71,640,310
8	15,565,176	21,590,533	26,147,799	32,081,729	41,121,845	55,765,031	64,497,191	73,208,254	90,572,247
9	11,378,015	15,235,655	18,251,903	22,082,979	27,864,574	37,387,822	43,081,051	48,774,281	60,126,613
10	14,504,695	19,476,249	23,251,368	28,163,459	35,359,653	47,517,147	54,780,734	62,021,626	76,466,764

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,934,341	20,154,135	23,795,683	28,015,477	35,298,563	45,848,047	52,177,737	58,507,418	71,166,799
2	23,978,753	30,215,370	35,590,250	41,826,866	52,576,626	68,168,169	77,523,096	86,878,023	105,587,876
3	26,172,417	32,999,811	38,844,968	45,672,360	57,362,676	74,377,559	84,582,545	94,787,531	115,197,504
4	18,624,599	24,778,699	29,840,324	35,986,121	46,109,370	61,440,028	70,621,413	79,802,799	98,165,569
5	13,297,855	18,764,906	23,165,594	28,607,704	37,376,517	50,950,390	59,069,415	67,188,441	83,426,492
6	12,821,921	18,106,338	22,344,639	27,600,165	36,055,321	49,120,096	56,930,962	64,741,828	80,342,092
7	8,150,386	12,804,994	16,430,904	21,046,868	28,271,642	39,719,861	46,565,376	53,397,252	67,040,310
8	10,965,176	16,990,533	21,547,799	27,481,729	36,521,845	51,165,031	59,897,191	68,608,254	85,972,247
9	6,778,015	10,635,655	13,651,903	17,482,979	23,264,574	32,787,822	38,481,051	44,174,281	55,526,613
10	9,904,695	14,876,249	18,651,368	23,563,459	30,759,653	42,917,147	50,180,734	57,421,626	71,866,764

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,634,341	17,854,135	21,495,683	25,715,477	32,998,563	43,548,047	49,877,737	56,207,418	68,866,799
2	21,678,753	27,915,370	33,290,250	39,526,866	50,276,626	65,868,169	75,223,096	84,578,023	103,287,876
3	23,872,417	30,699,811	36,544,968	43,372,360	55,062,676	72,077,559	82,282,545	92,487,531	112,897,504
4	16,324,599	22,478,699	27,540,324	33,686,121	43,809,370	59,140,028	68,321,413	77,502,799	95,865,569
5	10,997,855	16,464,906	20,865,594	26,307,704	35,076,517	48,650,390	56,769,415	64,888,441	81,126,492
6	10,521,921	15,806,338	20,044,639	25,300,165	33,755,321	46,820,096	54,630,962	62,441,828	78,042,092
7	5,850,386	10,504,994	14,130,904	18,746,868	25,971,642	37,419,861	44,265,376	51,097,252	64,740,310
8	8,665,176	14,690,533	19,247,799	25,181,729	34,221,845	48,865,031	57,597,191	66,308,254	83,672,247
9	4,478,015	8,335,655	11,351,903	15,182,979	20,964,574	30,487,822	36,181,051	41,874,281	53,226,613
10	7,604,695	12,576,249	16,351,368	21,263,459	28,459,653	40,617,147	47,880,734	55,121,626	69,566,764

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,134,341	6,354,135	9,995,683	14,215,477	21,498,563	32,048,047	38,377,737	44,707,418	57,366,799
2	10,178,753	16,415,370	21,790,250	28,026,866	38,776,626	54,368,169	63,723,096	73,078,023	91,787,876
3	12,372,417	19,199,811	25,044,968	31,872,360	43,562,676	60,577,559	70,782,545	80,987,531	101,397,504
4	4,824,599	10,978,699	16,040,324	22,186,121	32,309,370	47,640,028	56,821,413	66,002,799	84,365,569
5	502,145	4,964,906	9,365,594	14,807,704	23,576,517	37,150,390	45,269,415	53,388,441	69,626,492
6	978,079	4,306,338	8,544,639	13,800,165	22,255,321	35,320,096	43,130,962	50,941,828	66,542,092
7	5,649,614	995,006	2,630,904	7,246,868	14,471,642	25,919,861	32,765,376	39,597,252	53,240,310
8	2,834,824	3,190,533	7,747,799	13,681,729	22,721,845	37,365,031	46,097,191	54,808,254	72,172,247
9	7,021,985	3,164,345	148,097	3,682,979	9,464,574	18,987,822	24,681,051	30,374,281	41,726,613
10	3,895,305	1,076,249	4,851,368	9,763,459	16,959,653	29,117,147	36,380,734	43,621,626	58,066,764

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,136,318	22,356,111	25,997,649	30,217,443	37,500,539	48,050,013	54,379,703	60,709,394	73,368,765
2	25,583,002	31,819,622	37,194,498	43,431,118	54,180,874	69,772,418	79,127,345	88,482,274	107,192,128
3	27,458,207	34,285,599	40,130,756	46,958,150	58,648,464	75,709,592	85,914,578	96,119,564	116,529,537
4	19,676,476	25,859,845	30,941,710	37,087,505	47,210,755	62,575,246	71,771,616	80,953,002	99,315,772
5	14,524,779	20,031,059	24,431,984	29,899,035	38,689,421	52,279,146	60,428,187	68,547,212	84,785,263
6	14,209,287	19,529,030	23,785,456	29,063,613	37,540,216	50,634,079	58,477,006	66,292,198	81,913,929
7	9,715,187	14,419,137	18,068,532	22,715,660	29,967,481	41,461,339	48,322,220	55,178,616	68,842,367
8	11,259,371	17,396,281	22,001,502	28,008,749	37,102,216	51,842,773	60,620,524	69,366,387	86,784,823
9	8,879,994	12,773,650	15,807,250	19,661,210	25,454,946	35,011,475	40,728,876	46,425,417	57,810,525
10	10,994,485	16,044,898	19,853,208	24,819,341	32,041,445	44,278,110	51,574,809	58,845,279	73,335,434

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,536,318	17,756,111	21,397,649	25,617,443	32,900,539	43,450,013	49,779,703	56,109,394	68,768,765
2	20,983,002	27,219,622	32,594,498	38,831,118	49,580,874	65,172,418	74,527,345	83,882,274	102,592,128
3	22,858,207	29,685,599	35,530,756	42,358,150	54,048,464	71,109,592	81,314,578	91,519,564	111,929,537
4	15,076,476	21,259,845	26,341,710	32,487,505	42,610,755	57,975,246	67,171,616	76,353,002	94,715,772
5	9,924,779	15,431,059	19,831,984	25,299,035	34,089,421	47,679,146	55,828,187	63,947,212	80,185,263
6	9,609,287	14,929,030	19,185,456	24,463,613	32,940,216	46,034,079	53,877,006	61,692,198	77,313,929
7	5,115,187	9,819,137	13,468,532	18,115,660	25,367,481	36,861,339	43,722,220	50,578,616	64,242,367
8	6,659,371	12,796,281	17,401,502	23,408,749	32,502,216	47,242,773	56,020,524	64,766,387	82,184,823
9	4,279,994	8,173,650	11,207,250	15,061,210	20,854,946	30,411,475	36,128,876	41,825,417	53,210,525
10	6,394,485	11,444,898	15,253,208	20,219,341	27,441,445	39,678,110	46,974,809	54,245,279	68,735,434

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,236,318	15,456,111	19,097,649	23,317,443	30,600,539	41,150,013	47,479,703	53,809,394	66,468,765
2	18,683,002	24,919,622	30,294,498	36,531,118	47,280,874	62,872,418	72,227,345	81,582,274	100,292,128
3	20,558,207	27,385,599	33,230,756	40,058,150	51,748,464	68,809,592	79,014,578	89,219,564	109,629,537
4	12,776,476	18,959,845	24,041,710	30,187,505	40,310,755	55,675,246	64,871,616	74,053,002	92,415,772
5	7,624,779	13,131,059	17,531,984	22,999,035	31,789,421	45,379,146	53,528,187	61,647,212	77,885,263
6	7,309,287	12,629,030	16,885,456	22,163,613	30,640,216	43,734,079	51,577,006	59,392,198	75,013,929
7	2,815,187	7,519,137	11,168,532	15,815,660	23,067,481	34,561,339	41,422,220	48,278,616	61,942,367
8	4,359,371	10,496,281	15,101,502	21,108,749	30,202,216	44,942,773	53,720,524	62,466,387	79,884,823
9	1,979,994	5,873,650	8,907,250	12,761,210	18,554,946	28,111,475	33,828,876	39,525,417	50,910,525
10	4,094,485	9,144,898	12,953,208	17,919,341	25,141,445	37,378,110	44,674,809	51,945,279	66,435,434

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	263,882	3,956,111	7,597,649	11,817,443	19,100,539	29,650,013	35,979,703	42,309,394	54,968,765
2	7,183,002	13,419,622	18,794,498	25,031,118	35,780,874	51,372,418	60,727,345	70,082,274	88,792,128
3	9,058,207	15,885,599	21,730,756	28,558,150	40,248,464	57,309,592	67,514,578	77,719,564	98,129,537
4	1,276,476	7,459,845	12,541,710	18,687,505	28,810,755	44,175,246	53,371,616	62,553,002	80,915,772
5	3,875,221	1,631,059	6,031,984	11,499,035	20,289,421	33,879,146	42,028,187	50,147,212	66,385,263
6	4,190,713	1,129,030	5,385,456	10,663,613	19,140,216	32,234,079	40,077,006	47,892,198	63,513,929
7	8,684,813	3,980,863	331,468	4,315,660	11,567,481	23,061,339	29,922,220	36,778,616	50,442,367
8	7,140,629	1,003,719	3,601,502	9,608,749	18,702,216	33,442,773	42,220,524	50,966,387	68,384,823
9	9,520,006	5,626,350	2,592,750	1,261,210	7,054,946	16,611,475	22,328,876	28,025,417	39,410,525
10	7,405,515	2,355,102	1,453,208	6,419,341	13,641,445	25,878,110	33,174,809	40,445,279	54,935,434

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,846,432	22,360,975	24,947,575	28,112,420	33,285,609	41,197,727	45,944,990	50,692,253	60,186,788
2	26,084,105	31,278,409	35,094,134	39,771,599	47,403,045	59,096,704	66,112,902	73,129,096	87,161,484
3	28,041,460	33,727,806	37,866,115	42,986,660	51,263,278	64,063,803	71,717,542	79,371,282	94,678,761
4	20,751,252	25,893,247	29,418,423	34,027,770	41,078,122	52,601,489	59,508,219	66,394,258	80,166,336
5	15,703,051	20,264,389	23,298,314	27,398,603	33,457,783	43,650,076	49,765,452	55,863,634	68,042,172
6	15,304,734	19,710,968	22,645,384	26,591,847	32,440,687	42,265,067	48,147,261	54,021,451	65,737,749
7	10,873,882	14,765,995	17,245,289	20,720,454	25,659,899	34,287,019	39,438,903	44,584,564	54,844,898
8	13,131,002	18,182,681	21,261,368	25,748,571	31,860,346	42,930,432	49,529,150	56,103,213	69,196,079
9	9,825,895	13,049,967	15,108,069	17,994,731	21,866,970	29,038,060	33,326,111	37,607,474	46,147,319
10	12,499,254	16,665,203	19,212,101	22,920,818	27,675,772	36,861,427	42,339,813	47,797,651	58,680,544

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,246,432	17,760,975	20,347,575	23,512,420	28,685,609	36,597,727	41,344,990	46,092,253	55,586,788
2	21,484,105	26,678,409	30,494,134	35,171,599	42,803,045	54,496,704	61,512,902	68,529,096	82,561,484
3	23,441,460	29,127,806	33,266,115	38,386,660	46,663,278	59,463,803	67,117,542	74,771,282	90,078,761
4	16,151,252	21,293,247	24,818,423	29,427,770	36,478,122	48,001,489	54,908,219	61,794,258	75,566,336
5	11,103,051	15,664,389	18,698,314	22,798,603	28,857,783	39,050,076	45,165,452	51,263,634	63,442,172
6	10,704,734	15,110,968	18,045,384	21,991,847	27,840,687	37,665,067	43,547,261	49,421,451	61,137,749
7	6,273,882	10,165,995	12,645,289	16,120,454	21,059,899	29,687,019	34,838,903	39,984,564	50,244,898
8	8,531,002	13,582,681	16,661,368	21,148,571	27,260,346	38,330,432	44,929,150	51,503,213	64,596,079
9	5,225,895	8,449,967	10,508,069	13,394,731	17,266,970	24,438,060	28,726,111	33,007,474	41,547,319
10	7,899,254	12,065,203	14,612,101	18,320,818	23,075,772	32,261,427	37,739,813	43,197,651	54,080,544

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,946,432	15,460,975	18,047,575	21,212,420	26,385,609	34,297,727	39,044,990	43,792,253	53,286,788
2	19,184,105	24,378,409	28,194,134	32,871,599	40,503,045	52,196,704	59,212,902	66,229,096	80,261,484
3	21,141,460	26,827,806	30,966,115	36,086,660	44,363,278	57,163,803	64,817,542	72,471,282	87,778,761
4	13,851,252	18,993,247	22,518,423	27,127,770	34,178,122	45,701,489	52,608,219	59,494,258	73,266,336
5	8,803,051	13,364,389	16,398,314	20,498,603	26,557,783	36,750,076	42,865,452	48,963,634	61,142,172
6	8,404,734	12,810,968	15,745,384	19,691,847	25,540,687	35,365,067	41,247,261	47,121,451	58,837,749
7	3,973,882	7,865,995	10,345,289	13,820,454	18,759,899	27,387,019	32,538,903	37,684,564	47,944,898
8	6,231,002	11,282,681	14,361,368	18,848,571	24,960,346	36,030,432	42,629,150	49,203,213	62,296,079
9	2,925,895	6,149,967	8,208,069	11,094,731	14,966,970	22,138,060	26,426,111	30,707,474	39,247,319
10	5,599,254	9,765,203	12,312,101	16,020,818	20,775,772	29,961,427	35,439,813	40,897,651	51,780,544

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	446,432	3,960,975	6,547,575	9,712,420	14,885,609	22,797,727	27,544,990	32,292,253	41,786,788
2	7,684,105	12,878,409	16,694,134	21,371,599	29,003,045	40,696,704	47,712,902	54,729,096	68,761,484
3	9,641,460	15,327,806	19,466,115	24,586,660	32,863,278	45,663,803	53,317,542	60,971,282	76,278,761
4	2,351,252	7,493,247	11,018,423	15,627,770	22,678,122	34,201,489	41,108,219	47,994,258	61,766,336
5	2,696,949	1,864,389	4,898,314	8,998,603	15,057,783	25,250,076	31,365,452	37,463,634	49,642,172
6	3,095,266	1,310,968	4,245,384	8,191,847	14,040,687	23,865,067	29,747,261	35,621,451	47,337,749
7	7,526,118	3,634,005	1,154,711	2,320,454	7,259,899	15,887,019	21,038,903	26,184,564	36,444,898
8	5,268,998	217,319	2,861,368	7,348,571	13,460,346	24,530,432	31,129,150	37,703,213	50,796,079
9	8,574,105	5,350,033	3,291,931	405,269	3,466,970	10,638,060	14,926,111	19,207,474	27,747,319
10	5,900,746	1,734,797	812,101	4,520,818	9,275,772	18,461,427	23,939,813	29,397,651	40,280,544

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,644,104	24,825,366	28,433,676	32,614,948	39,831,548	50,284,723	56,556,636	62,828,539	75,372,355
2	28,707,774	34,887,459	40,213,272	46,392,961	57,044,587	72,493,801	81,763,329	91,032,857	109,571,917
3	30,927,382	37,692,448	43,484,248	50,249,316	61,832,849	78,685,896	88,797,723	98,909,552	119,133,207
4	23,480,838	29,571,704	34,587,122	40,676,815	50,707,653	65,891,420	74,988,991	84,086,563	102,281,706
5	18,171,530	23,588,674	27,948,729	33,334,997	42,023,762	55,467,202	63,512,112	71,557,021	87,646,840
6	17,678,043	22,907,896	27,107,507	32,312,773	40,686,800	53,626,177	61,365,740	69,105,303	84,557,115
7	13,020,135	17,626,325	21,219,135	25,787,122	32,945,943	44,283,902	51,061,258	57,830,768	71,343,699
8	15,987,597	21,944,623	26,452,067	32,323,728	41,273,337	55,774,757	64,419,677	73,043,579	90,241,533
9	11,601,319	15,420,098	18,403,753	22,199,857	27,921,595	37,353,028	42,994,286	48,634,972	59,879,438
10	14,845,331	19,762,367	23,497,985	28,358,301	35,481,617	47,518,921	54,709,605	61,884,397	76,191,168

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,044,104	20,225,366	23,833,676	28,014,948	35,231,548	45,684,723	51,956,636	58,228,539	70,772,355
2	24,107,774	30,287,459	35,613,272	41,792,961	52,444,587	67,893,801	77,163,329	86,432,857	104,971,917
3	26,327,382	33,092,448	38,884,248	45,649,316	57,232,849	74,085,896	84,197,723	94,309,552	114,533,207
4	18,880,838	24,971,704	29,987,122	36,076,815	46,107,653	61,291,420	70,388,991	79,486,563	97,681,706
5	13,571,530	18,988,674	23,348,729	28,734,997	37,423,762	50,867,202	58,912,112	66,957,021	83,046,840
6	13,078,043	18,307,896	22,507,507	27,712,773	36,086,800	49,026,177	56,765,740	64,505,303	79,957,115
7	8,420,135	13,026,325	16,619,135	21,187,122	28,345,943	39,683,902	46,461,258	53,230,768	66,743,699
8	11,387,597	17,344,623	21,852,067	27,723,728	36,673,337	51,174,757	59,819,677	68,443,579	85,641,533
9	7,001,319	10,820,098	13,803,753	17,599,857	23,321,595	32,753,028	38,394,286	44,034,972	55,279,438
10	10,245,331	15,162,367	18,897,985	23,758,301	30,881,617	42,918,921	50,109,605	57,284,397	71,591,168

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,744,104	17,925,366	21,533,676	25,714,948	32,931,548	43,384,723	49,656,636	55,928,539	68,472,355
2	21,807,774	27,987,459	33,313,272	39,492,961	50,144,587	65,593,801	74,863,329	84,132,857	102,671,917
3	24,027,382	30,792,448	36,584,248	43,349,316	54,932,849	71,785,896	81,897,723	92,009,552	112,233,207
4	16,580,838	22,671,704	27,687,122	33,776,815	43,807,653	58,991,420	68,088,991	77,186,563	95,381,706
5	11,271,530	16,688,674	21,048,729	26,434,997	35,123,762	48,567,202	56,612,112	64,657,021	80,746,840
6	10,778,043	16,007,896	20,207,507	25,412,773	33,786,800	46,726,177	54,465,740	62,205,303	77,657,115
7	6,120,135	10,726,325	14,319,135	18,887,122	26,045,943	37,383,902	44,161,258	50,930,768	64,443,699
8	9,087,597	15,044,623	19,552,067	25,423,728	34,373,337	48,874,757	57,519,677	66,143,579	83,341,533
9	4,701,319	8,520,098	11,503,753	15,299,857	21,021,595	30,453,028	36,094,286	41,734,972	52,979,438
10	7,945,331	12,862,367	16,597,985	21,458,301	28,581,617	40,618,921	47,809,605	54,984,397	69,291,168

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,244,104	6,425,366	10,033,676	14,214,948	21,431,548	31,884,723	38,156,636	44,428,539	56,972,355
2	10,307,774	16,487,459	21,813,272	27,992,961	38,644,587	54,093,801	63,363,329	72,632,857	91,171,917
3	12,527,382	19,292,448	25,084,248	31,849,316	43,432,849	60,285,896	70,397,723	80,509,552	100,733,207
4	5,080,838	11,171,704	16,187,122	22,276,815	32,307,653	47,491,420	56,588,991	65,686,563	83,881,706
5	228,470	5,188,674	9,548,729	14,934,997	23,623,762	37,067,202	45,112,112	53,157,021	69,246,840
6	721,957	4,507,896	8,707,507	13,912,773	22,286,800	35,226,177	42,965,740	50,705,303	66,157,115
7	5,379,865	773,675	2,819,135	7,387,122	14,545,943	25,883,902	32,661,258	39,430,768	52,943,699
8	2,412,403	3,544,623	8,052,067	13,923,728	22,873,337	37,374,757	46,019,677	54,643,579	71,841,533
9	6,798,681	2,979,902	3,753	3,799,857	9,521,595	18,953,028	24,594,286	30,234,972	41,479,438
10	3,554,669	1,362,367	5,097,985	9,958,301	17,081,617	29,118,921	36,309,605	43,484,397	57,791,168

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,266,906	22,448,178	26,056,478	30,237,750	37,454,360	47,907,535	54,179,438	60,451,341	72,995,158
2	25,738,054	31,917,739	37,243,552	43,423,238	54,074,864	69,524,081	78,793,609	88,063,137	106,602,197
3	27,641,967	34,407,034	40,198,833	46,963,900	58,547,498	75,446,324	85,558,151	95,669,980	115,893,636
4	19,963,544	26,090,467	31,118,907	37,208,599	47,239,437	62,463,671	71,569,169	80,666,740	98,861,884
5	14,834,487	20,284,029	24,644,544	30,061,688	38,765,227	52,230,896	60,299,045	68,343,955	84,433,773
6	14,499,737	19,764,517	23,982,088	29,205,758	37,604,981	50,573,105	58,342,607	66,082,170	81,561,296
7	10,023,419	14,678,296	18,288,422	22,887,219	30,072,158	41,450,217	48,248,468	55,036,623	68,575,642
8	11,739,949	17,803,590	22,358,336	28,302,215	37,302,785	51,894,653	60,584,431	69,242,728	86,494,540
9	9,131,691	12,984,608	15,985,397	19,804,176	25,537,854	35,002,206	40,665,832	46,307,090	57,583,474
10	11,380,200	16,374,165	20,143,504	25,055,188	32,203,398	44,314,714	51,538,130	58,742,230	73,093,531

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,666,906	17,848,178	21,456,478	25,637,750	32,854,360	43,307,535	49,579,438	55,851,341	68,395,158
2	21,138,054	27,317,739	32,643,552	38,823,238	49,474,864	64,924,081	74,193,609	83,463,137	102,002,197
3	23,041,967	29,807,034	35,598,833	42,363,900	53,947,498	70,846,324	80,958,151	91,069,980	111,293,636
4	15,363,544	21,490,467	26,518,907	32,608,599	42,639,437	57,863,671	66,969,169	76,066,740	94,261,884
5	10,234,487	15,684,029	20,044,544	25,461,688	34,165,227	47,630,896	55,699,045	63,743,955	79,833,773
6	9,899,737	15,164,517	19,382,088	24,605,758	33,004,981	45,973,105	53,742,607	61,482,170	76,961,296
7	5,423,419	10,078,296	13,688,422	18,287,219	25,472,158	36,850,217	43,648,468	50,436,623	63,975,642
8	7,139,949	13,203,590	17,758,336	23,702,215	32,702,785	47,294,653	55,984,431	64,642,728	81,894,540
9	4,531,691	8,384,608	11,385,397	15,204,176	20,937,854	30,402,206	36,065,832	41,707,090	52,983,474
10	6,780,200	11,774,165	15,543,504	20,455,188	27,603,398	39,714,714	46,938,130	54,142,230	68,493,531

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,366,906	15,548,178	19,156,478	23,337,750	30,554,360	41,007,535	47,279,438	53,551,341	66,095,158
2	18,838,054	25,017,739	30,343,552	36,523,238	47,174,864	62,624,081	71,893,609	81,163,137	99,702,197
3	20,741,967	27,507,034	33,298,833	40,063,900	51,647,498	68,546,324	78,658,151	88,769,980	108,993,636
4	13,063,544	19,190,467	24,218,907	30,308,599	40,339,437	55,563,671	64,669,169	73,766,740	91,961,884
5	7,934,487	13,384,029	17,744,544	23,161,688	31,865,227	45,330,896	53,399,045	61,443,955	77,533,773
6	7,599,737	12,864,517	17,082,088	22,305,758	30,704,981	43,673,105	51,442,607	59,182,170	74,661,296
7	3,123,419	7,778,296	11,388,422	15,987,219	23,172,158	34,550,217	41,348,468	48,136,623	61,675,642
8	4,839,949	10,903,590	15,458,336	21,402,215	30,402,785	44,994,653	53,684,431	62,342,728	79,594,540
9	2,231,691	6,084,608	9,085,397	12,904,176	18,637,854	28,102,206	33,765,832	39,407,090	50,683,474
10	4,480,200	9,474,165	13,243,504	18,155,188	25,303,398	37,414,714	44,638,130	51,842,230	66,193,531

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	133,094	4,048,178	7,656,478	11,837,750	19,054,360	29,507,535	35,779,438	42,051,341	54,595,158
2	7,338,054	13,517,739	18,843,552	25,023,238	35,674,864	51,124,081	60,393,609	69,663,137	88,202,197
3	9,241,967	16,007,034	21,798,833	28,563,900	40,147,498	57,046,324	67,158,151	77,269,980	97,493,636
4	1,563,544	7,690,467	12,718,907	18,808,599	28,839,437	44,063,671	53,169,169	62,266,740	80,461,884
5	3,565,513	1,884,029	6,244,544	11,661,688	20,365,227	33,830,896	41,899,045	49,943,955	66,033,773
6	3,900,263	1,364,517	5,582,088	10,805,758	19,204,981	32,173,105	39,942,607	47,682,170	63,161,296
7	8,376,581	3,721,704	111,578	4,487,219	11,672,158	23,050,217	29,848,468	36,636,623	50,175,642
8	6,660,051	596,410	3,958,336	9,902,215	18,902,785	33,494,653	42,184,431	50,842,728	68,094,540
9	9,268,309	5,415,392	2,414,603	1,404,176	7,137,854	16,602,206	22,265,832	27,907,090	39,183,474
10	7,019,800	2,025,835	1,743,504	6,655,188	13,803,398	25,914,714	33,138,130	40,342,230	54,693,531

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,971,587	22,454,056	25,017,041	28,152,997	33,278,966	41,118,847	45,822,772	50,526,707	59,934,567
2	26,235,899	31,382,787	35,163,680	39,798,443	47,360,226	58,947,138	65,899,286	72,851,431	86,755,725
3	28,221,355	33,855,790	37,956,322	43,030,123	51,231,188	63,908,282	71,492,153	79,076,024	94,243,766
4	21,030,069	26,118,069	29,611,064	34,178,334	41,164,325	52,582,499	59,419,238	66,242,417	79,888,774
5	16,003,490	20,516,461	23,522,690	27,585,548	33,582,793	43,682,043	49,741,594	55,777,586	67,844,950
6	15,582,134	19,946,194	22,852,274	26,757,936	32,553,384	42,281,851	48,110,349	53,924,780	65,534,125
7	11,166,778	15,017,344	17,474,006	20,911,519	25,805,873	34,348,400	39,447,500	44,546,188	54,707,190
8	13,579,302	18,576,220	21,618,462	26,056,483	32,112,466	43,065,413	49,596,027	56,108,290	69,070,880
9	10,064,855	13,254,362	15,293,676	18,148,929	21,983,695	29,084,369	33,333,275	37,570,676	46,032,563
10	12,865,441	16,979,300	19,502,627	23,170,453	27,879,051	36,967,169	42,393,791	47,796,865	58,573,815

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,371,587	17,854,056	20,417,041	23,552,997	28,678,966	36,518,847	41,222,772	45,926,707	55,334,567
2	21,635,899	26,782,787	30,563,680	35,198,443	42,760,226	54,347,138	61,299,286	68,251,431	82,155,725
3	23,621,355	29,255,790	33,356,322	38,430,123	46,631,188	59,308,282	66,892,153	74,476,024	89,643,766
4	16,430,069	21,518,069	25,011,064	29,578,334	36,564,325	47,982,499	54,819,238	61,642,417	75,288,774
5	11,403,490	15,916,461	18,922,690	22,985,548	28,982,793	39,082,043	45,141,594	51,177,586	63,244,950
6	10,982,134	15,346,194	18,252,274	22,157,936	27,953,384	37,681,851	43,510,349	49,324,780	60,934,125
7	6,566,778	10,417,344	12,874,006	16,311,519	21,205,873	29,748,400	34,847,500	39,946,188	50,107,190
8	8,979,302	13,976,220	17,018,462	21,456,483	27,512,466	38,465,413	44,996,027	51,508,290	64,470,880
9	5,464,855	8,654,362	10,693,676	13,548,929	17,383,695	24,484,369	28,733,275	32,970,676	41,432,563
10	8,265,441	12,379,300	14,902,627	18,570,453	23,279,051	32,367,169	37,793,791	43,196,865	53,973,815

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,071,587	15,554,056	18,117,041	21,252,997	26,378,966	34,218,847	38,922,772	43,626,707	53,034,567
2	19,335,899	24,482,787	28,263,680	32,898,443	40,460,226	52,047,138	58,999,286	65,951,431	79,855,725
3	21,321,355	26,955,790	31,056,322	36,130,123	44,331,188	57,008,282	64,592,153	72,176,024	87,343,766
4	14,130,069	19,218,069	22,711,064	27,278,334	34,264,325	45,682,499	52,519,238	59,342,417	72,988,774
5	9,103,490	13,616,461	16,622,690	20,685,548	26,682,793	36,782,043	42,841,594	48,877,586	60,944,950
6	8,682,134	13,046,194	15,952,274	19,857,936	25,653,384	35,381,851	41,210,349	47,024,780	58,634,125
7	4,266,778	8,117,344	10,574,006	14,011,519	18,905,873	27,448,400	32,547,500	37,646,188	47,807,190
8	6,679,302	11,676,220	14,718,462	19,156,483	25,212,466	36,165,413	42,696,027	49,208,290	62,170,880
9	3,164,855	6,354,362	8,393,676	11,248,929	15,083,695	22,184,369	26,433,275	30,670,676	39,132,563
10	5,965,441	10,079,300	12,602,627	16,270,453	20,979,051	30,067,169	35,493,791	40,896,865	51,673,815

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	571,587	4,054,056	6,617,041	9,752,997	14,878,966	22,718,847	27,422,772	32,126,707	41,534,567
2	7,835,899	12,982,787	16,763,680	21,398,443	28,960,226	40,547,138	47,499,286	54,451,431	68,355,725
3	9,821,355	15,455,790	19,556,322	24,630,123	32,831,188	45,508,282	53,092,153	60,676,024	75,843,766
4	2,630,069	7,718,069	11,211,064	15,778,334	22,764,325	34,182,499	41,019,238	47,842,417	61,488,774
5	2,396,510	2,116,461	5,122,690	9,185,548	15,182,793	25,282,043	31,341,594	37,377,586	49,444,950
6	2,817,866	1,546,194	4,452,274	8,357,936	14,153,384	23,881,851	29,710,349	35,524,780	47,134,125
7	7,233,222	3,382,656	925,994	2,511,519	7,405,873	15,948,400	21,047,500	26,146,188	36,307,190
8	4,820,698	176,220	3,218,462	7,656,483	13,712,466	24,665,413	31,196,027	37,708,290	50,670,880
9	8,335,145	5,145,638	3,106,324	251,071	3,583,695	10,684,369	14,933,275	19,170,676	27,632,563
10	5,534,559	1,420,700	1,102,627	4,770,453	9,479,051	18,567,169	23,993,791	29,396,865	40,173,815

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,696,607	24,858,624	28,450,300	32,612,316	39,795,678	50,200,709	56,443,723	62,686,737	75,172,766
2	28,769,330	34,920,552	40,221,830	46,373,051	56,975,611	72,353,661	81,580,490	90,807,322	109,260,980
3	31,001,594	37,735,500	43,500,619	50,234,525	61,761,425	78,536,841	88,602,090	98,667,339	118,797,837
4	23,603,113	29,664,754	34,657,070	40,718,713	50,703,344	65,813,714	74,869,378	83,925,043	102,036,372
5	18,305,080	23,697,270	28,033,945	33,395,401	42,044,143	55,422,412	63,430,263	71,438,115	87,453,818
6	17,802,967	23,005,582	27,185,848	32,364,036	40,699,490	53,576,210	61,280,121	68,984,033	84,361,660
7	13,152,070	17,734,091	21,310,352	25,854,389	32,980,234	44,263,103	51,006,420	57,744,746	71,192,653
8	16,192,154	22,117,588	26,600,179	32,440,762	41,345,172	55,772,020	64,377,118	72,957,492	90,072,479
9	11,708,715	15,508,194	18,477,296	22,254,996	27,947,757	37,333,315	42,948,587	48,560,897	59,753,566
10	15,012,250	19,899,578	23,617,988	28,452,464	35,538,117	47,516,640	54,670,916	61,812,658	76,050,290

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,096,607	20,258,624	23,850,300	28,012,316	35,195,678	45,600,709	51,843,723	58,086,737	70,572,766
2	24,169,330	30,320,552	35,621,830	41,773,051	52,375,611	67,753,661	76,980,490	86,207,322	104,660,980
3	26,401,594	33,135,500	38,900,619	45,634,525	57,161,425	73,936,841	84,002,090	94,067,339	114,197,837
4	19,003,113	25,064,754	30,057,070	36,118,713	46,103,344	61,213,714	70,269,378	79,325,043	97,436,372
5	13,705,080	19,097,270	23,433,945	28,795,401	37,444,143	50,822,412	58,830,263	66,838,115	82,853,818
6	13,202,967	18,405,582	22,585,848	27,764,036	36,099,490	48,976,210	56,680,121	64,384,033	79,761,660
7	8,552,070	13,134,091	16,710,352	21,254,389	28,380,234	39,663,103	46,406,420	53,144,746	66,592,653
8	11,592,154	17,517,588	22,000,179	27,840,762	36,745,172	51,172,020	59,777,118	68,357,492	85,472,479
9	7,108,715	10,908,194	13,877,296	17,654,996	23,347,757	32,733,315	38,348,587	43,960,897	55,153,566
10	10,412,250	15,299,578	19,017,988	23,852,464	30,938,117	42,916,640	50,070,916	57,212,658	71,450,290

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,796,607	17,958,624	21,550,300	25,712,316	32,895,678	43,300,709	49,543,723	55,786,737	68,272,766
2	21,869,330	28,020,552	33,321,830	39,473,051	50,075,611	65,453,661	74,680,490	83,907,322	102,360,980
3	24,101,594	30,835,500	36,600,619	43,334,525	54,861,425	71,636,841	81,702,090	91,767,339	111,897,837
4	16,703,113	22,764,754	27,757,070	33,818,713	43,803,344	58,913,714	67,969,378	77,025,043	95,136,372
5	11,405,080	16,797,270	21,133,945	26,495,401	35,144,143	48,522,412	56,530,263	64,538,115	80,553,818
6	10,902,967	16,105,582	20,285,848	25,464,036	33,799,490	46,676,210	54,380,121	62,084,033	77,461,660
7	6,252,070	10,834,091	14,410,352	18,954,389	26,080,234	37,363,103	44,106,420	50,844,746	64,292,653
8	9,292,154	15,217,588	19,700,179	25,540,762	34,445,172	48,872,020	57,477,118	66,057,492	83,172,479
9	4,808,715	8,608,194	11,577,296	15,354,996	21,047,757	30,433,315	36,048,587	41,660,897	52,853,566
10	8,112,250	12,999,578	16,717,988	21,552,464	28,638,117	40,616,640	47,770,916	54,912,658	69,150,290

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,296,607	6,458,624	10,050,300	14,212,316	21,395,678	31,800,709	38,043,723	44,286,737	56,772,766
2	10,369,330	16,520,552	21,821,830	27,973,051	38,575,611	53,953,661	63,180,490	72,407,322	90,860,980
3	12,601,594	19,335,500	25,100,619	31,834,525	43,361,425	60,136,841	70,202,090	80,267,339	100,397,837
4	5,203,113	11,264,754	16,257,070	22,318,713	32,303,344	47,413,714	56,469,378	65,525,043	83,636,372
5	94,920	5,297,270	9,633,945	14,995,401	23,644,143	37,022,412	45,030,263	53,038,115	69,053,818
6	597,033	4,605,582	8,785,848	13,964,036	22,299,490	35,176,210	42,880,121	50,584,033	65,961,660
7	5,247,930	665,909	2,910,352	7,454,389	14,580,234	25,863,103	32,606,420	39,344,746	52,792,653
8	2,207,846	3,717,588	8,200,179	14,040,762	22,945,172	37,372,020	45,977,118	54,557,492	71,672,479
9	6,691,285	2,891,806	77,296	3,854,996	9,547,757	18,933,315	24,548,587	30,160,897	41,353,566
10	3,387,750	1,499,578	5,217,988	10,052,464	17,138,117	29,116,640	36,270,916	43,412,658	57,650,290

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,329,846	22,491,852	26,083,538	30,245,544	37,428,906	47,833,937	54,076,951	60,319,966	72,805,994
2	25,812,633	31,963,855	37,265,136	43,416,354	54,018,917	69,396,964	78,623,796	87,850,625	106,304,283
3	27,730,588	34,464,494	40,229,613	46,963,517	58,493,757	75,311,476	85,376,724	95,441,974	115,572,472
4	20,103,589	26,202,290	31,204,065	37,265,707	47,250,339	62,404,443	71,464,554	80,520,219	98,631,547
5	14,986,017	20,407,118	24,747,547	30,139,738	38,799,899	52,203,539	60,231,288	68,239,140	84,254,842
6	14,641,790	19,879,133	24,077,276	29,273,747	37,634,280	50,539,578	58,270,246	65,974,158	81,381,981
7	10,174,520	14,801,940	18,395,436	22,970,108	30,119,053	41,441,846	48,208,781	54,962,855	68,439,508
8	11,975,830	18,003,063	22,532,628	28,440,912	37,396,003	51,916,695	60,562,541	69,177,107	86,345,661
9	9,255,062	13,087,644	16,072,062	19,871,596	25,576,933	34,995,230	40,630,345	46,245,617	57,467,671
10	11,569,572	16,533,287	20,284,566	25,167,285	32,281,079	44,329,812	51,516,631	58,685,980	72,967,239

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,729,846	17,891,852	21,483,538	25,645,544	32,828,906	43,233,937	49,476,951	55,719,966	68,205,994
2	21,212,633	27,363,855	32,665,136	38,816,354	49,418,917	64,796,964	74,023,796	83,250,625	101,704,283
3	23,130,588	29,864,494	35,629,613	42,363,517	53,893,757	70,711,476	80,776,724	90,841,974	110,972,472
4	15,503,589	21,602,290	26,604,065	32,665,707	42,650,339	57,804,443	66,864,554	75,920,219	94,031,547
5	10,386,017	15,807,118	20,147,547	25,539,738	34,199,899	47,603,539	55,631,288	63,639,140	79,654,842
6	10,041,790	15,279,133	19,477,276	24,673,747	33,034,280	45,939,578	53,670,246	61,374,158	76,781,981
7	5,574,520	10,201,940	13,795,436	18,370,108	25,519,053	36,841,846	43,608,781	50,362,855	63,839,508
8	7,375,830	13,403,063	17,932,628	23,840,912	32,796,003	47,316,695	55,962,541	64,577,107	81,745,661
9	4,655,062	8,487,644	11,472,062	15,271,596	20,976,933	30,395,230	36,030,345	41,645,617	52,867,671
10	6,969,572	11,933,287	15,684,566	20,567,285	27,681,079	39,729,812	46,916,631	54,085,980	68,367,239

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,429,846	15,591,852	19,183,538	23,345,544	30,528,906	40,933,937	47,176,951	53,419,966	65,905,994
2	18,912,633	25,063,855	30,365,136	36,516,354	47,118,917	62,496,964	71,723,796	80,950,625	99,404,283
3	20,830,588	27,564,494	33,329,613	40,063,517	51,593,757	68,411,476	78,476,724	88,541,974	108,672,472
4	13,203,589	19,302,290	24,304,065	30,365,707	40,350,339	55,504,443	64,564,554	73,620,219	91,731,547
5	8,086,017	13,507,118	17,847,547	23,239,738	31,899,899	45,303,539	53,331,288	61,339,140	77,354,842
6	7,741,790	12,979,133	17,177,276	22,373,747	30,734,280	43,639,578	51,370,246	59,074,158	74,481,981
7	3,274,520	7,901,940	11,495,436	16,070,108	23,219,053	34,541,846	41,308,781	48,062,855	61,539,508
8	5,075,830	11,103,063	15,632,628	21,540,912	30,496,003	45,016,695	53,662,541	62,277,107	79,445,661
9	2,355,062	6,187,644	9,172,062	12,971,596	18,676,933	28,095,230	33,730,345	39,345,617	50,567,671
10	4,669,572	9,633,287	13,384,566	18,267,285	25,381,079	37,429,812	44,616,631	51,785,980	66,067,239

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	70,154	4,091,852	7,683,538	11,845,544	19,028,906	29,433,937	35,676,951	41,919,966	54,405,994
2	7,412,633	13,563,855	18,865,136	25,016,354	35,618,917	50,996,964	60,223,796	69,450,625	87,904,283
3	9,330,588	16,064,494	21,829,613	28,563,517	40,093,757	56,911,476	66,976,724	77,041,974	97,172,472
4	1,703,589	7,802,290	12,804,065	18,865,707	28,850,339	44,004,443	53,064,554	62,120,219	80,231,547
5	3,413,983	2,007,118	6,347,547	11,739,738	20,399,899	33,803,539	41,831,288	49,839,140	65,854,842
6	3,758,210	1,479,133	5,677,276	10,873,747	19,234,280	32,139,578	39,870,246	47,574,158	62,981,981
7	8,225,480	3,598,060	4,564	4,570,108	11,719,053	23,041,846	29,808,781	36,562,855	50,039,508
8	6,424,170	396,937	4,132,628	10,040,912	18,996,003	33,516,695	42,162,541	50,777,107	67,945,661
9	9,144,938	5,312,356	2,327,938	1,471,596	7,176,933	16,595,230	22,230,345	27,845,617	39,067,671
10	6,830,428	1,866,713	1,884,566	6,767,285	13,881,079	25,929,812	33,116,631	40,285,980	54,567,239

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,031,807	22,498,234	25,049,411	28,170,918	33,273,272	41,077,045	45,759,311	50,441,567	59,806,088
2	26,308,843	31,432,023	35,195,499	39,808,912	47,335,864	58,869,401	65,789,525	72,709,646	86,549,891
3	28,308,032	33,916,515	37,998,159	43,048,586	51,211,874	63,827,299	71,376,236	78,925,173	94,023,045
4	21,165,979	26,227,029	29,703,934	34,250,166	41,203,977	52,569,555	59,371,346	66,163,093	79,746,591
5	16,148,204	20,639,209	23,631,591	27,674,041	33,642,055	43,694,785	49,725,477	55,731,366	67,743,143
6	15,716,712	20,060,669	22,950,216	26,837,886	32,606,639	42,287,193	48,088,843	53,873,437	65,429,305
7	11,310,244	15,140,078	17,583,084	21,004,153	25,874,342	34,373,778	39,448,980	44,524,181	54,635,557
8	13,799,164	18,767,388	21,792,931	26,206,418	32,231,571	43,128,994	49,625,609	56,104,017	69,003,093
9	10,181,885	13,354,143	15,384,063	18,223,645	22,039,674	29,105,174	33,334,508	37,549,960	45,972,868
10	13,043,147	17,132,835	19,644,538	23,291,965	27,977,386	37,016,826	42,415,117	47,793,304	58,517,326

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,431,807	17,898,234	20,449,411	23,570,918	28,673,272	36,477,045	41,159,311	45,841,567	55,206,088
2	21,708,843	26,832,023	30,595,499	35,208,912	42,735,864	54,269,401	61,189,525	68,109,646	81,949,891
3	23,708,032	29,316,515	33,398,159	38,448,586	46,611,874	59,227,299	66,776,236	74,325,173	89,423,045
4	16,565,979	21,627,029	25,103,934	29,650,166	36,603,977	47,969,555	54,771,346	61,563,093	75,146,591
5	11,548,204	16,039,209	19,031,591	23,074,041	29,042,055	39,094,785	45,125,477	51,131,366	63,143,143
6	11,116,712	15,460,669	18,350,216	22,237,886	28,006,639	37,687,193	43,488,843	49,273,437	60,829,305
7	6,710,244	10,540,078	12,983,084	16,404,153	21,274,342	29,773,778	34,848,980	39,924,181	50,035,557
8	9,199,164	14,167,388	17,192,931	21,606,418	27,631,571	38,528,994	45,025,609	51,504,017	64,403,093
9	5,581,885	8,754,143	10,784,063	13,623,645	17,439,674	24,505,174	28,734,508	32,949,960	41,372,868
10	8,443,147	12,532,835	15,044,538	18,691,965	23,377,386	32,416,826	37,815,117	43,193,304	53,917,326

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,131,807	15,598,234	18,149,411	21,270,918	26,373,272	34,177,045	38,859,311	43,541,567	52,906,088
2	19,408,843	24,532,023	28,295,499	32,908,912	40,435,864	51,969,401	58,889,525	65,809,646	79,649,891
3	21,408,032	27,016,515	31,098,159	36,148,586	44,311,874	56,927,299	64,476,236	72,025,173	87,123,045
4	14,265,979	19,327,029	22,803,934	27,350,166	34,303,977	45,669,555	52,471,346	59,263,093	72,846,591
5	9,248,204	13,739,209	16,731,591	20,774,041	26,742,055	36,794,785	42,825,477	48,831,366	60,843,143
6	8,816,712	13,160,669	16,050,216	19,937,886	25,706,639	35,387,193	41,188,843	46,973,437	58,529,305
7	4,410,244	8,240,078	10,683,084	14,104,153	18,974,342	27,473,778	32,548,980	37,624,181	47,735,557
8	6,899,164	11,867,388	14,892,931	19,306,418	25,331,571	36,228,994	42,725,609	49,204,017	62,103,093
9	3,281,885	6,454,143	8,484,063	11,323,645	15,139,674	22,205,174	26,434,508	30,649,960	39,072,868
10	6,143,147	10,232,835	12,744,538	16,391,965	21,077,386	30,116,826	35,515,117	40,893,304	51,617,326

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	631,807	4,098,234	6,649,411	9,770,918	14,873,272	22,677,045	27,359,311	32,041,567	41,406,088
2	7,908,843	13,032,023	16,795,499	21,408,912	28,935,864	40,469,401	47,389,525	54,309,646	68,149,891
3	9,908,032	15,516,515	19,598,159	24,648,586	32,811,874	45,427,299	52,976,236	60,525,173	75,623,045
4	2,765,979	7,827,029	11,303,934	15,850,166	22,803,977	34,169,555	40,971,346	47,763,093	61,346,591
5	2,251,796	2,239,209	5,231,591	9,274,041	15,242,055	25,294,785	31,325,477	37,331,366	49,343,143
6	2,683,288	1,660,669	4,550,216	8,437,886	14,206,639	23,887,193	29,688,843	35,473,437	47,029,305
7	7,089,756	3,259,922	8,169,916	2,604,153	7,474,342	15,973,778	21,048,980	26,124,181	36,235,557
8	4,600,836	367,388	3,392,931	7,806,418	13,831,571	24,728,994	31,225,609	37,704,017	50,603,093
9	8,218,115	5,045,857	3,015,937	176,355	3,639,674	10,705,174	14,934,508	19,149,960	27,572,868
10	5,356,853	1,267,165	1,244,538	4,891,965	9,577,386	18,616,826	24,015,117	29,393,304	40,117,326

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,195,726	26,887,319	30,936,017	35,627,620	43,725,015	55,454,013	62,491,407	69,528,802	83,603,591
2	31,571,729	38,505,649	44,481,483	51,415,403	63,367,068	80,701,868	91,102,751	101,503,630	122,305,393
3	34,022,555	41,613,303	48,111,994	55,702,744	68,700,127	87,626,148	98,972,131	110,318,113	133,010,080
4	25,698,598	32,548,891	38,176,446	45,009,390	56,264,498	73,317,053	83,524,989	93,732,925	114,148,798
5	19,919,936	25,998,246	30,890,966	36,947,691	46,696,926	61,794,402	70,821,198	79,847,994	97,901,585
6	19,412,873	25,292,163	30,006,206	35,849,341	45,255,584	59,786,673	68,470,855	77,155,037	94,504,939
7	14,345,481	19,526,368	23,559,928	28,696,064	36,728,624	49,460,796	57,075,528	64,671,260	79,843,437
8	17,343,793	24,054,789	29,127,366	35,730,395	45,786,773	62,072,556	71,786,287	81,476,433	100,786,850
9	12,710,519	17,005,337	20,364,555	24,623,975	31,083,270	41,676,400	48,006,177	54,335,954	66,962,553
10	15,998,678	21,535,964	25,741,361	31,210,695	39,247,093	52,778,497	60,861,295	68,911,776	84,978,932

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,595,726	22,287,319	26,336,017	31,027,620	39,125,015	50,854,013	57,891,407	64,928,802	79,003,591
2	26,971,729	33,905,649	39,881,483	46,815,403	58,767,068	76,101,868	86,502,751	96,903,630	117,705,393
3	29,422,555	37,013,303	43,511,994	51,102,744	64,100,127	83,026,148	94,372,131	105,718,113	128,410,080
4	21,098,598	27,948,891	33,576,446	40,409,390	51,664,498	68,717,053	78,924,989	89,132,925	109,548,798
5	15,319,936	21,398,246	26,290,966	32,347,691	42,096,926	57,194,402	66,221,198	75,247,994	93,301,585
6	14,812,873	20,692,163	25,406,206	31,249,341	40,655,584	55,186,673	63,870,855	72,555,037	89,904,939
7	9,745,481	14,926,368	18,959,928	24,096,064	32,128,624	44,860,796	52,475,528	60,071,260	75,243,437
8	12,743,793	19,454,789	24,527,366	31,130,395	41,186,773	57,472,556	67,186,287	76,876,433	96,186,850
9	8,110,519	12,405,337	15,764,555	20,023,975	26,483,270	37,076,400	43,406,177	49,735,954	62,362,553
10	11,398,678	16,935,964	21,141,361	26,610,695	34,647,093	48,178,497	56,261,295	64,311,776	80,378,932

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,295,726	19,987,319	24,036,017	28,727,620	36,825,015	48,554,013	55,591,407	62,628,802	76,703,591
2	24,671,729	31,605,649	37,581,483	44,515,403	56,467,068	73,801,868	84,202,751	94,603,630	115,405,393
3	27,122,555	34,713,303	41,211,994	48,802,744	61,800,127	80,726,148	92,072,131	103,418,113	126,110,080
4	18,798,598	25,648,891	31,276,446	38,109,390	49,364,498	66,417,053	76,624,989	86,832,925	107,248,798
5	13,019,936	19,098,246	23,990,966	30,047,691	39,796,926	54,894,402	63,921,198	72,947,994	91,001,585
6	12,512,873	18,392,163	23,106,206	28,949,341	38,355,584	52,886,673	61,570,855	70,255,037	87,604,939
7	7,445,481	12,626,368	16,659,928	21,796,064	29,828,624	42,560,796	50,175,528	57,771,260	72,943,437
8	10,443,793	17,154,789	22,227,366	28,830,395	38,886,773	55,172,556	64,886,287	74,576,433	93,886,850
9	5,810,519	10,105,337	13,464,555	17,723,975	24,183,270	34,776,400	41,106,177	47,435,954	60,062,553
10	9,098,678	14,635,964	18,841,361	24,310,695	32,347,093	45,878,497	53,961,295	62,011,776	78,078,932

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,795,726	8,487,319	12,536,017	17,227,620	25,325,015	37,054,013	44,091,407	51,128,802	65,203,591
2	13,171,729	20,105,649	26,081,483	33,015,403	44,967,068	62,301,868	72,702,751	83,103,630	103,905,393
3	15,622,555	23,213,303	29,711,994	37,302,744	50,300,127	69,226,148	80,572,131	91,918,113	114,610,080
4	7,298,598	14,148,891	19,776,446	26,609,390	37,864,498	54,917,053	65,124,989	75,332,925	95,748,798
5	1,519,936	7,598,246	12,490,966	18,547,691	28,296,926	43,394,402	52,421,198	61,447,994	79,501,585
6	1,012,873	6,892,163	11,606,206	17,449,341	26,855,584	41,386,673	50,070,855	58,755,037	76,104,939
7	4,054,519	1,126,368	5,159,928	10,296,064	18,328,624	31,060,796	38,675,528	46,271,260	61,443,437
8	1,056,207	5,654,789	10,727,366	17,330,395	27,386,773	43,672,556	53,386,287	63,076,433	82,386,850
9	5,689,481	1,394,663	1,964,555	6,223,975	12,683,270	23,276,400	29,606,177	35,935,954	48,562,553
10	2,401,322	3,135,964	7,341,361	12,810,695	20,847,093	34,378,497	42,461,295	50,511,776	66,578,932

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,010,503	25,702,106	29,750,804	34,442,397	42,539,802	54,268,790	61,306,184	68,343,589	82,418,378
2	30,091,091	37,025,010	43,000,842	49,934,765	61,886,427	79,221,230	89,622,109	100,022,992	120,824,752
3	32,384,518	39,975,266	46,473,957	54,064,705	67,062,088	86,010,967	97,356,950	108,702,934	131,394,899
4	23,944,950	30,819,668	36,447,267	43,280,212	54,535,320	71,612,003	81,819,940	92,027,876	112,443,747
5	18,251,207	24,350,620	29,243,340	35,321,650	45,072,291	60,181,452	69,219,232	78,246,028	96,299,620
6	17,827,194	23,719,996	28,452,325	34,299,111	43,723,465	58,260,030	66,963,586	75,647,767	93,016,131
7	12,850,983	18,052,723	22,103,466	27,248,680	35,295,817	48,047,981	55,675,963	63,278,160	78,469,624
8	15,229,076	21,992,301	27,085,860	33,723,922	43,802,575	60,140,089	69,880,784	79,580,822	98,918,673
9	11,482,481	15,794,435	19,153,864	23,429,969	29,890,903	40,500,343	46,845,260	53,175,037	65,817,834
10	14,269,507	19,845,847	24,065,085	29,559,810	37,613,916	51,182,263	59,273,944	67,346,014	83,435,019

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,410,503	21,102,106	25,150,804	29,842,397	37,939,802	49,668,790	56,706,184	63,743,589	77,818,378
2	25,491,091	32,425,010	38,400,842	45,334,765	57,286,427	74,621,230	85,022,109	95,422,992	116,224,752
3	27,784,518	35,375,266	41,873,957	49,464,705	62,462,088	81,410,967	92,756,950	104,102,934	126,794,899
4	19,344,950	26,219,668	31,847,267	38,680,212	49,935,320	67,012,003	77,219,940	87,427,876	107,843,747
5	13,651,207	19,750,620	24,643,340	30,721,650	40,472,291	55,581,452	64,619,232	73,646,028	91,699,620
6	13,227,194	19,119,996	23,852,325	29,699,111	39,123,465	53,660,030	62,363,586	71,047,767	88,416,131
7	8,250,983	13,452,723	17,503,466	22,648,680	30,695,817	43,447,981	51,075,963	58,678,160	73,869,624
8	10,629,076	17,392,301	22,485,860	29,123,922	39,202,575	55,540,089	65,280,784	74,980,822	94,318,673
9	6,882,481	11,194,435	14,553,864	18,829,969	25,290,903	35,900,343	42,245,260	48,575,037	61,217,834
10	9,669,507	15,245,847	19,465,085	24,959,810	33,013,916	46,582,263	54,673,944	62,746,014	78,835,019

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,110,503	18,802,106	22,850,804	27,542,397	35,639,802	47,368,790	54,406,184	61,443,589	75,518,378
2	23,191,091	30,125,010	36,100,842	43,034,765	54,986,427	72,321,230	82,722,109	93,122,992	113,924,752
3	25,484,518	33,075,266	39,573,957	47,164,705	60,162,088	79,110,967	90,456,950	101,802,934	124,494,899
4	17,044,950	23,919,668	29,547,267	36,380,212	47,635,320	64,712,003	74,919,940	85,127,876	105,543,747
5	11,351,207	17,450,620	22,343,340	28,421,650	38,172,291	53,281,452	62,319,232	71,346,028	89,399,620
6	10,927,194	16,819,996	21,552,325	27,399,111	36,823,465	51,360,030	60,063,586	68,747,767	86,116,131
7	5,950,983	11,152,723	15,203,466	20,348,680	28,395,817	41,147,981	48,775,963	56,378,160	71,569,624
8	8,329,076	15,092,301	20,185,860	26,823,922	36,902,575	53,240,089	62,980,784	72,680,822	92,018,673
9	4,582,481	8,894,435	12,253,864	16,529,969	22,990,903	33,600,343	39,945,260	46,275,037	58,917,834
10	7,369,507	12,945,847	17,165,085	22,659,810	30,713,916	44,282,263	52,373,944	60,446,014	76,535,019

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,610,503	7,302,106	11,350,804	16,042,397	24,139,802	35,868,790	42,906,184	49,943,589	64,018,378
2	11,691,091	18,625,010	24,600,842	31,534,765	43,486,427	60,821,230	71,222,109	81,622,992	102,424,752
3	13,984,518	21,575,266	28,073,957	35,664,705	48,662,088	67,610,967	78,956,950	90,302,934	112,994,899
4	5,544,950	12,419,668	18,047,267	24,880,212	36,135,320	53,212,003	63,419,940	73,627,876	94,043,747
5	148,793	5,950,620	10,843,340	16,921,650	26,672,291	41,781,452	50,819,232	59,846,028	77,899,620
6	572,806	5,319,996	10,052,325	15,899,111	25,323,465	39,860,030	48,563,586	57,247,767	74,616,131
7	5,549,017	347,277	3,703,466	8,848,680	16,895,817	29,647,981	37,275,963	44,878,160	60,069,624
8	3,170,924	3,592,301	8,685,860	15,323,922	25,402,575	41,740,089	51,480,784	61,180,822	80,518,673
9	6,917,519	2,605,565	753,864	5,029,969	11,490,903	22,100,343	28,445,260	34,775,037	47,417,834
10	4,130,493	1,445,847	5,665,085	11,159,810	19,213,916	32,782,263	40,873,944	48,946,014	65,035,019

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,527,604	24,522,220	27,528,342	31,177,360	37,189,605	46,312,160	51,785,687	57,259,224	68,206,277
2	29,106,335	35,010,165	39,445,125	44,838,177	53,708,097	67,190,722	75,280,296	83,369,869	99,549,018
3	31,323,622	37,786,704	42,598,561	48,502,477	58,126,194	72,885,982	81,711,929	90,536,582	108,185,890
4	23,254,253	29,104,310	33,213,433	38,527,945	46,746,189	60,032,469	67,996,054	75,935,560	91,814,571
5	17,745,463	22,934,086	26,476,070	31,203,645	38,278,086	50,029,656	57,080,598	64,109,927	78,151,609
6	17,316,089	22,328,333	25,754,152	30,306,789	37,134,194	48,461,236	55,243,323	62,014,312	75,523,039
7	12,490,620	16,916,582	19,816,886	23,824,433	29,601,804	39,547,211	45,484,627	51,417,501	63,243,812
8	14,934,606	20,682,828	24,293,403	29,467,511	36,629,978	49,388,397	56,992,628	64,572,430	79,660,944
9	11,176,599	14,845,279	17,252,517	20,583,667	25,151,525	33,420,152	38,364,214	43,300,094	53,146,414
10	14,010,534	18,751,943	21,742,562	26,022,992	31,649,855	42,242,877	48,559,379	54,852,016	67,398,868

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,927,604	19,922,220	22,928,342	26,577,360	32,589,605	41,712,160	47,185,687	52,659,224	63,606,277
2	24,506,335	30,410,165	34,845,125	40,238,177	49,108,097	62,590,722	70,680,296	78,769,869	94,949,018
3	26,723,622	33,186,704	37,998,561	43,902,477	53,526,194	68,285,982	77,111,929	85,936,582	103,585,890
4	18,654,253	24,504,310	28,613,433	33,927,945	42,146,189	55,432,469	63,396,054	71,335,560	87,214,571
5	13,145,463	18,334,086	21,876,070	26,603,645	33,678,086	45,429,656	52,480,598	59,509,927	73,551,609
6	12,716,089	17,728,333	21,154,152	25,706,789	32,534,194	43,861,236	50,643,323	57,414,312	70,923,039
7	7,890,620	12,316,582	15,216,886	19,224,433	25,001,804	34,947,211	40,884,627	46,817,501	58,643,812
8	10,334,606	16,082,828	19,693,403	24,867,511	32,029,978	44,788,397	52,392,628	59,972,430	75,060,944
9	6,576,599	10,245,279	12,652,517	15,983,667	20,551,525	28,820,152	33,764,214	38,700,094	48,546,414
10	9,410,534	14,151,943	17,142,562	21,422,992	27,049,855	37,642,877	43,959,379	50,252,016	62,798,868

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,627,604	17,622,220	20,628,342	24,277,360	30,289,605	39,412,160	44,885,687	50,359,224	61,306,277
2	22,206,335	28,110,165	32,545,125	37,938,177	46,808,097	60,290,722	68,380,296	76,469,869	92,649,018
3	24,423,622	30,886,704	35,698,561	41,602,477	51,226,194	65,985,982	74,811,929	83,636,582	101,285,890
4	16,354,253	22,204,310	26,313,433	31,627,945	39,846,189	53,132,469	61,096,054	69,035,560	84,914,571
5	10,845,463	16,034,086	19,576,070	24,303,645	31,378,086	43,129,656	50,180,598	57,209,927	71,251,609
6	10,416,089	15,428,333	18,854,152	23,406,789	30,234,194	41,561,236	48,343,323	55,114,312	68,623,039
7	5,590,620	10,016,582	12,916,886	16,924,433	22,701,804	32,647,211	38,584,627	44,517,501	56,343,812
8	8,034,606	13,782,828	17,393,403	22,567,511	29,729,978	42,488,397	50,092,628	57,672,430	72,760,944
9	4,276,599	7,945,279	10,352,517	13,683,667	18,251,525	26,520,152	31,464,214	36,400,094	46,246,414
10	7,110,534	11,851,943	14,842,562	19,122,992	24,749,855	35,342,877	41,659,379	47,952,016	60,498,868

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,127,604	6,122,220	9,128,342	12,777,360	18,789,605	27,912,160	33,385,687	38,859,224	49,806,277
2	10,706,335	16,610,165	21,045,125	26,438,177	35,308,097	48,790,722	56,880,296	64,969,869	81,149,018
3	12,923,622	19,386,704	24,198,561	30,102,477	39,726,194	54,485,982	63,311,929	72,136,582	89,785,890
4	4,854,253	10,704,310	14,813,433	20,127,945	28,346,189	41,632,469	49,596,054	57,535,560	73,414,571
5	654,537	4,534,086	8,076,070	12,803,645	19,878,086	31,629,656	38,680,598	45,709,927	59,751,609
6	1,083,911	3,928,333	7,354,152	11,906,789	18,734,194	30,061,236	36,843,323	43,614,312	57,123,039
7	5,909,380	1,483,418	1,416,886	5,424,433	11,201,804	21,147,211	27,084,627	33,017,501	44,843,812
8	3,465,394	2,282,828	5,893,403	11,067,511	18,229,978	30,988,397	38,592,628	46,172,430	61,260,944
9	7,223,401	3,594,721	1,147,483	2,183,667	6,751,525	15,020,152	19,964,214	24,900,094	34,746,414
10	4,389,466	351,943	3,342,562	7,622,992	13,249,855	23,842,877	30,159,379	36,452,016	48,998,868

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,172,841	26,875,269	30,933,318	35,635,746	43,751,844	55,507,923	62,561,574	69,615,226	83,722,518
2	31,547,304	38,497,238	44,486,869	51,436,803	63,416,066	80,790,899	91,215,798	101,640,697	122,490,494
3	33,992,300	41,600,577	48,114,277	55,722,554	68,749,952	87,721,320	99,093,505	110,465,689	133,210,058
4	25,641,034	32,508,910	38,149,459	44,998,183	56,279,281	73,372,949	83,604,459	93,835,968	114,298,985
5	19,856,824	25,949,170	30,853,188	36,925,557	46,697,304	61,831,274	70,878,915	79,926,556	98,021,838
6	19,354,063	25,246,930	29,973,440	35,830,068	45,259,588	59,825,767	68,530,002	77,234,238	94,625,716
7	14,280,720	19,475,074	23,519,429	28,668,886	36,719,995	49,483,007	57,116,739	64,730,012	79,938,621
8	17,242,012	23,972,705	29,059,050	35,679,351	45,760,947	62,086,304	71,824,403	81,538,836	100,895,727
9	12,657,811	16,963,831	20,331,018	24,601,327	31,077,314	41,696,126	48,040,520	54,384,914	67,041,873
10	15,915,645	21,469,314	25,686,183	31,169,880	39,225,571	52,791,595	60,893,626	68,963,778	85,069,664

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,572,841	22,275,269	26,333,318	31,035,746	39,151,844	50,907,923	57,961,574	65,015,226	79,122,518
2	26,947,304	33,897,238	39,886,869	46,836,803	58,816,066	76,190,899	86,615,798	97,040,697	117,890,494
3	29,392,300	37,000,577	43,514,277	51,122,554	64,149,952	83,121,320	94,493,505	105,865,689	128,610,058
4	21,041,034	27,908,910	33,549,459	40,398,183	51,679,281	68,772,949	79,004,459	89,235,968	109,698,985
5	15,256,824	21,349,170	26,253,188	32,325,557	42,097,304	57,231,274	66,278,915	75,326,556	93,421,838
6	14,754,063	20,646,930	25,373,440	31,230,068	40,659,588	55,225,767	63,930,002	72,634,238	90,025,716
7	9,680,720	14,875,074	18,919,429	24,068,886	32,119,995	44,883,007	52,516,739	60,130,012	75,338,621
8	12,642,012	19,372,705	24,459,050	31,079,351	41,160,947	57,486,304	67,224,403	76,938,836	96,295,727
9	8,057,811	12,363,831	15,731,018	20,001,327	26,477,314	37,096,126	43,440,520	49,784,914	62,441,873
10	11,315,645	16,869,314	21,086,183	26,569,880	34,625,571	48,191,595	56,293,626	64,363,778	80,469,664

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,272,841	19,975,269	24,033,318	28,735,746	36,851,844	48,607,923	55,661,574	62,715,226	76,822,518
2	24,647,304	31,597,238	37,586,869	44,536,803	56,516,066	73,890,899	84,315,798	94,740,697	115,590,494
3	27,092,300	34,700,577	41,214,277	48,822,554	61,849,952	80,821,320	92,193,505	103,565,689	126,310,058
4	18,741,034	25,608,910	31,249,459	38,098,183	49,379,281	66,472,949	76,704,459	86,935,968	107,398,985
5	12,956,824	19,049,170	23,953,188	30,025,557	39,797,304	54,931,274	63,978,915	73,026,556	91,121,838
6	12,454,063	18,346,930	23,073,440	28,930,068	38,359,588	52,925,767	61,630,002	70,334,238	87,725,716
7	7,380,720	12,575,074	16,619,429	21,768,886	29,819,995	42,583,007	50,216,739	57,830,012	73,038,621
8	10,342,012	17,072,705	22,159,050	28,779,351	38,860,947	55,186,304	64,924,403	74,638,836	93,995,727
9	5,757,811	10,063,831	13,431,018	17,701,327	24,177,314	34,796,126	41,140,520	47,484,914	60,141,873
10	9,015,645	14,569,314	18,786,183	24,269,880	32,325,571	45,891,595	53,993,626	62,063,778	78,169,664

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,772,841	8,475,269	12,533,318	17,235,746	25,351,844	37,107,923	44,161,574	51,215,226	65,322,518
2	13,147,304	20,097,238	26,086,869	33,036,803	45,016,066	62,390,899	72,815,798	83,240,697	104,090,494
3	15,592,300	23,200,577	29,714,277	37,322,554	50,349,952	69,321,320	80,693,505	92,065,689	114,810,058
4	7,241,034	14,108,910	19,749,459	26,598,183	37,879,281	54,972,949	65,204,459	75,435,968	95,898,985
5	1,456,824	7,549,170	12,453,188	18,525,557	28,297,304	43,431,274	52,478,915	61,526,556	79,621,838
6	954,063	6,846,930	11,573,440	17,430,068	26,859,588	41,425,767	50,130,002	58,834,238	76,225,716
7	4,119,280	1,075,074	5,119,429	10,268,886	18,319,995	31,083,007	38,716,739	46,330,012	61,538,621
8	1,157,988	5,572,705	10,659,050	17,279,351	27,360,947	43,686,304	53,424,403	63,138,836	82,495,727
9	5,742,189	1,436,169	1,931,018	6,201,327	12,677,314	23,296,126	29,640,520	35,984,914	48,641,873
10	2,484,355	3,069,314	7,286,183	12,769,880	20,825,571	34,391,595	42,493,626	50,563,778	66,669,664

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,985,144	25,687,582	29,745,631	34,448,059	42,564,157	54,320,236	61,373,877	68,427,529	82,534,821
2	30,063,575	37,013,509	43,003,140	49,953,074	61,932,337	79,307,170	89,732,069	100,156,967	121,006,765
3	32,350,845	39,959,122	46,472,820	54,081,099	67,108,495	86,102,770	97,474,954	108,847,137	131,591,506
4	23,883,726	30,774,320	36,416,672	43,265,396	54,546,495	71,664,342	81,895,851	92,127,359	112,590,377
5	18,182,932	24,298,106	29,202,125	35,294,471	45,069,279	60,213,331	69,273,606	78,321,247	96,416,529
6	17,763,473	23,671,483	28,414,739	34,276,603	43,722,719	58,294,406	67,019,588	75,732,823	93,132,294
7	12,783,102	17,998,354	22,058,452	27,217,024	35,284,198	48,067,244	55,712,841	63,334,004	78,560,550
8	15,120,739	21,903,831	27,011,230	33,666,669	43,770,614	60,149,804	69,914,925	79,637,363	99,021,772
9	11,426,780	15,750,402	19,117,589	23,404,830	29,881,220	40,516,395	46,877,180	53,221,574	65,894,765
10	14,181,033	19,773,889	24,004,649	29,513,817	37,588,986	51,190,359	59,302,394	67,394,749	83,522,528

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,385,144	21,087,582	25,145,631	29,848,059	37,964,157	49,720,236	56,773,877	63,827,529	77,934,821
2	25,463,575	32,413,509	38,403,140	45,353,074	57,332,337	74,707,170	85,132,069	95,556,967	116,406,765
3	27,750,845	35,359,122	41,872,820	49,481,099	62,508,495	81,502,770	92,874,954	104,247,137	126,991,506
4	19,283,726	26,174,320	31,816,672	38,665,396	49,946,495	67,064,342	77,295,851	87,527,359	107,990,377
5	13,582,932	19,698,106	24,602,125	30,694,471	40,469,279	55,613,331	64,673,606	73,721,247	91,816,529
6	13,163,473	19,071,483	23,814,739	29,676,603	39,122,719	53,694,406	62,419,588	71,123,823	88,532,294
7	8,183,102	13,398,354	17,458,452	22,617,024	30,684,198	43,467,244	51,112,841	58,734,004	73,960,550
8	10,520,739	17,303,831	22,411,230	29,066,669	39,170,614	55,549,804	65,314,925	75,037,363	94,421,772
9	6,826,780	11,150,402	14,517,589	18,804,830	25,281,220	35,916,395	42,277,180	48,621,574	61,294,765
10	9,581,033	15,173,889	19,404,649	24,913,817	32,988,986	46,590,359	54,702,394	62,794,749	78,922,528

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,085,144	18,787,582	22,845,631	27,548,059	35,664,157	47,420,236	54,473,877	61,527,529	75,634,821
2	23,163,575	30,113,509	36,103,140	43,053,074	55,032,337	72,407,170	82,832,069	93,256,967	114,106,765
3	25,450,845	33,059,122	39,572,820	47,181,099	60,208,495	79,202,770	90,574,954	101,947,137	124,691,506
4	16,983,726	23,874,320	29,516,672	36,365,396	47,646,495	64,764,342	74,995,851	85,227,359	105,690,377
5	11,282,932	17,398,106	22,302,125	28,394,471	38,169,279	53,313,331	62,373,606	71,421,247	89,516,529
6	10,863,473	16,771,483	21,514,739	27,376,603	36,822,719	51,394,406	60,119,588	68,823,823	86,232,294
7	5,883,102	11,098,354	15,158,452	20,317,024	28,384,198	41,167,244	48,812,841	56,434,004	71,660,550
8	8,220,739	15,003,831	20,111,230	26,766,669	36,870,614	53,249,804	63,014,925	72,737,363	92,121,772
9	4,526,780	8,850,402	12,217,589	16,504,830	22,981,220	33,616,395	39,977,180	46,321,574	58,994,765
10	7,281,033	12,873,889	17,104,649	22,613,817	30,688,986	44,290,359	52,402,394	60,494,749	76,622,528

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,585,144	7,287,582	11,345,631	16,048,059	24,164,157	35,920,236	42,973,877	50,027,529	64,134,821
2	11,663,575	18,613,509	24,603,140	31,553,074	43,532,337	60,907,170	71,332,069	81,756,967	102,606,765
3	13,950,845	21,559,122	28,072,820	35,681,099	48,708,495	67,702,770	79,074,954	90,447,137	113,191,506
4	5,483,726	12,374,320	18,016,672	24,865,396	36,146,495	53,264,342	63,495,851	73,727,359	94,190,377
5	217,068	5,898,106	10,802,125	16,894,471	26,669,279	41,813,331	50,873,606	59,921,247	78,016,529
6	636,527	5,271,483	10,014,739	15,876,603	25,322,719	39,894,406	48,619,588	57,323,823	74,732,294
7	5,616,898	401,646	3,658,452	8,817,024	16,884,198	29,667,244	37,312,841	44,934,004	60,160,550
8	3,279,261	3,503,831	8,611,230	15,266,669	25,370,614	41,749,804	51,514,925	61,237,363	80,621,772
9	6,973,220	2,649,598	717,589	5,004,830	11,481,220	22,116,395	28,477,180	34,821,574	47,494,765
10	4,218,967	1,373,889	5,604,649	11,113,817	19,188,986	32,790,359	40,902,394	48,994,749	65,122,528

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,500,866	24,504,709	27,517,770	31,175,219	37,201,351	46,344,969	51,831,138	57,317,307	68,289,644
2	29,076,217	34,993,682	39,438,885	44,844,387	53,734,790	67,248,549	75,356,806	83,465,059	99,681,569
3	31,287,134	37,765,140	42,588,112	48,505,661	58,151,600	72,945,473	81,793,445	90,638,478	108,328,542
4	23,191,044	29,056,375	33,174,985	38,501,771	46,738,993	60,055,954	68,039,663	75,997,503	91,913,185
5	17,675,649	22,877,935	26,428,098	31,166,590	38,259,023	50,037,730	57,104,955	64,152,146	78,226,254
6	17,250,833	22,276,256	25,709,986	30,274,716	37,117,887	48,472,643	55,270,392	62,058,549	75,598,472
7	12,421,575	16,859,262	19,766,263	23,784,546	29,575,258	39,545,091	45,497,656	51,444,231	63,299,268
8	14,825,116	20,590,873	24,211,870	29,399,981	36,578,987	49,370,888	56,994,645	64,591,951	79,719,155
9	11,120,350	14,798,785	17,211,581	20,551,689	25,130,633	33,419,593	38,375,072	43,323,570	53,192,627
10	13,922,910	18,677,080	21,676,390	25,968,464	31,609,066	42,229,971	48,561,060	54,869,902	67,447,377

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,900,866	19,904,709	22,917,770	26,575,219	32,601,351	41,744,969	47,231,138	52,717,307	63,689,644
2	24,476,217	30,393,682	34,838,885	40,244,387	49,134,790	62,648,549	70,756,806	78,865,059	95,081,569
3	26,687,134	33,165,140	37,988,112	43,905,661	53,551,600	68,345,473	77,193,445	86,038,478	103,728,542
4	18,591,044	24,456,375	28,574,985	33,901,771	42,138,993	55,455,954	63,439,663	71,397,503	87,313,185
5	13,075,649	18,277,935	21,828,098	26,566,590	33,659,023	45,437,730	52,504,955	59,552,146	73,626,254
6	12,650,833	17,676,256	21,109,986	25,674,716	32,517,887	43,872,643	50,670,392	57,458,549	70,998,472
7	7,821,575	12,259,262	15,166,263	19,184,546	24,975,258	34,945,091	40,897,656	46,844,231	58,699,268
8	10,225,116	15,990,873	19,611,870	24,799,981	31,978,987	44,770,888	52,394,645	59,991,951	75,119,155
9	6,520,350	10,198,785	12,611,581	15,951,689	20,530,633	28,819,593	33,775,072	38,723,570	48,592,627
10	9,322,910	14,077,080	17,076,390	21,368,464	27,009,066	37,629,971	43,961,060	50,269,902	62,847,377

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,600,866	17,604,709	20,617,770	24,275,219	30,301,351	39,444,969	44,931,138	50,417,307	61,389,644
2	22,176,217	28,093,682	32,538,885	37,944,387	46,834,790	60,348,549	68,456,806	76,565,059	92,781,569
3	24,387,134	30,865,140	35,688,112	41,605,661	51,251,600	66,045,473	74,893,445	83,738,478	101,428,542
4	16,291,044	22,156,375	26,274,985	31,601,771	39,838,993	53,155,954	61,139,663	69,097,503	85,013,185
5	10,775,649	15,977,935	19,528,098	24,266,590	31,359,023	43,137,730	50,204,955	57,252,146	71,326,254
6	10,350,833	15,376,256	18,809,986	23,374,716	30,217,887	41,572,643	48,370,392	55,158,549	68,698,472
7	5,521,575	9,959,262	12,866,263	16,884,546	22,675,258	32,645,091	38,597,656	44,544,231	56,399,268
8	7,925,116	13,690,873	17,311,870	22,499,981	29,678,987	42,470,888	50,094,645	57,691,951	72,819,155
9	4,220,350	7,898,785	10,311,581	13,651,689	18,230,633	26,519,593	31,475,072	36,423,570	46,292,627
10	7,022,910	11,777,080	14,776,390	19,068,464	24,709,066	35,329,971	41,661,060	47,969,902	60,547,377

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,100,866	6,104,709	9,117,770	12,775,219	18,801,351	27,944,969	33,431,138	38,917,307	49,889,644
2	10,676,217	16,593,682	21,038,885	26,444,387	35,334,790	48,848,549	56,956,806	65,065,059	81,281,569
3	12,887,134	19,365,140	24,188,112	30,105,661	39,751,600	54,545,473	63,393,445	72,238,478	89,928,542
4	4,791,044	10,656,375	14,774,985	20,101,771	28,338,993	41,655,954	49,639,663	57,597,503	73,513,185
5	724,351	4,477,935	8,028,098	12,766,590	19,859,023	31,637,730	38,704,955	45,752,146	59,826,254
6	1,149,167	3,876,256	7,309,986	11,874,716	18,717,887	30,072,643	36,870,392	43,658,549	57,198,472
7	5,978,425	1,540,738	1,366,263	5,384,546	11,175,258	21,145,091	27,097,656	33,044,231	44,899,268
8	3,574,884	2,190,873	5,811,870	10,999,981	18,178,987	30,970,888	38,594,645	46,191,951	61,319,155
9	7,279,650	3,601,215	1,188,419	2,151,689	6,730,633	15,019,593	19,975,072	24,923,570	34,792,627
10	4,477,090	277,080	3,276,390	7,568,464	13,209,066	23,829,971	30,161,060	36,469,902	49,047,377

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,218,218	26,898,976	30,938,323	35,619,091	43,697,793	55,399,700	62,420,847	69,441,985	83,484,280
2	31,595,661	38,513,570	44,475,601	51,393,510	63,317,575	80,612,348	90,989,208	101,366,072	122,119,797
3	34,052,264	41,625,483	48,109,168	55,682,387	68,649,756	87,530,437	98,850,219	110,170,002	132,809,567
4	25,755,579	32,588,298	38,202,857	45,020,022	56,249,139	73,260,589	83,444,952	93,629,316	113,998,043
5	19,982,499	26,046,773	30,928,194	36,969,286	46,696,007	61,756,998	70,762,948	79,768,899	97,780,800
6	19,471,160	25,336,873	30,038,458	35,868,099	45,251,071	59,747,079	68,411,206	77,075,334	94,383,668
7	14,409,746	19,577,172	23,599,942	28,722,765	36,736,776	49,438,115	57,033,853	64,612,045	79,747,796
8	17,444,874	24,136,194	29,195,012	35,780,778	45,811,947	62,058,166	71,747,536	81,413,405	100,677,356
9	12,762,818	17,046,440	20,396,642	24,646,226	31,088,834	41,656,288	47,971,448	54,286,608	66,882,852
10	16,080,848	21,602,054	25,795,990	31,250,967	39,268,072	52,764,872	60,827,362	68,859,252	84,887,688

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,618,218	22,298,976	26,338,323	31,019,091	39,097,793	50,799,700	57,820,847	64,841,985	78,884,280
2	26,995,661	33,913,570	39,875,601	46,793,510	58,717,575	76,012,348	86,389,208	96,766,072	117,519,797
3	29,452,264	37,025,483	43,509,168	51,082,387	64,049,756	82,930,437	94,250,219	105,570,002	128,209,567
4	21,155,579	27,988,298	33,602,857	40,420,022	51,649,139	68,660,589	78,844,952	89,029,316	109,398,043
5	15,382,499	21,446,773	26,328,194	32,369,286	42,096,007	57,156,998	66,162,948	75,168,899	93,180,800
6	14,871,160	20,736,873	25,438,458	31,268,099	40,651,071	55,147,079	63,811,206	72,475,334	89,783,668
7	9,809,746	14,977,172	18,999,942	24,122,765	32,136,776	44,838,115	52,433,853	60,012,045	75,147,796
8	12,844,874	19,536,194	24,595,012	31,180,778	41,211,947	57,458,166	67,147,536	76,813,405	96,077,356
9	8,162,818	12,446,440	15,796,642	20,046,226	26,488,834	37,056,288	43,371,448	49,686,608	62,282,852
10	11,480,848	17,002,054	21,195,990	26,650,967	34,668,072	48,164,872	56,227,362	64,259,252	80,287,688

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,318,218	19,998,976	24,038,323	28,719,091	36,797,793	48,499,700	55,520,847	62,541,985	76,584,280
2	24,695,661	31,613,570	37,575,601	44,493,510	56,417,575	73,712,348	84,089,208	94,466,072	115,219,797
3	27,152,264	34,725,483	41,209,168	48,782,387	61,749,756	80,630,437	91,950,219	103,270,002	125,909,567
4	18,855,579	25,688,298	31,302,857	38,120,022	49,349,139	66,360,589	76,544,952	86,729,316	107,098,043
5	13,082,499	19,146,773	24,028,194	30,069,286	39,796,007	54,856,998	63,862,948	72,868,899	90,880,800
6	12,571,160	18,436,873	23,138,458	28,968,099	38,351,071	52,847,079	61,511,206	70,175,334	87,483,668
7	7,509,746	12,677,172	16,699,942	21,822,765	29,836,776	42,538,115	50,133,853	57,712,045	72,847,796
8	10,544,874	17,236,194	22,295,012	28,880,778	38,911,947	55,158,166	64,847,536	74,513,405	93,777,356
9	5,862,818	10,146,440	13,496,642	17,746,226	24,188,834	34,756,288	41,071,448	47,386,608	59,982,852
10	9,180,848	14,702,054	18,895,990	24,350,967	32,368,072	45,864,872	53,927,362	61,959,252	77,987,688

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,818,218	8,498,976	12,538,323	17,219,091	25,297,793	36,999,700	44,020,847	51,041,985	65,084,280
2	13,195,661	20,113,570	26,075,601	32,993,510	44,917,575	62,212,348	72,589,208	82,966,072	103,719,797
3	15,652,264	23,225,483	29,709,168	37,282,387	50,249,756	69,130,437	80,450,219	91,770,002	114,409,567
4	7,355,579	14,188,298	19,802,857	26,620,022	37,849,139	54,860,589	65,044,952	75,229,316	95,598,043
5	1,582,499	7,646,773	12,528,194	18,569,286	28,296,007	43,356,998	52,362,948	61,368,899	79,380,800
6	1,071,160	6,936,873	11,638,458	17,468,099	26,851,071	41,347,079	50,011,206	58,675,334	75,983,668
7	3,990,254	1,177,172	5,199,942	10,322,765	18,336,776	31,038,115	38,633,853	46,212,045	61,347,796
8	955,126	5,736,194	10,795,012	17,380,778	27,411,947	43,658,166	53,347,536	63,013,405	82,277,356
9	5,637,182	1,353,560	1,996,642	6,246,226	12,688,834	23,256,288	29,571,448	35,886,608	48,482,852
10	2,319,152	3,202,054	7,395,990	12,850,967	20,868,072	34,364,872	42,427,362	50,459,252	66,487,688

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,035,470	25,716,238	29,755,584	34,436,343	42,515,045	54,216,951	61,238,099	68,259,247	82,301,532
2	30,118,113	37,036,022	42,998,056	49,915,962	61,840,029	79,134,799	89,511,663	99,888,524	120,642,251
3	32,417,647	39,990,866	46,474,550	54,047,771	67,015,140	85,918,628	97,238,411	108,558,193	131,197,759
4	24,005,593	30,862,731	36,477,289	43,294,454	54,523,571	71,559,099	81,743,462	91,927,825	112,296,553
5	18,318,928	24,402,588	29,284,009	35,348,043	45,074,764	60,149,035	69,164,327	78,170,277	96,182,180
6	17,890,387	23,767,989	28,489,389	34,321,105	43,723,696	58,225,149	66,907,084	75,571,212	92,899,467
7	12,918,368	18,106,604	22,147,993	27,279,855	35,306,960	48,028,250	55,638,617	63,221,853	78,377,002
8	15,336,705	22,080,084	27,159,812	33,780,507	43,833,877	60,129,733	69,846,012	79,523,650	98,814,950
9	11,537,344	15,838,066	19,189,738	23,454,713	29,900,189	40,483,901	46,812,954	53,128,114	65,740,523
10	14,357,140	19,917,241	24,124,963	29,605,253	37,638,304	51,173,633	59,244,967	67,296,760	83,346,998

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,435,470	21,116,238	25,155,584	29,836,343	37,915,045	49,616,951	56,638,099	63,659,247	77,701,532
2	25,518,113	32,436,022	38,398,056	45,315,962	57,240,029	74,534,799	84,911,663	95,288,524	116,042,251
3	27,817,647	35,390,866	41,874,550	49,447,771	62,415,140	81,318,628	92,638,411	103,958,193	126,597,759
4	19,405,593	26,262,731	31,877,289	38,694,454	49,923,571	66,959,099	77,143,462	87,327,825	107,696,553
5	13,718,928	19,802,588	24,684,009	30,748,043	40,474,764	55,549,035	64,564,327	73,570,277	91,582,180
6	13,290,387	19,167,989	23,889,389	29,721,105	39,123,696	53,625,149	62,307,084	70,971,212	88,299,467
7	8,318,368	13,506,604	17,547,993	22,679,855	30,706,960	43,428,250	51,038,617	58,621,853	73,777,002
8	10,736,705	17,480,084	22,559,812	29,180,507	39,233,877	55,529,733	65,246,012	74,923,650	94,214,950
9	6,937,344	11,238,066	14,589,738	18,854,713	25,300,189	35,883,901	42,212,954	48,528,114	61,140,523
10	9,757,140	15,317,241	19,524,963	25,005,253	33,038,304	46,573,633	54,644,967	62,696,760	78,746,998

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,135,470	18,816,238	22,855,584	27,536,343	35,615,045	47,316,951	54,338,099	61,359,247	75,401,532
2	23,218,113	30,136,022	36,098,056	43,015,962	54,940,029	72,234,799	82,611,663	92,988,524	113,742,251
3	25,517,647	33,090,866	39,574,550	47,147,771	60,115,140	79,018,628	90,338,411	101,658,193	124,297,759
4	17,105,593	23,962,731	29,577,289	36,394,454	47,623,571	64,659,099	74,843,462	85,027,825	105,396,553
5	11,418,928	17,502,588	22,384,009	28,448,043	38,174,764	53,249,035	62,264,327	71,270,277	89,282,180
6	10,990,387	16,867,989	21,589,389	27,421,105	36,823,696	51,325,149	60,007,084	68,671,212	85,999,467
7	6,018,368	11,206,604	15,247,993	20,379,855	28,406,960	41,128,250	48,738,617	56,321,853	71,477,002
8	8,436,705	15,180,084	20,259,812	26,880,507	36,933,877	53,229,733	62,946,012	72,623,650	91,914,950
9	4,637,344	8,938,066	12,289,738	16,554,713	23,000,189	33,583,901	39,912,954	46,228,114	58,840,523
10	7,457,140	13,017,241	17,224,963	22,705,253	30,738,304	44,273,633	52,344,967	60,396,760	76,446,998

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,635,470	7,316,238	11,355,584	16,036,343	24,115,045	35,816,951	42,838,099	49,859,247	63,901,532
2	11,718,113	18,636,022	24,598,056	31,515,962	43,440,029	60,734,799	71,111,663	81,488,524	102,242,251
3	14,017,647	21,590,866	28,074,550	35,647,771	48,615,140	67,518,628	78,838,411	90,158,193	112,797,759
4	5,605,593	12,462,731	18,077,289	24,894,454	36,123,571	53,159,099	63,343,462	73,527,825	93,896,553
5	81,072	6,002,588	10,884,009	16,948,043	26,674,764	41,749,035	50,764,327	59,770,277	77,782,180
6	509,613	5,367,989	10,089,389	15,921,105	25,323,696	39,825,149	48,507,084	57,171,212	74,499,467
7	5,481,632	293,396	3,747,993	8,879,855	16,906,960	29,628,250	37,238,617	44,821,853	59,977,002
8	3,063,295	3,680,084	8,759,812	15,380,507	25,433,877	41,729,733	51,446,012	61,123,650	80,414,950
9	6,862,656	2,561,934	789,738	5,054,713	11,500,189	22,083,901	28,412,954	34,728,114	47,340,523
10	4,042,860	1,517,241	5,724,963	11,205,253	19,238,304	32,773,633	40,844,967	48,896,760	64,946,998

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,553,939	24,539,337	27,538,521	31,179,118	37,177,476	46,278,958	51,739,853	57,200,738	68,122,518
2	29,135,961	35,026,157	39,450,877	44,831,472	53,680,912	67,132,401	75,203,294	83,274,187	99,415,973
3	31,359,563	37,807,719	42,608,467	48,498,748	58,100,242	72,825,599	81,629,875	90,434,150	108,042,702
4	23,316,879	29,151,672	33,251,305	38,553,544	46,752,810	60,008,410	67,951,877	75,873,049	91,715,393
5	17,814,723	22,989,690	26,523,495	31,240,152	38,296,608	50,021,041	57,055,701	64,067,175	78,076,432
6	17,380,815	22,379,887	25,797,795	30,338,345	37,149,984	48,449,320	55,215,746	61,969,573	75,447,105
7	12,559,168	16,973,413	19,867,019	23,863,837	29,627,866	39,548,854	45,471,128	51,390,302	63,187,893
8	15,043,387	20,774,093	24,374,256	29,534,371	36,680,298	49,405,254	56,989,968	64,552,267	79,602,108
9	11,232,440	14,891,370	17,293,049	20,615,248	25,172,020	33,420,320	38,352,965	43,276,232	53,099,815
10	14,097,583	18,826,240	21,808,176	26,076,970	31,690,093	42,255,247	48,557,162	54,833,602	67,349,838

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,953,939	19,939,337	22,938,521	26,579,118	32,577,476	41,678,958	47,139,853	52,600,738	63,522,518
2	24,535,961	30,426,157	34,850,877	40,231,472	49,080,912	62,532,401	70,603,294	78,674,187	94,815,973
3	26,759,563	33,207,719	38,008,467	43,898,748	53,500,242	68,225,599	77,029,875	85,834,150	103,442,702
4	18,716,879	24,551,672	28,651,305	33,953,544	42,152,810	55,408,410	63,351,877	71,273,049	87,115,393
5	13,214,723	18,389,690	21,923,495	26,640,152	33,696,608	45,421,041	52,455,701	59,467,175	73,476,432
6	12,780,815	17,779,887	21,197,795	25,738,345	32,549,984	43,849,320	50,615,746	57,369,573	70,847,105
7	7,959,168	12,373,413	15,267,019	19,263,837	25,027,866	34,948,854	40,871,128	46,790,302	58,587,893
8	10,443,387	16,174,093	19,774,256	24,934,371	32,080,298	44,805,254	52,389,968	59,952,267	75,002,108
9	6,632,440	10,291,370	12,693,049	16,015,248	20,572,020	28,820,320	33,752,965	38,676,232	48,499,815
10	9,497,583	14,226,240	17,208,176	21,476,970	27,090,093	37,655,247	43,957,162	50,233,602	62,749,838

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,653,939	17,639,337	20,638,521	24,279,118	30,277,476	39,378,958	44,839,853	50,300,738	61,222,518
2	22,235,961	28,126,157	32,550,877	37,931,472	46,780,912	60,232,401	68,303,294	76,374,187	92,515,973
3	24,459,563	30,907,719	35,708,467	41,598,748	51,200,242	65,925,599	74,729,875	83,534,150	101,142,702
4	16,416,879	22,251,672	26,351,305	31,653,544	39,852,810	53,108,410	61,051,877	68,973,049	84,815,393
5	10,914,723	16,089,690	19,623,495	24,340,152	31,396,608	43,121,041	50,155,701	57,167,175	71,176,432
6	10,480,815	15,479,887	18,897,795	23,438,345	30,249,984	41,549,320	48,315,746	55,069,573	68,547,105
7	5,659,168	10,073,413	12,967,019	16,963,837	22,727,866	32,648,854	38,571,128	44,490,302	56,287,893
8	8,143,387	13,874,093	17,474,256	22,634,371	29,780,298	42,505,254	50,089,968	57,652,267	72,702,108
9	4,332,440	7,991,370	10,393,049	13,715,248	18,272,020	26,520,320	31,452,965	36,376,232	46,199,815
10	7,197,583	11,926,240	14,908,176	19,176,970	24,790,093	35,355,247	41,657,162	47,933,602	60,449,838

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,153,939	6,139,337	9,138,521	12,779,118	18,777,476	27,878,958	33,339,853	38,800,738	49,722,518
2	10,735,961	16,626,157	21,050,877	26,431,472	35,280,912	48,732,401	56,803,294	64,874,187	81,015,973
3	12,959,563	19,407,719	24,208,467	30,098,748	39,700,242	54,425,599	63,229,875	72,034,150	89,642,702
4	4,916,879	10,751,672	14,851,305	20,153,544	28,352,810	41,608,410	49,551,877	57,473,049	73,315,393
5	585,277	4,589,690	8,123,495	12,840,152	19,896,608	31,621,041	38,655,701	45,667,175	59,676,432
6	1,019,185	3,979,887	7,397,795	11,938,345	18,749,984	30,049,320	36,815,746	43,569,573	57,047,105
7	5,840,832	1,426,587	1,467,019	5,463,837	11,227,866	21,148,854	27,071,128	32,990,302	44,787,893
8	3,356,613	2,374,093	5,974,256	11,134,371	18,280,298	31,005,254	38,589,968	46,152,267	61,202,108
9	7,167,560	3,508,630	1,106,951	2,215,248	6,772,020	15,020,320	19,952,965	24,876,232	34,699,815
10	4,302,417	426,240	3,408,176	7,676,970	13,290,093	23,855,247	30,157,162	36,433,602	48,949,838

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,240,307	26,910,241	30,940,245	35,610,169	43,670,168	55,344,993	62,349,884	69,354,785	83,364,567
2	31,619,102	38,520,997	44,469,230	51,371,126	63,267,592	80,522,333	90,875,177	101,228,022	121,933,712
3	34,081,428	41,637,119	48,105,797	55,661,487	68,598,843	87,434,189	98,727,770	110,021,353	132,608,518
4	25,811,976	32,627,130	38,228,693	45,030,079	56,233,206	73,203,558	83,364,348	93,525,139	113,846,721
5	20,044,515	26,094,753	30,964,876	36,990,340	46,694,549	61,719,059	70,704,166	79,689,272	97,659,483
6	19,528,924	25,379,779	30,070,193	35,886,341	45,246,050	59,706,982	68,351,056	76,995,130	94,261,904
7	14,473,514	19,626,777	23,639,473	28,748,990	36,744,451	49,414,965	56,991,714	64,552,366	79,651,699
8	17,545,257	24,216,918	29,261,987	35,830,499	45,836,469	62,043,132	71,708,151	81,349,752	100,567,246
9	12,814,708	17,087,141	20,428,332	24,668,080	31,094,007	41,635,789	47,936,333	54,236,876	66,802,771
10	16,160,933	21,667,586	25,850,067	31,290,696	39,288,507	52,750,718	60,792,909	68,806,208	84,795,930

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,640,307	22,310,241	26,340,245	31,010,169	39,070,168	50,744,993	57,749,884	64,754,785	78,764,567
2	27,019,102	33,920,997	39,869,230	46,771,126	58,667,592	75,922,333	86,275,177	96,628,022	117,333,712
3	29,481,428	37,037,119	43,505,797	51,061,487	63,998,843	82,834,189	94,127,770	105,421,353	128,008,518
4	21,211,976	28,027,130	33,628,693	40,430,079	51,633,206	68,603,558	78,764,348	88,925,139	109,246,721
5	15,444,515	21,494,753	26,364,876	32,390,340	42,094,549	57,119,059	66,104,166	75,089,272	93,059,483
6	14,928,924	20,779,779	25,470,193	31,286,341	40,646,050	55,106,982	63,751,056	72,395,130	89,661,904
7	9,873,514	15,026,777	19,039,473	24,148,990	32,144,451	44,814,965	52,391,714	59,952,366	75,051,699
8	12,945,257	19,616,918	24,661,987	31,230,499	41,236,469	57,443,132	67,108,151	76,749,752	95,967,246
9	8,214,708	12,487,141	15,828,332	20,068,080	26,494,007	37,035,789	43,336,333	49,636,876	62,202,771
10	11,560,933	17,067,586	21,250,067	26,690,696	34,688,507	48,150,718	56,192,909	64,206,208	80,195,930

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,340,307	20,010,241	24,040,245	28,710,169	36,770,168	48,444,993	55,449,884	62,454,785	76,464,567
2	24,719,102	31,620,997	37,569,230	44,471,126	56,367,592	73,622,333	83,975,177	94,328,022	115,033,712
3	27,181,428	34,737,119	41,205,797	48,761,487	61,698,843	80,534,189	91,827,770	103,121,353	125,708,518
4	18,911,976	25,727,130	31,328,693	38,130,079	49,333,206	66,303,558	76,464,348	86,625,139	106,946,721
5	13,144,515	19,194,753	24,064,876	30,090,340	39,794,549	54,819,059	63,804,166	72,789,272	90,759,483
6	12,628,924	18,479,779	23,170,193	28,986,341	38,346,050	52,806,982	61,451,056	70,095,130	87,361,904
7	7,573,514	12,726,777	16,739,473	21,848,990	29,844,451	42,514,965	50,091,714	57,652,366	72,751,699
8	10,645,257	17,316,918	22,361,987	28,930,499	38,936,469	55,143,132	64,808,151	74,449,752	93,667,246
9	5,914,708	10,187,141	13,528,332	17,768,080	24,194,007	34,735,789	41,036,333	47,336,876	59,902,771
10	9,260,933	14,767,586	18,950,067	24,390,696	32,388,507	45,850,718	53,892,909	61,906,208	77,895,930

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,840,307	8,510,241	12,540,245	17,210,169	25,270,168	36,944,993	43,949,884	50,954,785	64,964,567
2	13,219,102	20,120,997	26,069,230	32,971,126	44,867,592	62,122,333	72,475,177	82,828,022	103,533,712
3	15,681,428	23,237,119	29,705,797	37,261,487	50,198,843	69,034,189	80,327,770	91,621,353	114,208,518
4	7,411,976	14,227,130	19,828,693	26,630,079	37,833,206	54,803,558	64,964,348	75,125,139	95,446,721
5	1,644,515	7,694,753	12,564,876	18,590,340	28,294,549	43,319,059	52,304,166	61,289,272	79,259,483
6	1,128,924	6,979,779	11,670,193	17,486,341	26,846,050	41,306,982	49,951,056	58,595,130	75,861,904
7	3,926,486	1,226,777	5,239,473	10,348,990	18,344,451	31,014,965	38,591,714	46,152,366	61,251,699
8	854,743	5,816,918	10,861,987	17,430,499	27,436,469	43,643,132	53,308,151	62,949,752	82,167,246
9	5,585,292	1,312,859	2,028,332	6,268,080	12,694,007	23,235,789	29,536,333	35,836,876	48,402,771
10	2,239,067	3,267,586	7,450,067	12,890,696	20,888,507	34,350,718	42,392,909	50,406,208	66,395,930

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,060,045	25,729,969	29,759,974	34,429,898	42,489,907	54,164,722	61,169,623	68,174,514	82,184,306
2	30,144,645	37,046,543	42,994,776	49,896,672	61,793,138	79,047,878	89,400,723	99,753,568	120,459,257
3	32,450,234	40,005,924	46,474,601	54,030,291	66,967,647	85,825,753	97,119,336	108,412,919	131,000,082
4	24,065,654	30,905,174	36,506,737	43,308,124	54,511,250	71,505,630	81,666,421	91,827,211	112,148,793
5	18,386,095	24,454,009	29,324,132	35,372,491	45,076,699	60,116,079	69,108,890	78,093,997	96,064,208
6	17,953,051	23,815,460	28,525,932	34,342,586	43,723,414	58,189,760	66,850,083	75,494,156	92,781,874
7	12,985,257	18,159,996	22,192,031	27,310,548	35,317,629	48,008,051	55,600,803	63,165,084	78,283,774
8	15,443,627	22,167,179	27,233,087	33,836,423	43,864,520	60,118,737	69,810,608	79,465,847	98,710,605
9	11,591,800	15,881,296	19,225,210	23,479,061	29,909,080	40,467,068	46,780,264	53,080,807	65,662,834
10	14,442,632	19,988,069	24,184,285	29,650,148	37,662,151	51,164,469	59,215,463	67,246,986	83,258,465

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,460,045	21,129,969	25,159,974	29,829,898	37,889,907	49,564,722	56,569,623	63,574,514	77,584,306
2	25,544,645	32,446,543	38,394,776	45,296,672	57,193,138	74,447,878	84,800,723	95,153,568	115,859,257
3	27,850,234	35,405,924	41,874,601	49,430,291	62,367,647	81,225,753	92,519,336	103,812,919	126,400,082
4	19,465,654	26,305,174	31,906,737	38,708,124	49,911,250	66,905,630	77,066,421	87,227,211	107,548,793
5	13,786,095	19,854,009	24,724,132	30,772,491	40,476,699	55,516,079	64,508,890	73,493,997	91,464,208
6	13,353,051	19,215,460	23,925,932	29,742,586	39,123,414	53,589,760	62,250,083	70,894,156	88,181,874
7	8,385,257	13,559,996	17,592,031	22,710,548	30,717,629	43,408,051	51,000,803	58,565,084	73,683,774
8	10,843,627	17,567,179	22,633,087	29,236,423	39,264,520	55,518,737	65,210,608	74,865,847	94,110,605
9	6,991,800	11,281,296	14,625,210	18,879,061	25,309,080	35,867,068	42,180,264	48,480,807	61,062,834
10	9,842,632	15,388,069	19,584,285	25,050,148	33,062,151	46,564,469	54,615,463	62,646,986	78,658,465

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,160,045	18,829,969	22,859,974	27,529,898	35,589,907	47,264,722	54,269,623	61,274,514	75,284,306
2	23,244,645	30,146,543	36,094,776	42,996,672	54,893,138	72,147,878	82,500,723	92,853,568	113,559,257
3	25,550,234	33,105,924	39,574,601	47,130,291	60,067,647	78,925,753	90,219,336	101,512,919	124,100,082
4	17,165,654	24,005,174	29,606,737	36,408,124	47,611,250	64,605,630	74,766,421	84,927,211	105,248,793
5	11,486,095	17,554,009	22,424,132	28,472,491	38,176,699	53,216,079	62,208,890	71,193,997	89,164,208
6	11,053,051	16,915,460	21,625,932	27,442,586	36,823,414	51,289,760	59,950,083	68,594,156	85,881,874
7	6,085,257	11,259,996	15,292,031	20,410,548	28,417,629	41,108,051	48,700,803	56,265,084	71,383,774
8	8,543,627	15,267,179	20,333,087	26,936,423	36,964,520	53,218,737	62,910,608	72,565,847	91,810,605
9	4,691,800	8,981,296	12,325,210	16,579,061	23,009,080	33,567,068	39,880,264	46,180,807	58,762,834
10	7,542,632	13,088,069	17,284,285	22,750,148	30,762,151	44,264,469	52,315,463	60,346,986	76,358,465

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,660,045	7,329,969	11,359,974	16,029,898	24,089,907	35,764,722	42,769,623	49,774,514	63,784,306
2	11,744,645	18,646,543	24,594,776	31,496,672	43,393,138	60,647,878	71,000,723	81,353,568	102,059,257
3	14,050,234	21,605,924	28,074,601	35,630,291	48,567,647	67,425,753	78,719,336	90,012,919	112,600,082
4	5,665,654	12,505,174	18,106,737	24,908,124	36,111,250	53,105,630	63,266,421	73,427,211	93,748,793
5	13,905	6,054,009	10,924,132	16,972,491	26,676,699	41,716,079	50,708,890	59,693,997	77,664,208
6	446,949	5,415,460	10,125,932	15,942,586	25,323,414	39,789,760	48,450,083	57,094,156	74,381,874
7	5,414,743	240,004	3,792,031	8,910,548	16,917,629	29,608,051	37,200,803	44,765,084	59,883,774
8	2,956,373	3,767,179	8,833,087	15,436,423	25,464,520	41,718,737	51,410,608	61,065,847	80,310,605
9	6,808,200	2,518,704	825,210	5,079,061	11,509,080	22,067,068	28,380,264	34,680,807	47,262,834
10	3,957,368	1,588,069	5,784,285	11,250,148	19,262,151	32,764,469	40,815,463	48,846,986	64,858,465

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,579,891	24,556,062	27,548,308	31,180,473	37,164,945	46,245,363	51,693,616	57,141,869	68,038,365
2	29,165,092	35,041,657	39,456,134	44,824,276	53,653,232	67,073,587	75,125,800	83,178,013	99,282,435
3	31,394,961	37,828,192	42,617,828	48,494,476	58,073,746	72,763,388	81,547,285	90,331,183	107,898,976
4	23,378,921	29,198,457	33,288,602	38,578,568	46,758,857	59,983,775	67,907,134	75,809,971	91,615,646
5	17,883,426	23,044,745	26,570,370	31,276,111	38,314,591	50,011,887	57,030,264	64,023,890	78,000,722
6	17,445,011	22,430,918	25,840,916	30,369,387	37,165,260	48,436,896	55,187,661	61,924,333	75,370,669
7	12,627,218	17,029,753	19,916,662	23,902,757	29,653,445	39,550,021	45,457,159	51,362,633	63,131,511
8	15,150,919	20,864,670	24,454,429	29,600,561	36,729,948	49,421,459	56,986,666	64,529,644	79,542,647
9	11,287,873	14,937,059	17,333,179	20,646,433	25,192,118	33,420,097	38,341,325	43,251,984	53,052,829
10	14,184,057	18,899,970	21,873,231	26,130,397	31,729,780	42,267,081	48,554,410	54,814,660	67,300,287

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,979,891	19,956,062	22,948,308	26,580,473	32,564,945	41,645,363	47,093,616	52,541,869	63,438,365
2	24,565,092	30,441,657	34,856,134	40,224,276	49,053,232	62,473,587	70,525,800	78,578,013	94,682,435
3	26,794,961	33,228,192	38,017,828	43,894,476	53,473,746	68,163,388	76,947,285	85,731,183	103,298,976
4	18,778,921	24,598,457	28,688,602	33,978,568	42,168,857	55,383,775	63,307,134	71,209,971	87,015,646
5	13,283,426	18,444,745	21,970,370	26,676,111	33,714,591	45,411,887	52,430,264	59,423,890	73,400,722
6	12,845,011	17,830,918	21,240,916	25,769,387	32,565,260	43,836,896	50,587,661	57,324,333	70,770,669
7	8,027,218	12,429,753	15,316,662	19,302,757	25,053,445	34,950,021	40,857,159	46,762,633	58,531,511
8	10,550,919	16,264,670	19,854,429	25,000,561	32,129,948	44,821,459	52,386,666	59,929,644	74,942,647
9	6,687,873	10,337,059	12,733,179	16,046,433	20,592,118	28,820,097	33,741,325	38,651,984	48,452,829
10	9,584,057	14,299,970	17,273,231	21,530,397	27,129,780	37,667,081	43,954,410	50,214,660	62,700,287

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,679,891	17,656,062	20,648,308	24,280,473	30,264,945	39,345,363	44,793,616	50,241,869	61,138,365
2	22,265,092	28,141,657	32,556,134	37,924,276	46,753,232	60,173,587	68,225,800	76,278,013	92,382,435
3	24,494,961	30,928,192	35,717,828	41,594,476	51,173,746	65,863,388	74,647,285	83,431,183	100,998,976
4	16,478,921	22,298,457	26,388,602	31,678,568	39,858,857	53,083,775	61,007,134	68,909,971	84,715,646
5	10,983,426	16,144,745	19,670,370	24,376,111	31,414,591	43,111,887	50,130,264	57,123,890	71,100,722
6	10,545,011	15,530,918	18,940,916	23,469,387	30,265,260	41,536,896	48,287,661	55,024,333	68,470,669
7	5,727,218	10,129,753	13,016,662	17,002,757	22,753,445	32,650,021	38,557,159	44,462,633	56,231,511
8	8,250,919	13,964,670	17,554,429	22,700,561	29,829,948	42,521,459	50,086,666	57,629,644	72,642,647
9	4,387,873	8,037,059	10,433,179	13,746,433	18,292,118	26,520,097	31,441,325	36,351,984	46,152,829
10	7,284,057	11,999,970	14,973,231	19,230,397	24,829,780	35,367,081	41,654,410	47,914,660	60,400,287

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,179,891	6,156,062	9,148,308	12,780,473	18,764,945	27,845,363	33,293,616	38,741,869	49,638,365
2	10,765,092	16,641,657	21,056,134	26,424,276	35,253,232	48,673,587	56,725,800	64,778,013	80,882,435
3	12,994,961	19,428,192	24,217,828	30,094,476	39,673,746	54,363,388	63,147,285	71,931,183	89,498,976
4	4,978,921	10,798,457	14,888,602	20,178,568	28,358,857	41,583,775	49,507,134	57,409,971	73,215,646
5	516,574	4,644,745	8,170,370	12,876,111	19,914,591	31,611,887	38,630,264	45,623,890	59,600,722
6	954,989	4,030,918	7,440,916	11,969,387	18,765,260	30,036,896	36,787,661	43,524,333	56,970,669
7	5,772,782	1,370,247	1,516,662	5,502,757	11,253,445	21,150,021	27,057,159	32,962,633	44,731,511
8	3,249,081	2,464,670	6,054,429	11,200,561	18,329,948	31,021,459	38,586,666	46,129,644	61,142,647
9	7,112,127	3,462,941	1,066,821	2,246,433	6,792,118	15,020,097	19,941,325	24,851,984	34,652,829
10	4,215,943	499,970	3,473,231	7,730,397	13,329,780	23,867,081	30,154,410	36,414,660	48,900,287

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,805,188	19,881,820	22,077,135	24,793,578	29,184,208	35,975,328	40,049,994	44,124,669	52,274,011
2	22,582,026	27,129,123	30,367,253	34,382,010	40,858,270	50,895,168	56,917,306	62,939,446	74,983,724
3	24,207,753	29,185,582	32,695,421	37,090,486	44,110,164	55,097,824	61,677,790	68,247,146	81,385,858
4	17,532,655	22,040,930	25,021,912	28,978,205	34,936,605	44,827,338	50,761,780	56,680,149	68,500,996
5	12,925,594	16,928,180	19,486,494	23,005,853	28,122,481	36,876,569	42,125,517	47,374,465	57,828,213
6	12,598,722	16,464,982	18,939,376	22,337,330	27,270,195	35,715,947	40,764,751	45,813,556	55,877,720
7	8,561,525	11,978,900	14,063,455	17,057,822	21,211,712	28,630,289	33,066,961	37,483,583	46,305,883
8	10,280,635	14,731,505	17,314,725	21,183,493	26,321,329	35,858,049	41,534,347	47,188,883	58,447,979
9	7,905,996	10,734,610	12,465,397	14,946,345	18,170,756	24,335,640	28,016,159	31,696,678	39,031,473
10	10,145,234	13,800,455	15,943,626	19,135,363	23,074,732	30,976,365	35,687,384	40,386,024	49,741,725

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,205,188	15,281,820	17,477,135	20,193,578	24,584,208	31,375,328	35,449,994	39,524,669	47,674,011
2	17,982,026	22,529,123	25,767,253	29,782,010	36,258,270	46,295,168	52,317,306	58,339,446	70,383,724
3	19,607,753	24,585,582	28,095,421	32,490,486	39,510,164	50,497,824	57,077,790	63,647,146	76,785,858
4	12,932,655	17,440,930	20,421,912	24,378,205	30,336,605	40,227,338	46,161,780	52,080,149	63,900,996
5	8,325,594	12,328,180	14,886,494	18,405,853	23,522,481	32,276,569	37,525,517	42,774,465	53,228,213
6	7,998,722	11,864,982	14,339,376	17,737,330	22,670,195	31,115,947	36,164,751	41,213,556	51,277,720
7	3,961,525	7,378,900	9,463,455	12,457,822	16,611,712	24,030,289	28,466,961	32,883,583	41,705,883
8	5,680,635	10,131,505	12,714,725	16,583,493	21,721,329	31,258,049	36,934,347	42,588,883	53,847,979
9	3,305,996	6,134,610	7,865,397	10,346,345	13,570,756	19,735,640	23,416,159	27,096,678	34,431,473
10	5,545,234	9,200,455	11,343,626	14,535,363	18,474,732	26,376,365	31,087,384	35,786,024	45,141,725

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,905,188	12,981,820	15,177,135	17,893,578	22,284,208	29,075,328	33,149,994	37,224,669	45,374,011
2	15,682,026	20,229,123	23,467,253	27,482,010	33,958,270	43,995,168	50,017,306	56,039,446	68,083,724
3	17,307,753	22,285,582	25,795,421	30,190,486	37,210,164	48,197,824	54,777,790	61,347,146	74,485,858
4	10,632,655	15,140,930	18,121,912	22,078,205	28,036,605	37,927,338	43,861,780	49,780,149	61,600,996
5	6,025,594	10,028,180	12,586,494	16,105,853	21,222,481	29,976,569	35,225,517	40,474,465	50,928,213
6	5,698,722	9,564,982	12,039,376	15,437,330	20,370,195	28,815,947	33,864,751	38,913,556	48,977,720
7	1,661,525	5,078,900	7,163,455	10,157,822	14,311,712	21,730,289	26,166,961	30,583,583	39,405,883
8	3,380,635	7,831,505	10,414,725	14,283,493	19,421,329	28,958,049	34,634,347	40,288,883	51,547,979
9	1,005,996	3,834,610	5,565,397	8,046,345	11,270,756	17,435,640	21,116,159	24,796,678	32,131,473
10	3,245,234	6,900,455	9,043,626	12,235,363	16,174,732	24,076,365	28,787,384	33,486,024	42,841,725

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,594,812	1,481,820	3,677,135	6,393,578	10,784,208	17,575,328	21,649,994	25,724,669	33,874,011
2	4,182,026	8,729,123	11,967,253	15,982,010	22,458,270	32,495,168	38,517,306	44,539,446	56,583,724
3	5,807,753	10,785,582	14,295,421	18,690,486	25,710,164	36,697,824	43,277,790	49,847,146	62,985,858
4	867,345	3,640,930	6,621,912	10,578,205	16,536,605	26,427,338	32,361,780	38,280,149	50,100,996
5	5,474,406	1,471,820	1,086,494	4,605,853	9,722,481	18,476,569	23,725,517	28,974,465	39,428,213
6	5,801,278	1,935,018	539,376	3,937,330	8,870,195	17,315,947	22,364,751	27,413,556	37,477,720
7	9,838,475	6,421,100	4,336,545	1,342,178	2,811,712	10,230,289	14,666,961	19,083,583	27,905,883
8	8,119,365	3,668,495	1,085,275	2,783,493	7,921,329	17,458,049	23,134,347	28,788,883	40,047,979
9	10,494,004	7,665,390	5,934,603	3,453,655	229,244	5,935,640	9,616,159	13,296,678	20,631,473
10	8,254,766	4,599,545	2,456,374	735,363	4,674,732	12,576,365	17,287,384	21,986,024	31,341,725

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £4,600,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,102,752	16,179,394	18,374,699	21,091,153	25,481,773	32,272,892	36,347,568	40,422,243	48,571,585
2	17,956,747	22,503,844	25,741,974	29,756,731	36,232,991	46,269,889	52,292,027	58,314,167	70,358,445
3	19,090,786	24,068,616	27,578,455	31,973,519	38,993,197	49,980,858	56,573,454	63,166,052	76,340,292
4	12,033,128	16,562,816	19,552,376	23,532,857	29,511,978	39,425,664	45,360,104	51,294,544	63,163,425
5	7,668,129	11,717,308	14,290,421	17,835,034	22,974,970	31,773,960	37,050,417	42,299,364	52,797,260
6	7,563,577	11,488,381	13,987,218	17,415,941	22,381,091	30,885,503	35,960,289	41,035,076	51,136,067
7	3,780,940	7,275,453	9,387,923	12,429,234	16,618,617	24,115,357	28,581,062	33,032,808	41,903,422
8	3,403,771	8,031,485	10,682,327	14,660,044	19,871,264	29,580,276	35,338,686	41,060,869	52,429,550
9	3,978,779	6,863,108	8,614,772	11,131,889	14,368,704	20,591,462	24,305,738	28,005,062	35,379,877
10	4,557,796	8,344,484	10,525,045	13,799,801	17,773,937	25,807,691	30,580,303	35,328,660	44,763,408

Benchmark land value 2

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,502,752	11,579,394	13,774,699	16,491,153	20,881,773	27,672,892	31,747,568	35,822,243	43,971,585
2	13,356,747	17,903,844	21,141,974	25,156,731	31,632,991	41,669,889	47,692,027	53,714,167	65,758,445
3	14,490,786	19,468,616	22,978,455	27,373,519	34,393,197	45,380,858	51,973,454	58,566,052	71,740,292
4	7,433,128	11,962,816	14,952,376	18,932,857	24,911,978	34,825,664	40,760,104	46,694,544	58,563,425
5	3,068,129	7,117,308	9,690,421	13,235,034	18,374,970	27,173,960	32,450,417	37,699,364	48,197,260
6	2,963,577	6,888,381	9,387,218	12,815,941	17,781,091	26,285,503	31,360,289	36,435,076	46,536,067
7	819,060	2,675,453	4,787,923	7,829,234	12,018,617	19,515,357	23,981,062	28,432,808	37,303,422
8	1,196,229	3,431,485	6,082,327	10,060,044	15,271,264	24,980,276	30,738,686	36,460,869	47,829,550
9	621,221	2,263,108	4,014,772	6,531,889	9,768,704	15,991,462	19,705,738	23,405,062	30,779,877
10	42,204	3,744,484	5,925,045	9,199,801	13,173,937	21,207,691	25,980,303	30,728,660	40,163,408

Benchmark land value 3

Per ha: £11,500,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,202,752	9,279,394	11,474,699	14,191,153	18,581,773	25,372,892	29,447,568	33,522,243	41,671,585
2	11,056,747	15,603,844	18,841,974	22,856,731	29,332,991	39,369,889	45,392,027	51,414,167	63,458,445
3	12,190,786	17,168,616	20,678,455	25,073,519	32,093,197	43,080,858	49,673,454	56,266,052	69,440,292
4	5,133,128	9,662,816	12,652,376	16,632,857	22,611,978	32,525,664	38,460,104	44,394,544	56,263,425
5	768,129	4,817,308	7,390,421	10,935,034	16,074,970	24,873,960	30,150,417	35,399,364	45,897,260
6	663,577	4,588,381	7,087,218	10,515,941	15,481,091	23,985,503	29,060,289	34,135,076	44,236,067
7	3,119,060	375,453	2,487,923	5,529,234	9,718,617	17,215,357	21,681,062	26,132,808	35,003,422
8	3,496,229	1,131,485	3,782,327	7,760,044	12,971,264	22,680,276	28,438,686	34,160,869	45,529,550
9	2,921,221	36,892	1,714,772	4,231,889	7,468,704	13,691,462	17,405,738	21,105,062	28,479,877
10	2,342,204	1,444,484	3,625,045	6,899,801	10,873,937	18,907,691	23,680,303	28,428,660	37,863,408

Benchmark land value 4

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,297,248	2,220,606	25,301	2,691,153	7,081,773	13,872,892	17,947,568	22,022,243	30,171,585
2	443,253	4,103,844	7,341,974	11,356,731	17,832,991	27,869,889	33,892,027	39,914,167	51,958,445
3	690,786	5,668,616	9,178,455	13,573,519	20,593,197	31,580,858	38,173,454	44,766,052	57,940,292
4	6,366,872	1,837,184	1,152,376	5,132,857	11,111,978	21,025,664	26,960,104	32,894,544	44,763,425
5	10,731,871	6,682,692	4,109,579	564,966	4,574,970	13,373,960	18,650,417	23,899,364	34,397,260
6	10,836,423	6,911,619	4,412,782	984,059	3,981,091	12,485,503	17,560,289	22,635,076	32,736,067
7	14,619,060	11,124,547	9,012,077	5,970,766	1,781,383	5,715,357	10,181,062	14,632,808	23,503,422
8	14,996,229	10,368,515	7,717,673	3,739,956	1,471,264	11,180,276	16,938,686	22,660,869	34,029,550
9	14,421,221	11,536,892	9,785,228	7,268,111	4,031,296	2,191,462	5,905,738	9,605,062	16,979,877
10	13,842,204	10,055,516	7,874,955	4,600,199	626,063	7,407,691	12,180,303	16,928,660	26,363,408

Appendix 4 - Appraisal results – growth over years 1 to 5

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,971,460	28,900,676	34,462,378	40,391,604	51,515,008	66,338,064	75,231,893	84,125,733	101,913,392
2	28,272,734	37,035,793	45,251,154	54,014,213	70,444,934	92,352,587	105,497,177	118,641,767	144,930,950
3	29,850,782	39,443,939	48,412,810	58,005,967	75,943,712	99,926,604	114,303,315	128,642,324	157,320,339
4	17,926,924	26,652,451	34,641,868	43,330,109	59,249,591	80,838,209	93,791,379	106,717,957	132,519,454
5	10,391,086	18,194,569	25,246,654	32,981,602	46,989,580	66,131,269	77,588,208	89,045,146	111,866,476
6	10,254,713	17,822,661	24,660,485	32,130,880	45,674,046	64,129,976	75,150,058	86,170,140	108,137,891
7	3,718,822	10,461,401	16,458,809	23,062,288	34,872,125	51,089,030	60,778,499	70,422,479	89,673,461
8	2,744,719	11,691,908	19,476,274	28,087,823	43,213,965	64,096,052	76,505,398	88,854,316	113,423,621
9	5,252,451	525,690	5,630,785	11,236,285	20,949,865	34,613,202	42,735,991	50,828,445	66,946,324
10	9,144,051	1,300,159	5,440,118	12,850,487	25,396,395	43,097,482	53,572,269	63,970,607	84,612,928

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,771,460	19,700,676	25,262,378	31,191,604	42,315,008	57,138,064	66,031,893	74,925,733	92,713,392
2	19,072,734	27,835,793	36,051,154	44,814,213	61,244,934	83,152,587	96,297,177	109,441,767	135,730,950
3	20,650,782	30,243,939	39,212,810	48,905,967	66,743,712	90,726,604	105,103,315	119,442,324	148,120,339
4	8,726,924	17,452,451	25,441,868	34,130,109	50,049,591	71,638,209	84,591,379	97,517,957	123,319,454
5	1,191,086	8,994,569	16,046,654	23,781,602	37,789,580	56,931,269	68,388,208	79,845,146	102,666,476
6	1,054,713	8,622,661	15,460,485	22,930,880	36,474,046	54,929,976	65,950,058	76,970,140	98,937,891
7	5,481,178	1,261,401	7,258,809	13,862,288	25,672,125	41,889,030	51,578,499	61,222,479	80,473,461
8	6,455,281	2,491,908	10,276,274	18,887,823	34,013,965	54,896,052	67,305,398	79,654,316	104,223,621
9	14,452,451	8,674,310	3,569,215	2,036,285	11,749,865	25,413,202	33,535,991	41,628,445	57,746,324
10	18,344,051	10,500,159	3,759,882	3,650,487	16,196,395	33,897,482	44,372,269	54,770,607	75,412,928

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,171,460	15,100,676	20,662,378	26,591,604	37,715,008	52,538,064	61,431,893	70,325,733	88,113,392
2	14,472,734	23,235,793	31,451,154	40,214,213	56,644,934	78,552,587	91,697,177	104,841,767	131,130,950
3	16,050,782	25,643,939	34,612,810	44,205,967	62,143,712	86,126,604	100,503,315	114,842,324	143,520,339
4	4,126,924	12,852,451	20,841,868	29,530,109	45,449,591	67,038,209	79,991,379	92,917,957	118,719,454
5	3,408,914	4,394,569	11,446,654	19,181,602	33,189,580	52,331,269	63,788,208	75,245,146	98,066,476
6	3,545,287	4,022,661	10,860,485	18,330,880	31,874,046	50,329,976	61,350,058	72,370,140	94,337,891
7	10,081,178	3,338,599	2,658,809	9,262,288	21,072,125	37,289,030	46,978,499	56,622,479	75,873,461
8	11,055,281	2,108,092	5,676,274	14,287,823	29,413,965	50,296,052	62,705,398	75,054,316	99,623,621
9	19,052,451	13,274,310	8,169,215	2,563,715	7,149,865	20,813,202	28,935,991	37,028,445	53,146,324
10	22,944,051	15,100,159	8,359,882	949,513	11,596,395	29,297,482	39,772,269	50,170,607	70,812,928

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,828,540	7,899,324	2,337,622	3,591,604	14,715,008	29,538,064	38,431,893	47,325,733	65,113,392
2	8,527,266	235,793	8,451,154	17,214,213	33,644,934	55,552,587	68,697,177	81,841,767	108,130,950
3	6,949,218	2,643,939	11,612,810	21,205,967	39,143,712	63,126,604	77,503,315	91,842,324	120,520,339
4	18,873,076	10,147,549	2,158,132	6,530,109	22,449,591	44,038,209	56,991,379	69,917,957	95,719,454
5	26,408,914	18,605,431	11,553,346	3,818,398	10,189,580	29,331,269	40,788,208	52,245,146	75,066,476
6	26,545,287	18,977,339	12,139,515	4,669,120	8,874,046	27,329,976	38,350,058	49,370,140	71,337,891
7	33,081,178	26,338,599	20,341,191	13,737,712	1,927,875	14,289,030	23,978,499	33,622,479	52,873,461
8	34,055,281	25,108,092	17,323,726	8,712,177	6,413,965	27,296,052	39,705,398	52,054,316	76,623,621
9	42,052,451	36,274,310	31,169,215	25,563,715	15,850,135	2,186,798	5,935,991	14,028,445	30,146,324
10	45,944,051	38,100,159	31,359,882	23,949,513	11,403,605	6,297,482	16,772,269	27,170,607	47,812,928

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,873,584	22,802,800	28,364,502	34,293,729	45,417,133	60,240,188	69,134,018	78,027,857	95,815,516
2	20,575,499	29,400,561	37,633,352	46,396,414	62,827,133	84,734,785	97,879,378	111,023,969	137,313,152
3	21,308,813	30,970,085	39,985,205	49,578,363	67,516,107	91,499,000	105,888,735	120,278,471	149,010,330
4	8,750,103	17,535,971	25,586,391	34,307,698	50,286,532	71,941,691	84,894,862	97,848,033	123,747,073
5	1,544,501	9,447,611	16,582,434	24,385,916	38,485,666	57,717,005	69,229,556	80,686,494	103,600,371
6	1,711,404	9,429,477	16,365,316	23,920,480	37,579,157	56,159,530	67,236,324	78,305,592	100,345,756
7	4,482,589	2,451,724	8,578,105	15,304,968	27,253,251	43,641,678	53,389,025	63,096,261	82,434,057
8	9,395,994	30,161	8,125,411	17,024,581	32,502,055	53,735,666	66,302,917	78,778,465	103,544,435
9	12,346,071	6,370,568	1,134,457	4,597,178	14,463,153	28,277,628	36,474,969	44,628,759	60,834,470
10	19,664,219	11,578,575	4,493,846	3,222,390	16,128,601	34,202,185	44,838,774	55,372,061	76,205,952

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,673,584	13,602,800	19,164,502	25,093,729	36,217,133	51,040,188	59,934,018	68,827,857	86,615,516
2	11,375,499	20,200,561	28,433,352	37,196,414	53,627,133	75,534,785	88,679,378	101,823,969	128,113,152
3	12,108,813	21,770,085	30,785,205	40,378,363	58,316,107	82,299,000	96,688,735	111,078,471	139,810,330
4	449,897	8,335,971	16,386,391	25,107,698	41,086,532	62,741,691	75,694,862	88,648,033	114,547,073
5	7,655,499	247,611	7,382,434	15,185,916	29,285,666	48,517,005	60,029,556	71,486,494	94,400,371
6	7,488,596	229,477	7,165,316	14,720,480	28,379,157	46,959,530	58,036,324	69,105,592	91,145,756
7	13,682,589	6,748,276	621,895	6,104,968	18,053,251	34,441,678	44,189,025	53,896,261	73,234,057
8	18,595,994	9,169,839	1,074,589	7,824,581	23,302,055	44,535,666	57,102,917	69,578,465	94,344,435
9	21,546,071	15,570,568	10,334,457	4,602,822	5,263,153	19,077,628	27,274,969	35,428,759	51,634,470
10	28,864,219	20,778,575	13,693,846	5,977,610	6,928,601	25,002,185	35,638,774	46,172,061	67,005,952

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,073,584	9,002,800	14,564,502	20,493,729	31,617,133	46,440,188	55,334,018	64,227,857	82,015,516
2	6,775,499	15,600,561	23,833,352	32,596,414	49,027,133	70,934,785	84,079,378	97,223,969	123,513,152
3	7,508,813	17,170,085	26,185,205	35,778,363	53,716,107	77,699,000	92,088,735	106,478,471	135,210,330
4	5,049,897	3,735,971	11,786,391	20,507,698	36,486,532	58,141,691	71,094,862	84,048,033	109,947,073
5	12,255,499	4,352,389	2,782,434	10,585,916	24,685,666	43,917,005	55,429,556	66,886,494	89,800,371
6	12,088,596	4,370,523	2,565,316	10,120,480	23,779,157	42,359,530	53,436,324	64,505,592	86,545,756
7	18,282,589	11,348,276	5,221,895	1,504,968	13,453,251	29,841,678	39,589,025	49,296,261	68,634,057
8	23,195,994	13,769,839	5,674,589	3,224,581	18,702,055	39,935,666	52,502,917	64,978,465	89,744,435
9	26,146,071	20,170,568	14,934,457	9,202,822	663,153	14,477,628	22,674,969	30,828,759	47,034,470
10	33,464,219	25,378,575	18,293,846	10,577,610	2,328,601	20,402,185	31,038,774	41,572,061	62,405,952

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,926,416	13,997,200	8,435,498	2,506,271	8,617,133	23,440,188	32,334,018	41,227,857	59,015,516
2	16,224,501	7,399,439	833,352	9,596,414	26,027,133	47,934,785	61,079,378	74,223,969	100,513,152
3	15,491,187	5,829,915	3,185,205	12,778,363	30,716,107	54,699,000	69,088,735	83,478,471	112,210,330
4	28,049,897	19,264,029	11,213,609	2,492,302	13,486,532	35,141,691	48,094,862	61,048,033	86,947,073
5	35,255,499	27,352,389	20,217,566	12,414,084	1,685,666	20,917,005	32,429,556	43,886,494	66,800,371
6	35,088,596	27,370,523	20,434,684	12,879,520	779,157	19,359,530	30,436,324	41,505,592	63,545,756
7	41,282,589	34,348,276	28,221,895	21,495,032	9,546,749	8,841,678	16,589,025	26,296,261	45,634,057
8	46,195,994	36,769,839	28,674,589	19,775,419	4,297,945	16,935,666	29,502,917	41,978,465	66,744,435
9	49,146,071	43,170,568	37,934,457	32,202,822	22,336,847	8,522,372	325,031	7,828,759	24,034,470
10	56,464,219	48,378,575	41,293,846	33,577,610	20,671,399	2,597,815	8,038,774	18,572,061	39,405,952

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,176,751	23,520,475	26,710,487	30,268,023	36,648,046	45,541,885	50,878,179	56,214,482	66,887,080
2	22,653,057	29,084,152	33,794,288	39,052,122	48,472,394	61,616,987	69,503,740	77,390,496	93,164,005
3	23,672,462	30,739,064	35,870,673	41,626,568	51,889,785	66,279,521	74,913,362	83,547,203	100,814,886
4	12,321,079	18,737,980	23,282,821	28,495,766	37,524,007	50,550,201	58,322,104	66,094,007	81,637,812
5	5,363,447	11,113,653	15,098,670	19,773,560	27,683,107	39,250,956	46,164,525	53,078,094	66,838,509
6	5,367,508	10,959,895	14,828,713	19,356,142	27,017,125	38,194,741	44,880,913	51,526,990	64,810,248
7	656,922	4,346,642	7,726,653	11,753,665	18,409,870	28,281,527	34,169,907	40,022,593	51,687,163
8	3,137,266	3,586,293	7,980,803	13,293,560	21,844,643	34,696,872	42,310,091	49,870,730	64,864,847
9	9,028,507	4,710,474	1,817,532	1,621,587	7,025,621	15,390,504	20,359,769	25,304,495	35,114,624
10	14,318,071	8,405,805	4,547,592	86,700	7,096,715	18,129,312	24,624,383	31,051,139	43,746,852

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,976,751	14,320,475	17,510,487	21,068,023	27,448,046	36,341,885	41,678,179	47,014,482	57,687,080
2	13,453,057	19,884,152	24,594,288	29,852,122	39,272,394	52,416,987	60,303,740	68,190,496	83,964,005
3	14,472,462	21,539,064	26,670,673	32,426,568	42,689,785	57,079,521	65,713,362	74,347,203	91,614,886
4	3,121,079	9,537,980	14,082,821	19,295,766	28,324,007	41,350,201	49,122,104	56,894,007	72,437,812
5	3,836,553	1,913,653	5,898,670	10,573,560	18,483,107	30,050,956	36,964,525	43,878,094	57,638,509
6	3,832,494	1,759,895	5,628,713	10,156,142	17,817,125	28,994,741	35,680,913	42,326,990	55,610,248
7	9,856,922	4,853,358	1,473,347	2,553,665	9,209,870	19,081,527	24,969,907	30,822,593	42,487,163
8	12,337,266	5,613,707	1,219,197	4,093,560	12,644,643	25,496,872	33,110,091	40,670,730	55,664,847
9	18,228,507	13,910,474	11,017,532	7,578,413	2,174,379	6,190,504	11,159,769	16,104,495	25,914,624
10	23,518,071	17,605,805	13,747,592	9,113,300	2,103,285	8,929,312	15,424,383	21,851,139	34,546,852

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,376,751	9,720,475	12,910,487	16,468,023	22,848,046	31,741,885	37,078,179	42,414,482	53,087,080
2	8,853,057	15,284,152	19,994,288	25,252,122	34,672,394	47,816,987	55,703,740	63,590,496	79,364,005
3	9,872,462	16,939,064	22,070,673	27,826,568	38,089,785	52,479,521	61,113,362	69,747,203	87,014,886
4	1,478,921	4,937,980	9,482,821	14,695,766	23,724,007	36,750,201	44,522,104	52,294,007	67,837,812
5	8,436,553	2,686,347	1,298,670	5,973,560	13,883,107	25,450,956	32,364,525	39,278,094	53,038,509
6	8,432,494	2,840,105	1,028,713	5,556,142	13,217,125	24,394,741	31,080,913	37,726,990	51,010,248
7	14,456,922	9,453,358	6,073,347	2,046,335	4,609,870	14,481,527	20,369,907	26,222,593	37,887,163
8	16,937,266	10,213,707	5,819,197	506,440	8,044,643	20,896,872	28,510,091	36,070,730	51,064,847
9	22,828,507	18,510,474	15,617,532	12,178,413	6,774,379	1,590,504	6,559,769	11,504,495	21,314,624
10	28,118,071	22,205,805	18,347,592	13,713,300	6,703,285	4,329,312	10,824,383	17,251,139	29,946,852

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,623,249	13,279,525	10,089,513	6,531,977	151,954	8,741,885	14,078,179	19,414,482	30,087,080
2	14,146,943	7,715,848	3,005,712	2,252,122	11,672,394	24,816,987	32,703,740	40,590,496	56,364,005
3	13,127,538	6,060,936	929,327	4,826,568	15,089,785	29,479,521	38,113,362	46,747,203	64,014,886
4	24,478,921	18,062,020	13,517,179	8,304,234	724,007	13,750,201	21,522,104	29,294,007	44,837,812
5	31,436,553	25,686,347	21,701,330	17,026,440	9,116,893	2,450,956	9,364,525	16,278,094	30,038,509
6	31,432,494	25,840,105	21,971,287	17,443,858	9,782,875	1,394,741	8,080,913	14,726,990	28,010,248
7	37,456,922	32,453,358	29,073,347	25,046,335	18,390,130	8,518,473	2,630,093	3,222,593	14,887,163
8	39,937,266	33,213,707	28,819,197	23,506,440	14,955,357	2,103,128	5,510,091	13,070,730	28,064,847
9	45,828,507	41,510,474	38,617,532	35,178,413	29,774,379	21,409,496	16,440,231	11,495,505	1,685,376
10	51,118,071	45,205,805	41,347,592	36,713,300	29,703,285	18,670,688	12,175,617	5,748,861	6,946,852

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,895,393	28,891,145	34,515,258	40,511,010	51,759,226	66,748,616	75,742,244	84,735,872	102,723,128
2	28,136,128	36,997,519	45,305,063	54,166,453	70,781,541	92,935,017	106,227,103	119,519,189	146,103,363
3	29,668,997	39,373,496	48,443,008	58,143,809	76,282,830	100,534,835	115,081,356	129,581,260	158,581,072
4	17,564,117	26,396,805	34,475,870	43,261,602	59,368,819	81,199,682	94,298,199	107,378,782	133,469,796
5	9,975,793	17,866,838	25,006,867	32,830,546	47,002,446	66,367,468	77,952,964	89,538,460	112,624,280
6	9,858,444	17,519,844	24,442,801	32,005,301	45,706,436	64,377,066	75,523,384	86,667,122	108,889,285
7	3,280,240	10,106,588	16,179,284	22,864,734	34,815,344	51,228,894	61,027,088	70,786,701	90,261,007
8	2,023,688	11,100,420	18,989,583	27,720,064	43,037,598	64,175,043	76,733,927	89,231,554	114,086,547
9	5,637,291	217,552	5,385,732	11,059,847	20,896,324	34,720,064	42,937,682	51,126,206	67,430,130
10	9,791,405	1,825,287	5,008,002	12,517,992	25,224,560	43,147,241	53,747,000	64,269,345	85,157,628

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,695,393	19,691,145	25,315,258	31,311,010	42,559,226	57,548,616	66,542,244	75,535,872	93,523,128
2	18,936,128	27,797,519	36,105,063	44,966,453	61,581,541	83,735,017	97,027,103	110,319,189	136,903,363
3	20,468,997	30,173,496	39,243,008	48,943,809	67,082,830	91,334,835	105,881,356	120,381,260	149,381,072
4	8,364,117	17,196,805	25,275,870	34,061,602	50,168,819	71,999,682	85,098,199	98,178,782	124,269,796
5	775,793	8,666,838	15,806,867	23,630,546	37,802,446	57,167,468	68,752,964	80,338,460	103,424,280
6	658,444	8,319,844	15,242,801	22,805,301	36,506,436	55,177,066	66,323,384	77,467,122	99,689,285
7	5,919,760	906,588	6,979,284	13,664,734	25,615,344	42,028,894	51,827,088	61,586,701	81,061,007
8	7,176,312	1,900,420	9,789,583	18,520,064	33,837,598	54,975,043	67,533,927	80,031,554	104,886,547
9	14,837,291	8,982,448	3,814,268	1,859,847	11,696,324	25,520,064	33,737,682	41,926,206	58,230,130
10	18,991,405	11,025,287	4,191,998	3,317,992	16,024,560	33,947,241	44,547,000	55,069,345	75,957,628

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,095,393	15,091,145	20,715,258	26,711,010	37,959,226	52,948,616	61,942,244	70,935,872	88,923,128
2	14,336,128	23,197,519	31,505,063	40,366,453	56,981,541	79,135,017	92,427,103	105,719,189	132,303,363
3	15,868,997	25,573,496	34,643,008	44,343,809	62,482,830	86,734,835	101,281,356	115,781,260	144,781,072
4	3,764,117	12,596,805	20,675,870	29,461,602	45,568,819	67,399,682	80,498,199	93,578,782	119,669,796
5	3,824,207	4,066,838	11,206,867	19,030,546	33,202,446	52,567,468	64,152,964	75,738,460	98,824,280
6	3,941,556	3,719,844	10,642,801	18,205,301	31,906,436	50,577,066	61,723,384	72,867,122	95,089,285
7	10,519,760	3,693,412	2,379,284	9,064,734	21,015,344	37,428,894	47,227,088	56,986,701	76,461,007
8	11,776,312	2,699,580	5,189,583	13,920,064	29,237,598	50,375,043	62,933,927	75,431,554	100,286,547
9	19,437,291	13,582,448	8,414,268	2,740,153	7,096,324	20,920,064	29,137,682	37,326,206	53,630,130
10	23,591,405	15,625,287	8,791,998	1,282,008	11,424,560	29,347,241	39,947,000	50,469,345	71,357,628

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,904,807	7,908,855	2,284,742	3,711,010	14,959,226	29,948,616	38,942,244	47,935,872	65,923,128
2	8,663,872	197,519	8,505,063	17,366,453	33,981,541	56,135,017	69,427,103	82,719,189	109,303,363
3	7,131,003	2,573,496	11,643,008	21,343,809	39,482,830	63,734,835	78,281,356	92,781,260	121,781,072
4	19,235,883	10,403,195	2,324,130	6,461,602	22,568,819	44,399,682	57,498,199	70,578,782	96,669,796
5	26,824,207	18,933,162	11,793,133	3,969,454	10,202,446	29,567,468	41,152,964	52,738,460	75,824,280
6	26,941,556	19,280,156	12,357,199	4,794,699	8,906,436	27,577,066	38,723,384	49,867,122	72,089,285
7	33,519,760	26,693,412	20,620,716	13,935,266	1,984,656	14,428,894	24,227,088	33,986,701	53,461,007
8	34,776,312	25,699,580	17,810,417	9,079,936	6,237,598	27,375,043	39,933,927	52,431,554	77,286,547
9	42,437,291	36,582,448	31,414,268	25,740,153	15,903,676	2,079,936	6,137,682	14,326,206	30,630,130
10	46,591,405	38,625,287	31,791,998	24,282,008	11,575,440	6,347,241	16,947,000	27,469,345	48,357,628

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,730,459	22,726,211	28,350,324	34,346,076	45,594,292	60,583,682	69,577,310	78,570,938	96,558,204
2	20,346,440	29,270,528	37,603,492	46,464,882	63,079,973	85,233,449	98,525,535	111,817,621	138,401,792
3	21,028,147	30,797,829	39,922,728	49,623,529	67,762,552	92,014,555	106,565,758	121,116,960	150,179,681
4	8,277,004	17,170,830	25,311,584	34,139,975	50,298,106	72,205,333	85,303,850	98,402,368	124,599,404
5	1,013,913	9,014,765	16,238,569	24,129,614	38,396,362	57,852,145	69,502,396	81,087,892	104,258,884
6	1,203,762	9,017,205	16,039,507	23,687,953	37,508,273	56,312,776	67,514,607	78,715,693	101,003,567
7	5,036,389	1,992,517	8,195,848	15,006,279	27,104,449	43,690,301	53,548,844	63,372,511	82,934,692
8	10,312,602	-	736,629	7,479,264	16,501,515	32,175,219	53,679,723	66,398,554	79,024,501
9	12,821,126	-	6,772,435	-	1,465,570	4,336,247	14,327,206	28,307,750	36,602,479
10	20,428,059	-	12,251,686	-	5,069,550	2,758,003	15,838,998	34,138,951	44,902,521

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,530,459	13,526,211	19,150,324	25,146,076	36,394,292	51,383,682	60,377,310	69,370,938	87,358,204
2	11,146,440	20,070,528	28,403,492	37,264,882	53,879,973	76,033,449	89,325,535	102,617,621	129,201,792
3	11,828,147	21,597,829	30,722,728	40,423,529	58,562,552	82,814,555	97,365,758	111,916,960	140,979,681
4	922,996	7,970,830	16,111,584	24,939,975	41,098,106	63,005,333	76,103,850	89,202,368	115,399,404
5	8,186,087	-	185,235	7,038,569	14,929,614	29,196,362	48,652,145	60,302,396	71,887,892
6	7,996,238	-	182,795	6,839,507	14,487,953	28,308,273	47,112,776	58,314,607	69,515,693
7	14,236,389	-	7,207,483	-	1,004,152	5,806,279	17,904,449	34,490,301	44,348,844
8	19,512,602	-	9,936,629	-	1,720,736	7,301,515	22,975,219	44,479,723	57,198,554
9	22,021,126	-	15,972,435	-	10,665,570	-	4,863,753	5,127,206	19,107,750
10	29,628,059	-	21,451,686	-	14,269,550	-	6,441,997	6,638,998	24,938,951

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,930,459	8,926,211	14,550,324	20,546,076	31,794,292	46,783,682	55,777,310	64,770,938	82,758,204
2	6,546,440	15,470,528	23,803,492	32,664,882	49,279,973	71,433,449	84,725,535	98,017,621	124,601,792
3	7,228,147	16,997,829	26,122,728	35,823,529	53,962,552	78,214,555	92,765,758	107,316,960	136,379,681
4	5,522,996	3,370,830	11,511,584	20,339,975	36,498,106	58,405,333	71,503,850	84,602,368	110,799,404
5	12,786,087	-	4,785,235	2,438,569	10,329,614	24,596,362	44,052,145	55,702,396	67,287,892
6	12,596,238	-	4,782,795	2,239,507	9,887,953	23,708,273	42,512,776	53,714,607	64,915,693
7	18,836,389	-	11,807,483	-	5,604,152	1,206,279	13,304,449	29,890,301	39,748,844
8	24,112,602	-	14,536,629	-	6,320,736	2,701,515	18,375,219	39,879,723	52,598,554
9	26,621,126	-	20,572,435	-	15,265,570	-	9,463,753	527,206	14,507,750
10	34,228,059	-	26,051,686	-	18,869,550	-	11,041,997	2,038,998	20,338,951

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,069,541	14,073,789	8,449,676	2,453,924	8,794,292	23,783,682	32,777,310	41,770,938	59,758,204
2	16,453,560	7,529,472	803,492	9,664,882	26,279,973	48,433,449	61,725,535	75,017,621	101,601,792
3	15,771,853	6,002,171	3,122,728	12,823,529	30,962,552	55,214,555	69,765,758	84,316,960	113,379,681
4	28,522,996	19,629,170	11,488,416	2,660,025	13,498,106	35,405,333	48,503,850	61,602,368	87,799,404
5	35,786,087	27,785,235	20,561,431	12,670,388	1,596,362	21,052,145	32,702,396	44,287,892	67,458,884
6	35,596,238	27,782,795	20,760,493	13,112,047	708,273	19,512,776	30,714,607	41,915,693	64,203,567
7	41,836,389	34,807,483	28,604,152	21,793,721	9,695,551	6,890,301	16,748,844	26,572,511	46,134,692
8	47,112,602	37,536,629	29,320,736	20,298,485	4,624,781	16,879,723	29,598,554	42,224,501	67,288,742
9	49,621,126	43,572,435	38,265,570	32,463,753	22,472,794	8,492,250	197,521	8,053,087	24,445,888
10	57,228,059	49,051,686	41,869,550	34,041,997	20,961,002	2,661,049	8,102,521	18,761,519	39,843,894

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,058,107	23,450,568	26,676,377	30,273,834	36,725,450	45,719,078	51,115,259	56,511,430	67,303,792
2	22,445,575	28,956,652	33,719,639	39,036,473	48,562,449	61,854,535	69,829,787	77,805,039	93,755,540
3	23,416,401	30,570,945	35,760,135	41,580,616	51,958,997	66,510,199	75,240,919	83,971,640	101,433,083
4	11,895,369	18,384,274	22,982,060	28,260,803	37,390,350	50,568,948	58,430,925	66,290,035	82,008,256
5	4,882,788	10,706,467	14,736,200	19,470,827	27,470,659	39,176,987	46,168,133	53,159,280	67,082,643
6	4,907,736	10,571,539	14,492,302	19,070,532	26,825,885	38,137,204	44,899,441	51,627,209	65,067,552
7	1,158,613	3,915,105	7,340,214	11,413,353	18,152,237	28,150,295	34,104,748	40,030,750	51,833,739
8	3,948,631	2,874,704	7,333,247	12,726,096	21,389,647	34,414,183	42,123,582	49,779,655	64,952,465
9	9,465,490	5,089,233	2,157,852	1,325,746	6,799,063	15,269,075	20,299,607	25,299,818	35,230,578
10	15,024,284	9,036,623	5,126,195	422,444	6,687,301	17,868,050	24,443,885	30,950,525	43,803,898

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,858,107	14,250,568	17,476,377	21,073,834	27,525,450	36,519,078	41,915,259	47,311,430	58,103,792
2	13,245,575	19,756,652	24,519,639	29,836,473	39,362,449	52,654,535	60,629,787	68,605,039	84,555,540
3	14,216,401	21,370,945	26,560,135	32,380,616	42,758,997	57,310,199	66,040,919	74,771,640	92,233,083
4	2,695,369	9,184,274	13,782,060	19,060,803	28,190,350	41,368,948	49,230,925	57,090,035	72,808,256
5	4,317,212	1,506,467	5,536,200	10,270,827	18,270,659	29,976,987	36,968,133	43,959,280	57,882,643
6	4,292,264	1,371,539	5,292,302	9,870,532	17,625,885	28,937,204	35,699,441	42,427,209	55,867,552
7	10,358,613	5,284,895	1,859,786	2,213,353	8,952,237	18,950,295	24,904,748	30,830,750	42,633,739
8	13,148,631	6,325,296	1,866,753	3,526,096	12,189,647	25,214,183	32,923,582	40,579,655	55,752,465
9	18,665,490	14,289,233	11,357,852	7,874,254	2,400,937	6,069,075	11,099,607	16,099,818	26,030,578
10	24,224,284	18,236,623	14,326,195	9,622,444	2,512,699	8,668,050	15,243,885	21,750,525	34,603,898

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,258,107	9,650,568	12,876,377	16,473,834	22,925,450	31,919,078	37,315,259	42,711,430	53,503,792
2	8,645,575	15,156,652	19,919,639	25,236,473	34,762,449	48,054,535	56,029,787	64,005,039	79,955,540
3	9,616,401	16,770,945	21,960,135	27,780,616	38,158,997	52,710,199	61,440,919	70,171,640	87,633,083
4	1,904,631	4,584,274	9,182,060	14,460,803	23,590,350	36,768,948	44,630,925	52,490,035	68,208,256
5	8,917,212	3,093,533	936,200	5,670,827	13,670,659	25,376,987	32,368,133	39,359,280	53,282,643
6	8,892,264	3,228,461	692,302	5,270,532	13,025,885	24,337,204	31,099,441	37,827,209	51,267,552
7	14,958,613	9,884,895	6,459,786	2,386,647	4,352,237	14,350,295	20,304,748	26,230,750	38,033,739
8	17,748,631	10,925,296	6,466,753	1,073,904	7,589,647	20,614,183	28,323,582	35,979,655	51,152,465
9	23,265,490	18,889,233	15,957,852	12,474,254	7,000,937	1,469,075	6,499,607	11,499,818	21,430,578
10	28,824,284	22,836,623	18,926,195	14,222,444	7,112,699	4,068,050	10,643,885	17,150,525	30,003,898

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,741,893	13,349,432	10,123,623	6,526,166	74,550	8,919,078	14,315,259	19,711,430	30,503,792
2	14,354,425	7,843,348	3,080,361	2,236,473	11,762,449	25,054,535	33,029,787	41,005,039	56,955,540
3	13,383,599	6,229,055	1,039,885	4,780,616	15,158,997	29,710,199	38,440,919	47,171,640	64,633,083
4	24,904,631	18,415,726	13,817,940	8,539,197	590,350	13,768,948	21,630,925	29,490,035	45,208,256
5	31,917,212	26,093,533	22,063,800	17,329,173	9,329,341	2,376,987	9,368,133	16,359,280	30,282,643
6	31,892,264	26,228,461	22,307,698	17,729,468	9,974,115	1,337,204	8,099,441	14,827,209	28,267,552
7	37,958,613	32,884,895	29,459,786	25,386,647	18,647,763	8,649,705	2,695,252	3,230,750	15,033,739
8	40,748,631	33,925,296	29,466,753	24,073,904	15,410,353	2,385,817	5,323,582	12,979,655	28,152,465
9	46,265,490	41,889,233	38,957,852	35,474,254	30,000,937	21,530,925	16,500,393	11,500,182	1,569,422
10	51,824,284	45,836,623	41,926,195	37,222,444	30,112,699	18,931,950	12,356,115	5,849,475	7,003,898

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,037,674	28,900,364	34,399,655	40,262,346	51,260,938	65,917,659	74,711,700	83,505,731	101,093,802
2	28,397,028	37,061,758	45,184,933	53,849,664	70,096,017	91,757,842	104,754,940	117,752,037	143,746,229
3	30,015,251	39,500,764	48,368,996	57,854,508	75,590,972	99,304,754	113,511,847	127,689,957	156,046,178
4	18,274,944	26,893,517	34,793,285	43,384,036	59,115,987	80,462,359	93,270,184	106,042,956	131,554,936
5	10,792,291	18,502,132	25,472,549	33,112,220	46,963,015	65,881,563	77,209,944	88,535,315	111,095,353
6	10,637,348	18,112,033	24,864,913	32,243,388	45,626,613	63,867,596	74,764,022	85,660,449	107,373,965
7	4,144,444	10,803,435	16,725,733	23,247,416	34,909,680	50,937,254	60,514,471	70,046,510	89,074,333
8	3,446,733	12,259,111	19,942,070	28,438,102	43,373,336	64,000,536	76,260,576	88,461,010	112,744,852
9	4,878,876	822,874	5,865,037	11,400,675	20,993,051	34,492,588	42,524,232	50,520,756	66,452,729
10	8,521,714	791,526	5,856,607	13,167,789	25,553,322	43,033,560	53,383,572	63,658,099	84,054,840

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,837,674	19,700,364	25,199,655	31,062,346	42,060,938	56,717,659	65,511,700	74,305,731	91,893,802
2	19,197,028	27,861,758	35,984,933	44,649,664	60,896,017	82,557,842	95,554,940	108,552,037	134,546,229
3	20,815,251	30,300,764	39,168,996	48,654,508	66,390,972	90,104,754	104,311,847	118,489,957	146,846,178
4	9,074,944	17,693,517	25,593,285	34,184,036	49,915,987	71,262,359	84,070,184	96,842,956	122,354,936
5	1,592,291	9,302,132	16,272,549	23,912,220	37,763,015	56,681,563	68,009,944	79,335,315	101,895,353
6	1,437,348	8,912,033	15,664,913	23,043,388	36,426,613	54,667,596	65,564,022	76,460,449	98,173,965
7	5,055,556	1,603,435	7,525,733	14,047,416	25,709,680	41,737,254	51,314,471	60,846,510	79,874,333
8	5,753,267	3,059,111	10,742,070	19,238,102	34,173,336	54,800,536	67,060,576	79,261,010	103,544,852
9	14,078,876	8,377,126	3,334,963	2,200,675	11,793,051	25,292,588	33,324,232	41,320,756	57,252,729
10	17,721,714	9,991,526	3,343,393	3,967,789	16,353,322	33,833,560	44,183,572	54,458,099	74,854,840

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,237,674	15,100,364	20,599,655	26,462,346	37,460,938	52,117,659	60,911,700	69,705,731	87,293,802
2	14,597,028	23,261,758	31,384,933	40,049,664	56,296,017	77,957,842	90,954,940	103,952,037	129,946,229
3	16,215,251	25,700,764	34,568,996	44,054,508	61,790,972	85,504,754	99,711,847	113,889,957	142,246,178
4	4,474,944	13,093,517	20,993,285	29,584,036	45,315,987	66,662,359	79,470,184	92,242,956	117,754,936
5	3,007,709	4,702,132	11,672,549	19,312,220	33,163,015	52,081,563	63,409,944	74,735,315	97,295,353
6	3,162,652	4,312,033	11,064,913	18,443,388	31,826,613	50,067,596	60,964,022	71,860,449	93,573,965
7	9,655,556	2,996,565	2,925,733	9,447,416	21,109,680	37,137,254	46,714,471	56,246,510	75,274,333
8	10,353,267	1,540,889	6,142,070	14,638,102	29,573,336	50,200,536	62,460,576	74,661,010	98,944,852
9	18,678,876	12,977,126	7,934,963	2,399,325	7,193,051	20,692,588	28,724,232	36,720,756	52,652,729
10	22,321,714	14,591,526	7,943,393	632,211	11,753,322	29,233,560	39,583,572	49,858,099	70,254,840

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,762,326	7,899,636	2,400,345	3,462,346	14,460,938	29,117,659	37,911,700	46,705,731	64,293,802
2	8,402,972	261,758	8,384,933	17,049,664	33,296,017	54,957,842	67,954,940	80,952,037	106,946,229
3	6,784,749	2,700,764	11,568,996	21,054,508	38,790,972	62,504,754	76,711,847	90,889,957	119,246,178
4	18,525,056	9,906,483	2,006,715	6,584,036	22,315,987	43,662,359	56,470,184	69,242,956	94,754,936
5	26,007,709	18,297,868	11,327,451	3,687,780	10,163,015	29,081,563	40,409,944	51,735,315	74,295,353
6	26,162,652	18,687,967	11,935,087	4,556,612	8,826,613	27,067,596	37,964,022	48,860,449	70,573,965
7	32,655,556	25,996,565	20,074,267	13,552,584	1,890,320	14,137,254	23,714,471	33,246,510	52,274,333
8	33,353,267	24,540,889	16,857,930	8,361,898	6,573,336	27,200,536	39,460,576	51,661,010	75,944,852
9	41,678,876	35,977,126	30,934,963	25,399,325	15,806,949	2,307,412	5,724,232	13,720,756	29,652,729
10	45,321,714	37,591,526	30,943,393	23,632,211	11,246,678	6,233,560	16,583,572	26,858,099	47,254,840

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,006,879	22,869,569	28,368,860	34,231,551	45,230,143	59,886,874	68,680,905	77,474,946	95,063,017
2	20,792,111	29,518,149	37,650,942	46,315,673	62,562,026	84,223,851	97,220,948	110,218,046	136,212,238
3	21,575,708	31,128,572	40,034,108	49,519,620	67,256,086	90,969,866	105,198,135	119,426,404	147,827,591
4	9,208,253	17,886,370	25,846,457	34,460,885	50,260,421	71,663,717	84,471,541	97,279,364	122,879,065
5	2,060,643	9,866,213	16,912,253	24,620,287	38,561,121	57,568,208	68,943,250	80,271,630	102,928,392
6	2,205,067	9,823,477	16,677,533	24,139,603	37,636,825	55,992,691	66,945,192	77,882,423	99,675,275
7	3,942,266	2,897,829	8,947,441	15,588,284	27,389,665	43,579,190	53,217,162	62,808,134	81,921,713
8	8,509,496	771,825	8,752,864	17,529,471	32,806,771	53,774,666	66,190,573	78,515,955	102,984,111
9	11,882,568	5,985,924	814,419	4,841,897	14,588,484	28,237,183	36,337,281	44,394,395	60,413,156
10	18,917,328	10,922,413	3,934,621	3,669,807	16,403,056	34,250,897	44,760,707	55,164,979	75,754,282

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,806,879	13,669,569	19,168,860	25,031,551	36,030,143	50,686,874	59,480,905	68,274,946	85,863,017
2	11,592,111	20,318,149	28,450,942	37,115,673	53,362,026	75,023,851	88,020,948	101,018,046	127,012,238
3	12,375,708	21,928,572	30,834,108	40,319,620	58,056,086	81,769,866	95,998,135	110,226,404	138,627,591
4	8,253	8,686,370	16,646,457	25,260,885	41,060,421	62,463,717	75,271,541	88,079,364	113,679,065
5	7,139,357	666,213	7,712,253	15,420,287	29,361,121	48,368,208	59,743,250	71,071,630	93,728,392
6	6,994,933	623,477	7,477,533	14,939,603	28,436,825	46,792,691	57,745,192	68,682,423	90,475,275
7	13,142,266	6,302,171	252,559	6,388,284	18,189,665	34,379,190	44,017,162	53,608,134	72,721,713
8	17,709,496	8,428,175	447,136	8,329,471	23,606,771	44,574,666	56,990,573	69,315,955	93,784,111
9	21,082,568	15,185,924	10,014,419	4,358,103	5,388,484	19,037,183	27,137,281	35,194,395	51,213,156
10	28,117,328	20,122,413	13,134,621	5,530,193	7,203,056	25,050,897	35,560,707	45,964,979	66,554,282

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,206,879	9,089,569	14,568,860	20,431,551	31,430,143	46,086,874	54,880,905	63,674,946	81,263,017
2	6,992,111	15,718,149	23,850,942	32,515,673	48,762,026	70,423,851	83,420,948	96,418,046	122,412,238
3	7,775,708	17,328,572	26,234,108	35,719,620	53,456,086	77,169,866	91,398,135	105,626,404	134,027,591
4	4,591,747	4,086,370	12,046,457	20,660,885	36,460,421	57,863,717	70,671,541	83,479,364	109,079,065
5	11,739,357	3,933,787	3,112,253	10,820,287	24,761,121	43,768,208	55,143,250	66,471,630	89,128,392
6	11,594,933	3,976,523	2,877,533	10,339,603	23,836,825	42,192,691	53,145,192	64,082,423	85,875,275
7	17,742,266	10,902,171	4,852,559	1,788,284	13,589,665	29,779,190	39,417,162	49,008,134	68,121,713
8	22,309,496	13,028,175	5,047,136	3,729,471	19,006,771	39,974,666	52,390,573	64,715,955	89,184,111
9	25,682,568	19,785,924	14,614,419	8,958,103	788,484	14,437,183	22,537,281	30,594,395	46,613,156
10	32,717,328	24,722,413	17,734,621	10,130,193	2,603,056	20,450,897	30,960,707	41,364,979	61,954,282

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,793,121	13,930,431	8,431,140	2,568,449	8,430,143	23,086,874	31,880,905	40,674,946	58,263,017
2	16,007,889	7,281,851	850,942	9,515,673	25,762,026	47,423,851	60,420,948	73,418,046	99,412,238
3	15,224,292	5,671,428	3,234,108	12,719,620	30,456,086	54,169,866	68,398,135	82,626,404	111,027,591
4	27,591,747	18,913,630	10,953,543	2,339,115	13,460,421	34,863,717	47,671,541	60,479,364	86,079,065
5	34,739,357	26,933,787	19,887,747	12,179,713	1,761,121	20,768,208	32,143,250	43,471,630	66,128,392
6	34,594,933	26,976,523	20,122,467	12,660,397	836,825	19,192,691	30,145,192	41,082,423	62,875,275
7	40,742,266	33,902,171	27,852,559	21,211,716	9,410,335	6,779,190	16,417,162	26,008,134	45,121,713
8	45,309,496	36,028,175	28,047,136	19,270,529	3,993,229	16,974,666	29,390,573	41,715,955	66,184,111
9	48,682,568	42,785,924	37,614,419	31,958,103	22,211,516	8,562,817	462,719	7,594,395	23,613,156
10	55,717,328	47,722,413	40,734,621	33,130,193	20,396,944	2,549,103	7,960,707	18,364,979	38,954,282

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,285,552	23,580,529	26,734,744	30,252,359	36,560,798	45,354,829	50,631,256	55,907,672	66,460,515
2	22,848,053	29,199,340	33,856,625	39,055,463	48,370,030	61,367,125	69,165,384	76,963,641	92,560,158
3	23,914,710	30,893,566	35,967,592	41,658,900	51,806,955	66,035,224	74,572,185	83,109,147	100,183,069
4	12,732,002	19,076,899	23,561,698	28,716,149	37,643,084	50,514,213	58,198,907	65,883,601	81,252,990
5	5,829,817	11,506,750	15,447,052	20,060,868	27,881,662	39,311,226	46,147,218	52,983,210	66,580,867
6	5,813,450	11,334,617	15,151,681	19,628,307	27,195,109	38,239,207	44,842,380	51,413,881	64,540,235
7	174,151	4,765,220	8,099,374	12,074,776	18,648,436	28,400,506	34,219,571	40,002,354	51,528,675
8	2,345,460	4,272,772	8,600,954	13,842,791	22,275,799	34,962,325	42,479,605	49,945,046	64,760,705
9	8,606,654	4,342,981	1,488,321	1,906,474	7,239,469	15,501,433	20,409,576	25,294,754	34,988,384
10	13,628,861	7,791,752	3,993,180	579,771	7,490,502	18,375,593	24,790,108	31,137,186	43,675,644

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,085,552	14,380,529	17,534,744	21,052,359	27,360,798	36,154,829	41,431,256	46,707,672	57,260,515
2	13,648,053	19,999,340	24,656,625	29,855,463	39,170,030	52,167,125	59,965,384	67,763,641	83,360,158
3	14,714,710	21,693,566	26,767,592	32,458,900	42,606,955	56,835,224	65,372,185	73,909,147	90,983,069
4	3,532,002	9,876,899	14,361,698	19,516,149	28,443,084	41,314,213	48,998,907	56,683,601	72,052,990
5	3,370,183	2,306,750	6,247,052	10,860,868	18,681,662	30,111,226	36,947,218	43,783,210	57,380,867
6	3,386,550	2,134,617	5,951,681	10,428,307	17,995,109	29,039,207	35,642,380	42,213,881	55,340,235
7	9,374,151	4,434,780	1,100,626	2,874,776	9,448,436	19,200,506	25,019,571	30,802,354	42,328,675
8	11,545,460	4,927,228	599,046	4,642,791	13,075,799	25,762,325	33,279,605	40,745,046	55,560,705
9	17,806,654	13,542,981	10,688,321	7,293,526	1,960,531	6,301,433	11,209,576	16,094,754	25,788,384
10	22,828,861	16,991,752	13,193,180	8,620,229	1,709,498	9,175,593	15,590,108	21,937,186	34,475,644

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,485,552	9,780,529	12,934,744	16,452,359	22,760,798	31,554,829	36,831,256	42,107,672	52,660,515
2	9,048,053	15,399,340	20,056,625	25,255,463	34,570,030	47,567,125	55,365,384	63,163,641	78,760,158
3	10,114,710	17,093,566	22,167,592	27,858,900	38,006,955	52,235,224	60,772,185	69,309,147	86,383,069
4	1,067,998	5,276,899	9,761,698	14,916,149	23,843,084	36,714,213	44,398,907	52,083,601	67,452,990
5	7,970,183	2,293,250	1,647,052	6,260,868	14,081,662	25,511,226	32,347,218	39,183,210	52,780,867
6	7,986,550	2,465,383	1,351,681	5,828,307	13,395,109	24,439,207	31,042,380	37,613,881	50,740,235
7	13,974,151	9,034,780	5,700,626	1,725,224	4,848,436	14,600,506	20,419,571	26,202,354	37,728,675
8	16,145,460	9,527,228	5,199,046	42,791	8,475,799	21,162,325	28,679,605	36,145,046	50,960,705
9	22,406,654	18,142,981	15,288,321	11,893,526	6,560,531	1,701,433	6,609,576	11,494,754	21,188,384
10	27,428,861	21,591,752	17,793,180	13,220,229	6,309,498	4,575,593	10,990,108	17,337,186	29,875,644

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,514,448	13,219,471	10,065,256	6,547,641	239,202	8,554,829	13,831,256	19,107,672	29,660,515
2	13,951,947	7,600,660	2,943,375	2,255,463	11,570,030	24,567,125	32,365,384	40,163,641	55,760,158
3	12,885,290	5,906,434	832,408	4,858,900	15,006,955	29,235,224	37,772,185	46,309,147	63,383,069
4	24,067,998	17,723,101	13,238,302	8,083,851	843,084	13,714,213	21,398,907	29,083,601	44,452,990
5	30,970,183	25,293,250	21,352,948	16,739,132	8,918,338	2,511,226	9,347,218	16,183,210	29,780,867
6	30,986,550	25,465,383	21,648,319	17,171,693	9,604,891	1,439,207	8,042,380	14,613,881	27,740,235
7	36,974,151	32,034,780	28,700,626	24,725,224	18,151,564	8,399,494	2,580,429	3,202,354	14,728,675
8	39,145,460	32,527,228	28,199,046	22,957,209	14,524,201	1,837,675	5,679,605	13,145,046	27,960,705
9	45,406,654	41,142,981	38,288,321	34,893,526	29,560,531	21,298,567	16,390,424	11,505,246	1,811,616
10	50,428,861	44,591,752	40,793,180	36,220,229	29,309,498	18,424,407	12,009,892	5,662,814	6,875,644

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,094,025	28,890,189	34,327,070	40,123,234	50,997,005	65,487,401	74,181,644	82,875,886	100,264,360
2	28,509,013	37,075,412	45,106,404	53,672,807	69,734,788	91,150,792	104,000,391	116,849,993	142,549,196
3	30,166,099	39,543,969	48,311,561	57,689,430	75,224,617	98,669,287	112,706,949	126,724,161	154,758,588
4	18,608,179	27,120,004	34,930,123	43,423,384	58,968,006	80,072,134	92,734,611	105,353,779	130,576,241
5	11,179,408	18,793,237	25,684,552	33,229,139	46,922,751	65,618,350	76,818,173	88,006,892	110,310,912
6	11,006,349	18,387,963	25,056,084	32,342,825	45,566,292	63,592,508	74,365,278	85,138,049	106,597,508
7	4,557,106	11,127,303	16,975,109	23,417,527	34,935,153	50,773,565	60,234,929	69,658,796	88,463,623
8	4,121,649	12,808,081	20,381,983	28,770,901	43,515,711	63,888,496	75,999,459	88,051,639	112,050,241
9	4,516,567	1,109,106	6,088,488	11,550,434	21,025,882	34,361,907	42,302,405	50,203,140	65,949,346
10	7,916,141	-	298,966	6,257,469	13,469,896	25,688,170	42,955,475	53,180,910	63,331,821

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,894,025	19,690,189	25,127,070	30,923,234	41,797,005	56,287,401	64,981,644	73,675,886	91,064,360
2	19,309,013	27,875,412	35,906,404	44,472,807	60,534,788	81,950,792	94,800,391	107,649,993	133,349,196
3	20,966,099	30,343,969	39,111,561	48,489,430	66,024,617	89,469,287	103,506,949	117,524,161	145,558,588
4	9,408,179	17,920,004	25,730,123	34,223,384	49,768,006	70,872,134	83,534,611	96,153,779	121,376,241
5	1,979,408	9,593,237	16,484,552	24,029,139	37,722,751	56,418,350	67,618,173	78,806,892	101,110,912
6	1,806,349	9,187,963	15,856,084	23,142,825	36,366,292	54,392,508	65,165,278	75,938,049	97,397,508
7	4,642,894	1,927,303	7,775,109	14,217,527	25,735,153	41,573,565	51,034,929	60,458,796	79,263,623
8	5,078,351	3,608,081	11,181,983	19,570,901	34,315,711	54,688,496	66,799,459	78,851,639	102,850,241
9	13,716,567	-	8,090,894	3,111,512	2,350,434	11,825,882	25,161,907	33,102,405	41,003,140
10	17,116,141	-	9,498,966	-	2,942,531	4,269,896	16,488,170	33,755,475	43,980,910

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,294,025	15,090,189	20,527,070	26,323,234	37,197,005	51,687,401	60,381,644	69,075,886	86,464,360
2	14,709,013	23,275,412	31,306,404	39,872,807	55,934,788	77,350,792	90,200,391	103,049,993	128,749,196
3	16,366,099	25,743,969	34,511,561	43,889,430	61,424,617	84,869,287	98,906,949	112,924,161	140,958,588
4	4,808,179	13,320,004	21,130,123	29,623,384	45,168,006	66,272,134	78,934,611	91,553,779	116,776,241
5	2,620,592	4,993,237	11,884,552	19,429,139	33,122,751	51,818,350	63,018,173	74,206,892	96,510,912
6	2,793,651	4,587,963	11,256,084	18,542,825	31,766,292	49,792,508	60,565,278	71,338,049	92,797,508
7	9,242,894	-	2,672,697	3,175,109	9,617,527	21,135,153	36,973,565	46,434,929	55,858,796
8	9,678,351	-	991,919	6,581,983	14,970,901	29,715,711	50,088,496	62,199,459	74,251,639
9	18,316,567	-	12,690,894	-	7,711,512	-	2,249,566	7,225,882	20,561,907
10	21,716,141	-	14,098,966	-	7,542,531	-	330,104	11,888,170	29,155,475

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,705,975	7,909,811	2,472,930	3,323,234	14,197,005	28,687,401	37,381,644	46,075,886	63,464,360
2	8,290,987	275,412	8,306,404	16,872,807	32,934,788	54,350,792	67,200,391	80,049,993	105,749,196
3	6,633,901	2,743,969	11,511,561	20,889,430	38,424,617	61,869,287	75,906,949	89,924,161	117,958,588
4	18,191,821	9,679,996	1,869,877	6,623,384	22,168,006	43,272,134	55,934,611	68,553,779	93,776,241
5	25,620,592	18,006,763	11,115,448	3,570,861	10,122,751	28,818,350	40,018,173	51,206,892	73,510,912
6	25,793,651	18,412,037	11,743,916	4,457,175	8,766,292	26,792,508	37,565,278	48,338,049	69,797,508
7	32,242,894	25,672,697	19,824,891	13,382,473	1,864,847	13,973,565	23,434,929	32,858,796	51,663,623
8	32,678,351	23,991,919	16,418,017	8,029,099	6,715,711	27,088,496	39,199,459	51,251,639	75,250,241
9	41,316,567	35,690,894	30,711,512	25,249,566	15,774,118	2,438,093	5,502,405	13,403,140	29,149,346
10	44,716,141	37,098,966	30,542,531	23,330,104	11,111,830	6,155,475	16,380,910	26,531,821	46,683,363

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,130,353	22,926,518	28,363,398	34,159,563	45,033,333	59,523,730	68,217,972	76,912,204	94,300,688
2	20,996,280	29,623,292	37,656,258	46,222,660	62,284,642	83,700,646	96,550,247	109,399,846	135,099,050
3	21,828,835	31,273,290	40,069,433	49,447,300	66,982,487	90,427,156	104,493,960	118,560,763	146,631,466
4	9,651,453	18,222,029	26,091,783	34,599,538	50,219,776	71,371,411	84,033,887	96,696,365	121,996,923
5	2,562,340	10,270,571	17,228,026	24,840,096	38,622,725	57,405,755	68,643,478	79,843,302	102,242,947
6	2,684,750	10,199,885	16,968,951	24,345,325	37,677,171	55,813,002	66,641,211	77,446,584	98,992,125
7	3,415,420	3,330,830	9,303,062	15,853,823	27,513,693	43,504,657	53,033,255	62,508,132	81,397,658
8	7,645,789	1,494,261	9,361,622	18,016,184	33,087,646	53,796,722	66,061,521	78,236,971	102,407,770
9	11,430,615	5,612,564	505,454	5,075,509	14,703,198	28,186,416	36,189,414	44,149,994	59,981,947
10	18,187,386	10,283,200	3,398,988	4,101,426	16,662,365	34,285,087	44,667,381	54,940,226	75,288,884

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,930,353	13,726,518	19,163,398	24,959,563	35,833,333	50,323,730	59,017,972	67,712,204	85,100,688
2	11,796,280	20,423,292	28,456,258	37,022,660	53,084,642	74,500,646	87,350,247	100,199,846	125,899,050
3	12,628,835	22,073,290	30,869,433	40,247,300	57,782,487	81,227,156	95,293,960	109,360,763	137,431,466
4	451,453	9,022,029	16,891,783	25,399,538	41,019,776	62,171,411	74,833,887	87,496,365	112,796,923
5	6,637,660	1,070,571	8,028,026	15,640,096	29,422,725	48,205,755	59,443,478	70,643,302	93,042,947
6	6,515,250	999,885	7,768,951	15,145,325	28,477,171	46,613,002	57,441,211	68,246,584	89,792,125
7	12,615,420	5,869,170	103,062	6,653,823	18,313,693	34,304,657	43,833,255	53,308,132	72,197,658
8	16,845,789	7,705,739	161,622	8,816,184	23,887,646	44,596,722	56,861,521	69,036,971	93,207,770
9	20,630,615	14,812,564	9,705,454	4,124,491	5,503,198	18,986,416	26,989,414	34,949,994	50,781,947
10	27,387,386	19,483,200	12,598,988	5,098,574	7,462,365	25,085,087	35,467,381	45,740,226	66,088,884

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,330,353	9,126,518	14,563,398	20,359,563	31,233,333	45,723,730	54,417,972	63,112,204	80,500,688
2	7,196,280	15,823,292	23,856,258	32,422,660	48,484,642	69,900,646	82,750,247	95,599,846	121,299,050
3	8,028,835	17,473,290	26,269,433	35,647,300	53,182,487	76,627,156	90,693,960	104,760,763	132,831,466
4	4,148,547	4,422,029	12,291,783	20,799,538	36,419,776	57,571,411	70,233,887	82,896,365	108,196,923
5	11,237,660	3,529,429	3,428,026	11,040,096	24,822,725	43,605,755	54,843,478	66,043,302	88,442,947
6	11,115,250	3,600,115	3,168,951	10,545,325	23,877,171	42,013,002	52,841,211	63,646,584	85,192,125
7	17,215,420	10,469,170	4,496,938	2,053,823	13,713,693	29,704,657	39,233,255	48,708,132	67,597,658
8	21,445,789	12,305,739	4,438,378	4,216,184	19,287,646	39,996,722	52,261,521	64,436,971	88,607,770
9	25,230,615	19,412,564	14,305,454	8,724,491	903,198	14,386,416	22,389,414	30,349,994	46,181,947
10	31,987,386	24,083,200	17,198,988	9,698,574	2,862,365	20,485,087	30,867,381	41,140,226	61,488,884

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,669,847	13,873,482	8,436,602	2,640,437	8,233,333	22,723,730	31,417,972	40,112,204	57,500,688
2	15,803,720	7,176,708	856,258	9,422,660	25,484,642	46,900,646	59,750,247	72,599,846	98,299,050
3	14,971,165	5,526,710	3,269,433	12,647,300	30,182,487	53,627,156	67,693,960	81,760,763	109,831,466
4	27,148,547	18,577,971	10,708,217	2,200,462	13,419,776	34,571,411	47,233,887	59,896,365	85,196,923
5	34,237,660	26,529,429	19,571,974	11,959,904	1,822,725	20,605,755	31,843,478	43,043,302	65,442,947
6	34,115,250	26,600,115	19,831,049	12,454,675	877,171	19,013,002	29,841,211	40,646,584	62,192,125
7	40,215,420	33,469,170	27,496,938	20,946,177	9,286,307	6,704,657	16,233,255	25,708,132	44,597,658
8	44,445,789	35,305,739	27,438,378	18,783,816	3,712,354	16,996,722	29,261,521	41,436,971	65,607,770
9	48,230,615	42,412,564	37,305,454	31,724,491	22,096,802	8,613,584	610,586	7,349,994	23,181,947
10	54,987,386	47,083,200	40,198,988	32,698,574	20,137,635	2,514,913	7,867,381	18,140,226	38,488,884

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,384,490	23,630,730	26,749,149	30,226,842	36,463,688	45,157,930	50,374,469	55,591,019	66,024,107
2	23,026,515	29,302,220	33,906,651	39,046,493	48,255,355	61,104,957	68,814,718	76,524,478	91,943,999
3	24,143,148	31,034,448	36,050,894	41,677,615	51,710,506	65,777,308	74,217,389	82,657,471	99,537,633
4	13,128,138	19,401,032	23,825,995	28,921,951	37,747,581	50,463,847	58,061,333	65,658,819	80,853,792
5	6,281,899	11,885,758	15,781,344	20,334,284	28,066,326	39,357,797	46,116,212	52,869,930	66,309,718
6	6,241,659	11,694,607	15,461,205	19,880,740	27,359,837	38,270,601	44,790,959	51,287,885	64,257,514
7	295,477	5,170,836	8,459,314	12,381,879	18,873,329	28,507,234	34,252,876	39,970,035	51,358,275
8	1,581,309	4,934,888	9,202,614	14,373,789	22,689,227	35,210,542	42,632,123	50,002,603	64,640,038
9	8,196,225	3,989,884	1,170,218	2,180,408	7,439,011	15,601,860	20,449,028	25,273,572	34,852,076
10	12,956,653	7,194,462	3,455,980	1,051,166	7,863,093	18,606,892	24,940,087	31,203,978	43,590,272

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,184,490	14,430,730	17,549,149	21,026,842	27,263,688	35,957,930	41,174,469	46,391,019	56,824,107
2	13,826,515	20,102,220	24,706,651	29,846,493	39,055,355	51,904,957	59,614,718	67,324,478	82,743,999
3	14,943,148	21,834,448	26,850,894	32,477,615	42,510,506	56,577,308	65,017,389	73,457,471	90,337,633
4	3,928,138	10,201,032	14,625,995	19,721,951	28,547,581	41,263,847	48,861,333	56,458,819	71,653,792
5	2,918,101	2,685,758	6,581,344	11,134,284	18,886,326	30,157,797	36,916,212	43,669,930	57,109,718
6	2,958,341	2,494,607	6,261,205	10,680,740	18,159,837	29,070,601	35,590,959	42,087,885	55,057,514
7	8,904,523	4,029,164	740,686	3,181,879	9,673,329	19,307,234	25,052,876	30,770,035	42,158,275
8	10,781,309	4,265,112	2,614	5,173,789	13,489,227	26,010,542	33,432,123	40,802,603	55,440,038
9	17,396,225	13,189,884	10,370,218	7,019,592	1,760,989	6,401,860	11,249,028	16,073,572	25,652,076
10	22,156,653	16,394,462	12,655,980	8,148,834	1,336,907	9,406,892	15,740,087	22,003,978	34,390,272

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,584,490	9,830,730	12,949,149	16,426,842	22,663,688	31,357,930	36,574,469	41,791,019	52,224,107
2	9,226,515	15,502,220	20,106,651	25,246,493	34,455,355	47,304,957	55,014,718	62,724,478	78,143,999
3	10,343,148	17,234,448	22,250,894	27,877,615	37,910,506	51,977,308	60,417,389	68,857,471	85,737,633
4	671,862	5,601,032	10,025,995	15,121,951	23,947,581	36,663,847	44,261,333	51,858,819	67,053,792
5	7,518,101	1,914,242	1,981,344	6,534,284	14,266,326	25,557,797	32,316,212	39,069,930	52,509,718
6	7,558,341	2,105,393	1,661,205	6,080,740	13,559,837	24,470,601	30,990,959	37,487,885	50,457,514
7	13,504,523	8,629,164	5,340,686	1,418,121	5,073,329	14,707,234	20,452,876	26,170,035	37,558,275
8	15,381,309	8,865,112	4,597,386	573,789	8,889,227	21,410,542	28,832,123	36,202,603	50,840,038
9	21,996,225	17,789,884	14,970,218	11,619,592	6,360,989	1,801,860	6,649,028	11,473,572	21,052,076
10	26,756,653	20,994,462	17,255,980	12,748,834	5,936,907	4,806,892	11,140,087	17,403,978	29,790,272

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,415,510	13,169,270	10,050,851	6,573,158	336,312	8,357,930	13,574,469	18,791,019	29,224,107
2	13,773,485	7,497,780	2,893,349	2,246,493	11,455,355	24,304,957	32,014,718	39,724,478	55,143,999
3	12,656,852	5,765,552	749,106	4,877,615	14,910,506	28,977,308	37,417,389	45,857,471	62,737,633
4	23,671,862	17,398,968	12,974,005	7,878,049	947,581	13,663,847	21,261,333	28,858,819	44,053,792
5	30,518,101	24,914,242	21,018,656	16,465,716	8,733,674	2,557,797	9,316,212	16,069,930	29,509,718
6	30,558,341	25,105,393	21,338,795	16,919,260	9,440,163	1,470,601	7,990,959	14,487,885	27,457,514
7	36,504,523	31,629,164	28,340,686	24,418,121	17,926,671	8,292,766	2,547,124	3,170,035	14,558,275
8	38,381,309	31,865,112	27,597,386	22,426,211	14,110,773	1,589,458	5,832,123	13,202,603	27,840,038
9	44,996,225	40,789,884	37,970,218	34,619,592	29,360,989	21,198,140	16,350,972	11,526,428	1,947,924
10	49,756,653	43,994,462	40,255,980	35,748,834	28,936,907	18,193,108	11,859,913	5,596,022	6,790,272

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,727,758	36,792,713	43,419,750	50,484,705	63,738,788	81,401,170	91,998,608	102,596,045	123,790,910
2	38,867,027	49,308,640	59,097,638	69,539,252	89,117,254	115,221,284	130,883,702	146,546,121	177,870,959
3	41,421,563	52,852,276	63,539,123	74,969,834	96,343,528	124,906,280	141,991,905	159,077,529	193,248,778
4	27,931,190	38,283,652	47,803,430	58,119,954	77,056,935	102,780,821	118,178,751	133,550,620	164,294,357
5	19,121,615	28,352,598	36,746,306	45,899,477	62,577,646	85,330,143	98,978,181	112,571,400	139,757,839
6	18,757,639	27,704,052	35,810,692	44,664,163	60,735,932	82,662,267	95,793,230	108,881,222	135,035,793
7	11,108,326	19,049,181	26,127,782	33,931,722	47,922,407	67,178,871	78,665,652	90,150,699	113,027,135
8	12,190,235	22,610,097	31,730,598	41,856,758	59,702,330	84,397,642	99,101,092	113,750,727	142,919,932
9	1,058,901	7,813,282	13,802,932	20,393,814	31,914,809	48,081,618	57,709,916	67,320,931	86,465,566
10	902,523	8,111,095	15,921,646	24,549,630	39,325,741	60,173,819	72,544,937	84,840,909	109,295,452

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,527,758	27,592,713	34,219,750	41,284,705	54,538,788	72,201,170	82,798,608	93,396,045	114,590,910
2	29,667,027	40,108,640	49,897,638	60,339,252	79,917,254	106,021,284	121,683,702	137,346,121	168,670,959
3	32,221,563	43,652,276	54,339,123	65,769,834	87,143,528	115,706,280	132,791,905	149,877,529	184,048,778
4	18,731,190	29,083,652	38,603,430	48,919,954	67,856,935	93,580,821	108,978,751	124,350,620	155,094,357
5	9,921,615	19,152,598	27,546,306	36,699,477	53,377,646	76,130,143	89,778,181	103,371,400	130,557,839
6	9,557,639	18,504,052	26,610,692	35,464,163	51,535,932	73,462,267	86,593,230	99,681,222	125,835,793
7	1,908,326	9,849,181	16,927,782	24,731,722	38,722,407	57,978,871	69,465,652	80,950,699	103,827,135
8	2,990,235	13,410,097	22,530,598	32,656,758	50,502,330	75,197,642	89,901,092	104,550,727	133,719,932
9	8,141,099	1,386,718	4,602,932	11,193,814	22,714,809	38,881,618	48,509,916	58,120,931	77,265,566
10	10,102,523	1,088,905	6,721,646	15,349,630	30,125,741	50,973,819	63,344,937	75,640,909	100,095,452

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,927,758	22,992,713	29,619,750	36,684,705	49,938,788	67,601,170	78,198,608	88,796,045	109,990,910
2	25,067,027	35,508,640	45,297,638	55,739,252	75,317,254	101,421,284	117,083,702	132,746,121	164,070,959
3	27,621,563	39,052,276	49,739,123	61,169,834	82,543,528	111,106,280	128,191,905	145,277,529	179,448,778
4	14,131,190	24,483,652	34,003,430	44,319,954	63,256,935	88,980,821	104,378,751	119,750,620	150,494,357
5	5,321,615	14,552,598	22,946,306	32,099,477	48,777,646	71,530,143	85,178,181	98,771,400	125,957,839
6	4,957,639	13,904,052	22,010,692	30,864,163	46,935,932	68,862,267	81,993,230	95,081,222	121,235,793
7	2,691,674	5,249,181	12,327,782	20,131,722	34,122,407	53,378,871	64,865,652	76,350,699	99,227,135
8	1,609,765	8,810,097	17,930,598	28,056,758	45,902,330	70,597,642	85,301,092	99,950,727	129,119,932
9	12,741,099	5,986,718	2,932	6,593,814	18,114,809	34,281,618	43,909,916	53,520,931	72,665,566
10	14,702,523	5,688,905	2,121,646	10,749,630	25,525,741	46,373,819	58,744,937	71,040,909	95,495,452

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,072,242	7,287	6,619,750	13,684,705	26,938,788	44,601,170	55,198,608	65,796,045	86,990,910
2	2,067,027	12,508,640	22,297,638	32,739,252	52,317,254	78,421,284	94,083,702	109,746,121	141,070,959
3	4,621,563	16,052,276	26,739,123	38,169,834	59,543,528	88,106,280	105,191,905	122,277,529	156,448,778
4	8,868,810	1,483,652	11,003,430	21,319,954	40,256,935	65,980,821	81,378,751	96,750,620	127,494,357
5	17,678,385	8,447,402	53,694	9,099,477	25,777,646	48,530,143	62,178,181	75,771,400	102,957,839
6	18,042,361	9,095,948	989,308	7,864,163	23,935,932	45,862,267	58,993,230	72,081,222	98,235,793
7	25,691,674	17,750,819	10,672,218	2,868,278	11,122,407	30,378,871	41,865,652	53,350,699	76,227,135
8	24,609,765	14,189,903	5,069,402	5,056,758	22,902,330	47,597,642	62,301,092	76,950,727	106,119,932
9	35,741,099	28,986,718	22,997,068	16,406,186	4,885,191	11,281,618	20,909,916	30,520,931	49,665,566
10	37,702,523	28,688,905	20,878,354	12,250,370	2,525,741	23,373,819	35,744,937	48,040,909	72,495,452

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,883,814	31,948,769	38,575,805	45,640,760	58,894,843	76,557,226	87,154,663	97,752,100	118,946,965
2	32,813,348	43,257,321	53,046,323	63,487,933	83,065,935	109,169,965	124,832,383	140,494,802	171,819,640
3	34,697,213	46,157,676	56,844,523	68,275,234	89,648,928	118,225,708	135,371,776	152,476,342	186,647,591
4	20,686,664	31,116,558	40,636,335	50,988,798	69,989,846	95,713,732	111,148,064	126,582,141	157,325,878
5	12,188,862	21,494,129	29,923,367	39,142,217	55,856,877	78,690,317	92,341,816	105,993,314	133,210,662
6	12,097,052	21,140,197	29,312,863	38,230,309	54,383,186	76,397,762	89,545,902	102,676,865	128,875,638
7	4,764,138	12,823,574	19,988,722	27,875,662	41,966,450	61,324,429	72,869,902	84,378,311	107,333,582
8	2,961,590	13,688,755	23,012,076	33,325,644	51,399,843	76,330,760	91,140,898	105,878,607	135,177,082
9	4,400,398	2,481,435	8,562,751	15,240,257	26,857,351	43,132,703	52,811,400	62,451,284	81,653,798
10	9,009,694	331,123	8,358,529	17,184,185	32,195,272	53,277,367	65,755,316	78,142,142	102,731,778

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,683,814	22,748,769	29,375,805	36,440,760	49,694,843	67,357,226	77,954,663	88,552,100	109,746,965
2	23,613,348	34,057,321	43,846,323	54,287,933	73,865,935	99,969,965	115,632,383	131,294,802	162,619,640
3	25,497,213	36,957,676	47,644,523	59,075,234	80,448,928	109,025,708	126,171,776	143,276,342	177,447,591
4	11,486,664	21,916,558	31,436,335	41,788,798	60,789,846	86,513,732	101,948,064	117,382,141	148,125,878
5	2,988,862	12,294,129	20,723,367	29,942,217	46,656,877	69,490,317	83,141,816	96,793,314	124,010,662
6	2,897,052	11,940,197	20,112,863	29,030,309	45,183,186	67,197,762	80,345,902	93,476,865	119,675,638
7	4,435,862	3,623,574	10,788,722	18,675,662	32,766,450	52,124,429	63,669,902	75,178,311	98,133,582
8	6,238,410	4,488,755	13,812,076	24,125,644	42,199,843	67,130,760	81,940,898	96,678,607	125,977,082
9	13,600,398	6,718,565	637,249	6,040,257	17,657,351	33,932,703	43,611,400	53,251,284	72,453,798
10	18,209,694	8,868,877	841,471	7,984,185	22,995,272	44,077,367	56,555,316	68,942,142	93,531,778

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,083,814	18,148,769	24,775,805	31,840,760	45,094,843	62,757,226	73,354,663	83,952,100	105,146,965
2	19,013,348	29,457,321	39,246,323	49,687,933	69,265,935	95,369,965	111,032,383	126,694,802	158,019,640
3	20,897,213	32,357,676	43,044,523	54,475,234	75,848,928	104,425,708	121,571,776	138,676,342	172,847,591
4	6,886,664	17,316,558	26,836,335	37,188,798	56,189,846	81,913,732	97,348,064	112,782,141	143,525,878
5	1,611,138	7,694,129	16,123,367	25,342,217	42,056,877	64,890,317	78,541,816	92,193,314	119,410,662
6	1,702,948	7,340,197	15,512,863	24,430,309	40,583,186	62,597,762	75,745,902	88,876,865	115,075,638
7	9,035,862	976,426	6,188,722	14,075,662	28,166,450	47,524,429	59,069,902	70,578,311	93,533,582
8	10,838,410	111,245	9,212,076	19,525,644	37,599,843	62,530,760	77,340,898	92,078,607	121,377,082
9	18,200,398	11,318,565	5,237,249	1,440,257	13,057,351	29,332,703	39,011,400	48,651,284	67,853,798
10	22,809,694	13,468,877	5,441,471	3,384,185	18,395,272	39,477,367	51,955,316	64,342,142	88,931,778

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,916,186	4,851,231	1,775,805	8,840,760	22,094,843	39,757,226	50,354,663	60,952,100	82,146,965
2	3,986,652	6,457,321	16,246,323	26,687,933	46,265,935	72,369,965	88,032,383	103,694,802	135,019,640
3	2,102,787	9,357,676	20,044,523	31,475,234	52,848,928	81,425,708	98,571,776	115,676,342	149,847,591
4	16,113,336	5,683,442	3,836,335	14,188,798	33,189,846	58,913,732	74,348,064	89,782,141	120,525,878
5	24,611,138	15,305,871	6,876,633	2,342,217	19,056,877	41,890,317	55,541,816	69,193,314	96,410,662
6	24,702,948	15,659,803	7,487,137	1,430,309	17,583,186	39,597,762	52,745,902	65,876,865	92,075,638
7	32,035,862	23,976,426	16,811,278	8,924,338	5,166,450	24,524,429	36,069,902	47,578,311	70,533,582
8	33,838,410	23,111,245	13,787,924	3,474,356	14,599,843	39,530,760	54,340,898	69,078,607	98,377,082
9	41,200,398	34,318,565	28,237,249	21,559,743	9,942,649	6,332,703	16,011,400	25,651,284	44,853,798
10	45,809,694	36,468,877	28,441,471	19,615,815	4,604,728	16,477,367	28,955,316	41,342,142	65,931,778

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,959,775	31,450,399	35,722,458	40,432,424	48,976,531	60,751,462	67,816,417	74,881,372	89,011,282
2	33,298,167	41,413,000	47,721,464	54,682,538	67,299,463	84,702,150	95,143,764	105,585,374	126,468,602
3	35,325,182	44,208,708	51,085,316	58,705,791	72,459,010	91,510,197	102,940,909	114,371,622	137,175,614
4	22,388,816	30,455,426	36,524,383	43,426,025	55,556,870	72,706,127	82,995,682	93,285,237	113,845,553
5	14,162,560	21,381,575	26,708,470	32,854,370	43,465,077	58,720,362	67,830,404	76,931,403	95,133,401
6	13,959,349	20,949,930	26,113,586	32,058,550	42,309,213	57,015,376	65,814,401	74,583,773	92,091,723
7	6,832,292	13,058,080	17,551,034	22,806,040	31,699,667	44,648,396	52,380,218	60,077,199	75,427,626
8	6,520,167	14,749,404	20,546,847	27,416,767	38,765,025	55,492,062	65,430,935	75,321,267	94,964,211
9	2,596,501	2,718,596	6,536,793	10,992,920	18,253,093	29,167,820	35,664,385	42,127,043	54,997,774
10	5,848,757	1,324,699	6,320,738	12,227,071	21,548,986	35,765,312	44,171,659	52,516,436	69,058,955

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,759,775	22,250,399	26,522,458	31,232,424	39,776,531	51,551,462	58,616,417	65,681,372	79,811,282
2	24,098,167	32,213,000	38,521,464	45,482,538	58,099,463	75,502,150	85,943,764	96,385,374	117,268,602
3	26,125,182	35,008,708	41,885,316	49,505,791	63,259,010	82,310,197	93,740,909	105,171,622	127,975,614
4	13,188,816	21,255,426	27,324,383	34,226,025	46,356,870	63,506,127	73,795,682	84,085,237	104,645,553
5	4,962,560	12,181,575	17,508,470	23,654,370	34,265,077	49,520,362	58,630,404	67,731,403	85,933,401
6	4,759,349	11,749,930	16,913,586	22,858,550	33,109,213	47,815,376	56,614,401	65,383,773	82,891,723
7	2,367,708	3,858,080	8,351,034	13,606,040	22,499,667	35,448,396	43,180,218	50,877,199	66,227,626
8	2,679,833	5,549,404	11,346,847	18,216,767	29,565,025	46,292,062	56,230,935	66,121,267	85,764,211
9	11,796,501	6,481,404	2,663,207	1,792,920	9,053,093	19,967,820	26,464,385	32,927,043	45,797,774
10	15,048,757	7,875,301	2,879,262	3,027,071	12,348,986	26,565,312	34,971,659	43,316,436	59,858,955

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,159,775	17,650,399	21,922,458	26,632,424	35,176,531	46,951,462	54,016,417	61,081,372	75,211,282
2	19,498,167	27,613,000	33,921,464	40,882,538	53,499,463	70,902,150	81,343,764	91,785,374	112,668,602
3	21,525,182	30,408,708	37,285,316	44,905,791	58,659,010	77,710,197	89,140,909	100,571,622	123,375,614
4	8,588,816	16,655,426	22,724,383	29,626,025	41,756,870	58,906,127	69,195,682	79,485,237	100,045,553
5	362,560	7,581,575	12,908,470	19,054,370	29,665,077	44,920,362	54,030,404	63,131,403	81,333,401
6	159,349	7,149,930	12,313,586	18,258,550	28,509,213	43,215,376	52,014,401	60,783,773	78,291,723
7	6,967,708	741,920	3,751,034	9,006,040	17,899,667	30,848,396	38,580,218	46,277,199	61,627,626
8	7,279,833	949,404	6,746,847	13,616,767	24,965,025	41,692,062	51,630,935	61,521,267	81,164,211
9	16,396,501	11,081,404	7,263,207	2,807,080	4,453,093	15,367,820	21,864,385	28,327,043	41,197,774
10	19,648,757	12,475,301	7,479,262	1,572,929	7,748,986	21,965,312	30,371,659	38,716,436	55,258,955

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,840,225	5,349,601	1,077,542	3,632,424	12,176,531	23,951,462	31,016,417	38,081,372	52,211,282
2	3,501,833	4,613,000	10,921,464	17,882,538	30,499,463	47,902,150	58,343,764	68,785,374	89,668,602
3	1,474,818	7,408,708	14,285,316	21,905,791	35,659,010	54,710,197	66,140,909	77,571,622	100,375,614
4	14,411,184	6,344,574	275,617	6,626,025	18,756,870	35,906,127	46,195,682	56,485,237	77,045,553
5	22,637,440	15,418,425	10,091,530	3,945,630	6,665,077	21,920,362	31,030,404	40,131,403	58,333,401
6	22,840,651	15,850,070	10,686,414	4,741,450	5,509,213	20,215,376	29,014,401	37,783,773	55,291,723
7	29,967,708	23,741,920	19,248,966	13,993,960	5,100,333	7,848,396	15,580,218	23,277,199	38,627,626
8	30,279,833	22,050,596	16,253,153	9,383,233	1,965,025	18,692,062	28,630,935	38,521,267	58,164,211
9	39,396,501	34,081,404	30,263,207	25,807,080	18,546,907	7,632,180	1,135,615	5,327,043	18,197,774
10	42,648,757	35,475,301	30,479,262	24,572,929	15,251,014	1,034,688	7,371,659	15,716,436	32,258,955

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,733,331	36,862,157	43,549,106	50,677,931	64,051,840	81,873,898	92,567,141	103,260,383	124,646,859
2	38,859,968	49,395,977	59,273,475	69,809,484	89,564,479	115,904,500	131,708,514	147,512,529	179,120,555
3	41,390,679	52,924,730	63,708,189	75,242,241	96,809,161	125,636,862	142,876,949	160,117,033	194,597,204
4	27,745,337	38,191,390	47,797,232	58,214,236	77,322,415	103,278,856	118,823,090	134,333,927	165,355,599
5	18,874,218	28,195,638	36,671,421	45,908,025	62,743,744	85,701,934	99,476,848	113,196,131	140,628,347
6	18,530,008	27,563,963	35,750,452	44,683,963	60,907,491	83,038,416	96,288,089	109,500,674	135,891,694
7	10,835,809	18,854,787	26,003,622	33,884,261	48,007,485	67,445,406	79,040,510	90,631,137	113,718,429
8	11,724,602	22,263,339	31,477,493	41,704,552	59,727,668	84,662,671	99,507,085	114,297,082	143,737,797
9	821,890	7,644,285	13,694,681	20,349,531	31,981,163	48,298,349	58,017,851	67,719,851	87,037,562
10	1,312,239	7,796,266	15,690,442	24,409,067	39,334,081	60,382,470	72,871,217	85,284,055	109,970,838

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,533,331	27,662,157	34,349,106	41,477,931	54,851,840	72,673,898	83,367,141	94,060,383	115,446,859
2	29,659,968	40,195,977	50,073,475	60,609,484	80,364,479	106,704,500	122,508,514	138,312,529	169,920,555
3	32,190,679	43,724,730	54,508,189	66,042,241	87,609,161	116,436,862	133,676,949	150,917,033	185,397,204
4	18,545,337	28,991,390	38,597,232	49,014,236	68,122,415	94,078,856	109,623,090	125,133,927	156,155,599
5	9,674,218	18,995,638	27,471,421	36,708,025	53,543,744	76,501,934	90,276,848	103,996,131	131,428,347
6	9,330,008	18,363,963	26,550,452	35,483,963	51,707,491	73,838,416	87,088,089	100,300,674	126,691,694
7	1,635,809	9,654,787	16,803,622	24,684,261	38,807,485	58,245,406	69,840,510	81,431,137	104,518,429
8	2,524,602	13,063,339	22,277,493	32,504,552	50,527,668	75,462,671	90,307,085	105,097,082	134,537,797
9	8,378,110	1,555,715	4,494,681	11,149,531	22,781,163	39,098,349	48,817,851	58,519,851	77,837,562
10	10,512,239	1,403,734	6,490,442	15,209,067	30,134,081	51,182,470	63,671,217	76,084,055	100,770,838

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,933,331	23,062,157	29,749,106	36,877,931	50,251,840	68,073,898	78,767,141	89,460,383	110,846,859
2	25,059,968	35,595,977	45,473,475	56,009,484	75,764,479	102,104,500	117,908,514	133,712,529	165,320,555
3	27,590,679	39,124,730	49,908,189	61,442,241	83,009,161	111,836,862	129,076,949	146,317,033	180,797,204
4	13,945,337	24,391,390	33,997,232	44,414,236	63,522,415	89,478,856	105,023,090	120,533,927	151,555,599
5	5,074,218	14,395,638	22,871,421	32,108,025	48,943,744	71,901,934	85,676,848	99,396,131	126,828,347
6	4,730,008	13,763,963	21,950,452	30,883,963	47,107,491	69,238,416	82,488,089	95,700,674	122,091,694
7	2,964,191	5,054,787	12,203,622	20,084,261	34,207,485	53,645,406	65,240,510	76,831,137	99,918,429
8	2,075,398	8,463,339	17,677,493	27,904,552	45,927,668	70,862,671	85,707,085	100,497,082	129,937,797
9	12,978,110	6,155,715	105,319	6,549,531	18,181,163	34,498,349	44,217,851	53,919,851	73,237,562
10	15,112,239	6,003,734	1,890,442	10,609,067	25,534,081	46,582,470	59,071,217	71,484,055	96,170,838

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,066,669	62,157	6,749,106	13,877,931	27,251,840	45,073,898	55,767,141	66,460,383	87,846,859
2	2,059,968	12,595,977	22,473,475	33,009,484	52,764,479	79,104,500	94,908,514	110,712,529	142,320,555
3	4,590,679	16,124,730	26,908,189	38,442,241	60,009,161	88,836,862	106,076,949	123,317,033	157,797,204
4	9,054,663	1,391,390	10,997,232	21,414,236	40,522,415	66,478,856	82,023,090	97,533,927	128,555,599
5	17,925,782	8,604,362	128,579	9,108,025	25,943,744	48,901,934	62,676,848	76,396,131	103,828,347
6	18,269,992	9,236,037	1,049,548	7,883,963	24,107,491	46,238,416	59,488,089	72,700,674	99,091,694
7	25,964,191	17,945,213	10,796,378	2,915,739	11,207,485	30,645,406	42,240,510	53,831,137	76,918,429
8	25,075,398	14,536,661	5,322,507	4,904,552	22,927,668	47,862,671	62,707,085	77,497,082	106,937,797
9	35,978,110	29,155,715	23,105,319	16,450,469	4,818,837	11,498,349	21,217,851	30,919,851	50,237,562
10	38,112,239	29,003,734	21,109,558	12,390,933	2,534,081	23,582,470	36,071,217	48,484,055	73,170,838

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,846,684	31,975,509	38,662,459	45,791,284	59,165,182	76,987,250	87,680,493	98,373,726	119,760,212
2	32,746,740	43,291,308	53,168,805	63,704,812	83,459,806	109,799,831	125,603,845	141,407,857	173,015,886
3	34,600,205	46,171,106	56,954,566	68,488,617	90,055,537	118,890,666	136,191,742	153,457,648	187,937,819
4	20,429,613	30,960,901	40,566,948	51,013,000	70,193,018	96,149,461	111,723,325	127,297,191	158,325,683
5	11,873,268	21,269,732	29,782,137	39,084,330	55,956,953	79,003,567	92,778,481	106,553,395	134,023,446
6	11,803,943	20,935,585	29,188,777	38,186,841	54,492,289	76,712,329	89,985,682	103,235,354	129,677,227
7	4,422,760	12,567,970	19,804,209	27,768,671	41,992,975	61,537,947	73,187,795	84,806,107	107,974,678
8	2,386,342	13,238,705	22,664,454	33,080,415	51,340,727	76,516,522	91,468,682	106,347,640	135,918,885
9	4,694,901	2,258,490	8,399,351	15,141,724	26,874,837	43,305,803	53,071,999	62,803,175	82,183,370
10	9,516,116	65,671	8,047,657	16,966,068	32,128,588	53,419,356	66,015,964	78,520,540	103,343,760

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,646,684	22,775,509	29,462,459	36,591,284	49,965,182	67,787,250	78,480,493	89,173,726	110,560,212
2	23,546,740	34,091,308	43,968,805	54,504,812	74,259,806	100,599,831	116,403,845	132,207,857	163,815,886
3	25,400,205	36,971,106	47,754,566	59,288,617	80,855,537	109,690,666	126,991,742	144,257,648	178,737,819
4	11,229,613	21,760,901	31,366,948	41,813,000	60,993,018	86,949,461	102,523,325	118,097,191	149,125,683
5	2,673,268	12,069,732	20,582,137	29,884,330	46,756,953	69,803,567	83,578,481	97,353,395	124,823,446
6	2,603,943	11,735,585	19,988,777	28,986,841	45,292,289	67,512,329	80,785,682	94,035,354	120,477,227
7	4,777,240	3,367,970	10,604,209	18,568,671	32,792,975	52,337,947	63,987,795	75,606,107	98,774,678
8	6,813,658	4,038,705	13,464,454	23,880,415	42,140,727	67,316,522	82,268,682	97,147,640	126,718,885
9	13,894,901	6,941,510	800,649	5,941,724	17,674,837	34,105,803	43,871,999	53,603,175	72,983,370
10	18,716,116	9,265,671	1,152,343	7,766,068	22,928,588	44,219,356	56,815,964	69,320,540	94,143,760

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,046,684	18,175,509	24,862,459	31,991,284	45,365,182	63,187,250	73,880,493	84,573,726	105,960,212
2	18,946,740	29,491,308	39,368,805	49,904,812	69,659,806	95,999,831	111,803,845	127,607,857	159,215,886
3	20,800,205	32,371,106	43,154,566	54,688,617	76,255,537	105,090,666	122,391,742	139,657,648	174,137,819
4	6,629,613	17,160,901	26,766,948	37,213,000	56,393,018	82,349,461	97,923,325	113,497,191	144,525,683
5	1,926,732	7,469,732	15,982,137	25,284,330	42,156,953	65,203,567	78,978,481	92,753,395	120,223,446
6	1,996,057	7,135,585	15,388,777	24,386,841	40,692,289	62,912,329	76,185,682	89,435,354	115,877,227
7	9,377,240	1,232,030	6,004,209	13,968,671	28,192,975	47,737,947	59,387,795	71,006,107	94,174,678
8	11,413,658	581,295	8,864,454	19,280,415	37,540,727	62,716,522	77,668,682	92,547,640	122,118,885
9	18,494,901	11,541,510	5,400,649	1,341,724	13,074,837	29,505,803	39,271,999	49,003,175	68,383,370
10	23,316,116	13,865,671	5,752,343	3,166,068	18,328,588	39,619,356	52,215,964	64,720,540	89,543,760

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,953,316	4,824,491	1,862,459	8,991,284	22,365,182	40,187,250	50,880,493	61,573,726	82,960,212
2	4,053,260	6,491,308	16,368,805	26,904,812	46,659,806	72,999,831	88,803,845	104,607,857	136,215,886
3	2,199,795	9,371,106	20,154,566	31,688,617	53,255,537	82,090,666	99,391,742	116,657,648	151,137,819
4	16,370,387	5,839,099	3,766,948	14,213,000	33,393,018	59,349,461	74,923,325	90,497,191	121,525,683
5	24,926,732	15,530,268	7,017,863	2,284,330	19,156,953	42,203,567	55,978,481	69,753,395	97,223,446
6	24,996,057	15,864,415	7,611,223	1,386,841	17,692,289	39,912,329	53,185,682	66,435,354	92,877,227
7	32,377,240	24,232,030	16,995,791	9,031,329	5,192,975	24,737,947	36,387,795	48,006,107	71,174,678
8	34,413,658	23,561,295	14,135,546	3,719,585	14,540,727	39,716,522	54,668,682	69,547,640	99,118,885
9	41,494,901	34,541,510	28,400,649	21,658,276	9,925,163	6,505,803	16,271,999	26,003,175	45,383,370
10	46,316,116	36,865,671	28,752,343	19,833,932	4,671,412	16,619,356	29,215,964	41,720,540	66,543,760

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,931,289	31,471,552	35,782,230	40,534,773	49,156,128	61,037,507	68,166,332	75,295,157	89,552,808
2	33,240,763	41,428,958	47,794,451	54,818,456	67,549,445	85,109,460	95,645,470	106,181,480	127,253,499
3	35,239,185	44,203,020	51,141,796	58,831,164	72,708,717	91,932,136	103,466,187	115,000,238	138,017,114
4	22,145,524	30,292,393	36,416,217	43,380,252	55,627,899	72,932,274	83,314,851	93,697,428	114,450,717
5	13,870,330	21,161,595	26,536,646	32,738,108	43,451,618	58,844,817	68,043,989	77,227,265	95,593,817
6	13,681,576	20,742,119	25,959,118	31,957,827	42,307,724	57,153,300	66,031,873	74,886,889	92,553,119
7	6,514,689	12,803,415	17,343,095	22,651,849	31,632,027	44,703,876	52,511,565	60,278,130	75,773,211
8	5,993,975	14,316,073	20,174,960	27,115,889	38,584,161	55,479,338	65,516,339	75,498,896	95,332,806
9	2,871,213	2,496,589	6,353,888	10,854,817	18,187,301	29,209,340	35,764,636	42,289,943	55,281,190
10	6,316,987	935,118	5,989,723	11,956,007	21,378,200	35,741,464	44,229,770	52,655,861	69,353,721

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,731,289	22,271,552	26,582,230	31,334,773	39,956,128	51,837,507	58,966,332	66,095,157	80,352,808
2	24,040,763	32,228,958	38,594,451	45,618,456	58,349,445	75,909,460	86,445,470	96,981,480	118,053,499
3	26,039,185	35,003,020	41,941,796	49,631,164	63,508,717	82,732,136	94,266,187	105,800,238	128,817,114
4	12,945,524	21,092,393	27,216,217	34,180,252	46,427,899	63,732,274	74,114,851	84,497,428	105,250,717
5	4,670,330	11,961,595	17,336,646	23,538,108	34,251,618	49,644,817	58,843,989	68,027,265	86,393,817
6	4,481,576	11,542,119	16,759,118	22,757,827	33,107,724	47,953,300	56,831,873	65,686,889	83,353,119
7	2,685,311	3,603,415	8,143,095	13,451,849	22,432,027	35,503,876	43,311,565	51,078,130	66,573,211
8	3,206,025	5,116,073	10,974,960	17,915,889	29,384,161	46,279,338	56,316,339	66,298,896	86,132,806
9	12,071,213	6,703,411	2,846,112	1,654,817	8,987,301	20,009,340	26,564,636	33,089,943	46,081,190
10	15,516,987	8,264,882	3,210,277	2,756,007	12,178,200	26,541,464	35,029,770	43,455,861	60,153,721

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,131,289	17,671,552	21,982,230	26,734,773	35,356,128	47,237,507	54,366,332	61,495,157	75,752,808
2	19,440,763	27,628,958	33,994,451	41,018,456	53,749,445	71,309,460	81,845,470	92,381,480	113,453,499
3	21,439,185	30,403,020	37,341,796	45,031,164	58,908,717	78,132,136	89,666,187	101,200,238	124,217,114
4	8,345,524	16,492,393	22,616,217	29,580,252	41,827,899	59,132,274	69,514,851	79,897,428	100,650,717
5	70,330	7,361,595	12,736,646	18,938,108	29,651,618	45,044,817	54,243,989	63,427,265	81,793,817
6	118,424	6,942,119	12,159,118	18,157,827	28,507,724	43,353,300	52,231,873	61,086,889	78,753,119
7	7,285,311	996,585	3,543,095	8,851,849	17,832,027	30,903,876	38,711,565	46,478,130	61,973,211
8	7,806,025	516,073	6,374,960	13,315,889	24,784,161	41,679,338	51,716,339	61,698,896	81,532,806
9	16,671,213	11,303,411	7,446,112	2,945,183	4,387,301	15,409,340	21,964,636	28,489,943	41,481,190
10	20,116,987	12,864,882	7,810,277	1,843,993	7,578,200	21,941,464	30,429,770	38,855,861	55,553,721

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,868,711	5,328,448	1,017,770	3,734,773	12,356,128	24,237,507	31,366,332	38,495,157	52,752,808
2	3,559,237	4,628,958	10,994,451	18,018,456	30,749,445	48,309,460	58,845,470	69,381,480	90,453,499
3	1,560,815	7,403,020	14,341,796	22,031,164	35,908,717	55,132,136	66,666,187	78,200,238	101,217,114
4	14,654,476	6,507,607	383,783	6,580,252	18,827,899	36,132,274	46,514,851	56,897,428	77,650,717
5	22,929,670	15,638,405	10,263,354	4,061,892	6,651,618	22,044,817	31,243,989	40,427,265	58,793,817
6	23,118,424	16,057,881	10,840,882	4,842,173	5,507,724	20,353,300	29,231,873	38,086,889	55,753,119
7	30,285,311	23,996,585	19,456,905	14,148,151	5,167,973	7,903,876	15,711,565	23,478,130	38,973,211
8	30,806,025	22,483,927	16,625,040	9,684,111	1,784,161	18,679,338	28,716,339	38,698,896	58,532,806
9	39,671,213	34,303,411	30,446,112	25,945,183	18,612,699	7,590,660	1,035,364	5,489,943	18,481,190
10	43,116,987	35,864,882	30,810,277	24,843,993	15,421,800	1,058,536	7,429,770	15,855,861	32,553,721

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,715,868	36,716,963	43,284,087	50,285,172	63,419,430	80,922,136	91,423,768	101,925,400	122,928,654
2	38,866,208	49,213,423	58,913,928	69,261,142	88,662,149	114,530,190	130,051,013	145,571,836	176,613,485
3	41,443,731	52,771,106	63,361,338	74,688,713	95,869,178	124,167,104	141,098,267	158,029,429	191,891,756
4	28,107,712	38,366,583	47,800,298	58,016,471	76,782,253	102,273,584	117,525,341	132,758,241	163,224,040
5	19,359,995	28,500,667	36,811,739	45,882,161	62,402,903	84,949,708	98,467,815	111,938,146	138,878,807
6	18,976,666	27,835,658	35,862,566	44,635,998	60,556,123	82,277,983	95,290,237	108,253,750	134,171,873
7	11,372,664	19,230,137	26,243,990	33,971,342	47,829,596	66,900,340	78,283,276	89,658,805	112,328,428
8	12,639,393	22,943,084	31,972,516	41,990,273	59,666,266	84,122,185	98,684,815	113,194,233	142,092,069
9	1,288,902	7,973,314	13,904,461	20,431,471	31,841,920	47,858,443	57,395,628	66,915,747	85,887,306
10	503,093	8,411,017	16,143,125	24,680,738	39,308,208	59,955,243	72,206,100	84,389,073	108,611,617

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,515,868	27,516,963	34,084,087	41,085,172	54,219,430	71,722,136	82,223,768	92,725,400	113,728,654
2	29,666,208	40,013,423	49,713,928	60,061,142	79,462,149	105,330,190	120,851,013	136,371,836	167,413,485
3	32,243,731	43,571,106	54,161,338	65,488,713	86,669,178	114,967,104	131,898,267	148,829,429	182,691,756
4	18,907,712	29,166,583	38,600,298	48,816,471	67,582,253	93,073,584	108,325,341	123,558,241	154,024,040
5	10,159,995	19,300,667	27,611,739	36,682,161	53,202,903	75,749,708	89,267,815	102,738,146	129,678,807
6	9,776,666	18,635,658	26,662,566	35,435,998	51,356,123	73,077,983	86,090,237	99,053,750	124,971,873
7	2,172,664	10,030,137	17,043,990	24,771,342	38,629,596	57,700,340	69,083,276	80,458,805	103,128,428
8	3,439,393	13,743,084	22,772,516	32,790,273	50,466,266	74,922,185	89,484,815	103,994,233	132,892,069
9	7,911,098	1,226,686	4,704,461	11,231,471	22,641,920	38,658,443	48,195,628	57,715,747	76,687,306
10	9,703,093	788,983	6,943,125	15,480,738	30,108,208	50,755,243	63,006,100	75,189,073	99,411,617

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,915,868	22,916,963	29,484,087	36,485,172	49,619,430	67,122,136	77,623,768	88,125,400	109,128,654
2	25,066,208	35,413,423	45,113,928	55,461,142	74,862,149	100,730,190	116,251,013	131,771,836	162,813,485
3	27,643,731	38,971,106	49,561,338	60,888,713	82,069,178	110,367,104	127,298,267	144,229,429	178,091,756
4	14,307,712	24,566,583	34,000,298	44,216,471	62,982,253	88,473,584	103,725,341	118,958,241	149,424,040
5	5,559,995	14,700,667	23,011,739	32,082,161	48,602,903	71,149,708	84,667,815	98,138,146	125,078,807
6	5,176,666	14,035,658	22,062,566	30,835,998	46,756,123	68,477,983	81,490,237	94,453,750	120,371,873
7	2,427,336	5,430,137	12,443,990	20,171,342	34,029,596	53,100,340	64,483,276	75,858,805	98,528,428
8	1,160,607	9,143,084	18,172,516	28,190,273	45,866,266	70,322,185	84,884,815	99,394,233	128,292,069
9	12,511,098	5,826,686	104,461	6,631,471	18,041,920	34,058,443	43,595,628	53,115,747	72,087,306
10	14,303,093	5,388,983	2,343,125	10,880,738	25,508,208	46,155,243	58,406,100	70,589,073	94,811,617

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,084,132	83,037	6,484,087	13,485,172	26,619,430	44,122,136	54,623,768	65,125,400	86,128,654
2	2,066,208	12,413,423	22,113,928	32,461,142	51,862,149	77,730,190	93,251,013	108,771,836	139,813,485
3	4,643,731	15,971,106	26,561,338	37,888,713	59,069,178	87,367,104	104,298,267	121,229,429	155,091,756
4	8,692,288	1,566,583	11,000,298	21,216,471	39,982,253	65,473,584	80,725,341	95,958,241	126,424,040
5	17,440,005	8,299,333	11,739	9,082,161	25,602,903	48,149,708	61,667,815	75,138,146	102,078,807
6	17,823,334	8,964,342	937,434	7,835,998	23,756,123	45,477,983	58,490,237	71,453,750	97,371,873
7	25,427,336	17,569,863	10,556,010	2,828,658	11,029,596	30,100,340	41,483,276	52,858,805	75,528,428
8	24,160,607	13,856,916	4,827,484	5,190,273	22,866,266	47,322,185	61,884,815	76,394,233	105,292,069
9	35,511,098	28,826,686	22,895,539	16,368,529	4,958,080	11,058,443	20,595,628	30,115,747	49,087,306
10	37,303,093	28,388,983	20,656,875	12,119,262	2,508,208	23,155,243	35,406,100	47,589,073	71,811,617

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,914,657	31,915,742	38,482,866	45,483,951	58,618,209	76,120,925	86,622,547	97,124,179	118,127,443
2	32,868,266	43,215,480	52,915,985	63,263,200	82,664,206	108,532,247	124,053,070	139,573,893	170,615,542
3	34,785,411	46,135,556	56,725,787	68,053,162	89,233,627	117,552,061	134,543,122	151,486,469	185,348,794
4	20,934,281	31,262,705	40,696,422	50,955,292	69,777,500	95,268,832	110,563,630	125,851,229	156,317,028
5	12,495,338	21,709,538	30,055,735	39,191,242	55,748,061	78,368,449	91,896,531	105,424,614	132,389,380
6	12,381,461	21,336,231	29,428,491	38,265,320	54,265,744	76,074,971	89,098,014	102,110,267	128,066,053
7	5,096,691	13,071,024	20,165,196	27,974,725	41,932,108	61,103,311	72,544,407	83,943,020	106,685,096
8	3,518,500	14,127,008	23,348,227	33,551,252	51,445,247	76,134,454	90,802,717	105,399,322	134,425,172
9	4,113,082	2,697,393	8,719,260	15,330,765	26,833,260	42,953,181	52,544,378	62,093,058	81,117,980
10	8,518,378	717,663	8,659,430	17,392,608	32,252,275	53,126,342	65,485,758	77,754,959	102,111,254

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,714,657	22,715,742	29,282,866	36,283,951	49,418,209	66,920,925	77,422,547	87,924,179	108,927,443
2	23,668,266	34,015,480	43,715,985	54,063,200	73,464,206	99,332,247	114,853,070	130,373,893	161,415,542
3	25,585,411	36,935,556	47,525,787	58,853,162	80,033,627	108,352,061	125,343,122	142,286,469	176,148,794
4	11,734,281	22,062,705	31,496,422	41,755,292	60,577,500	86,068,832	101,363,630	116,651,229	147,117,028
5	3,295,338	12,509,538	20,855,735	29,991,242	46,548,061	69,168,449	82,696,531	96,224,614	123,189,380
6	3,181,461	12,136,231	20,228,491	29,065,320	45,065,744	66,874,971	79,898,014	92,910,267	118,866,053
7	4,103,309	3,871,024	10,965,196	18,774,725	32,732,108	51,903,311	63,344,407	74,743,020	97,485,096
8	5,681,500	4,927,008	14,148,227	24,351,252	42,245,247	66,934,454	81,602,717	96,199,322	125,225,172
9	13,313,082	6,502,607	480,740	6,130,765	17,633,260	33,753,181	43,344,378	52,893,058	71,917,980
10	17,718,378	8,482,337	540,570	8,192,608	23,052,275	43,926,342	56,285,758	68,554,959	92,911,254

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,114,657	18,115,742	24,682,866	31,683,951	44,818,209	62,320,925	72,822,547	83,324,179	104,327,443
2	19,068,266	29,415,480	39,115,985	49,463,200	68,864,206	94,732,247	110,253,070	125,773,893	156,815,542
3	20,985,411	32,335,556	42,925,787	54,253,162	75,433,627	103,752,061	120,743,122	137,686,469	171,548,794
4	7,134,281	17,462,705	26,896,422	37,155,292	55,977,500	81,468,832	96,763,630	112,051,229	142,517,028
5	1,304,662	7,909,538	16,255,735	25,391,242	41,948,061	64,568,449	78,096,531	91,624,614	118,589,380
6	1,418,539	7,536,231	15,628,491	24,465,320	40,465,744	62,274,971	75,298,014	88,310,267	114,266,053
7	8,703,309	728,976	6,365,196	14,174,725	28,132,108	47,303,311	58,744,407	70,143,020	92,885,096
8	10,281,500	327,008	9,548,227	19,751,252	37,645,247	62,334,454	77,002,717	91,599,322	120,625,172
9	17,913,082	11,102,607	5,080,740	1,530,765	13,033,260	29,153,181	38,744,378	48,293,058	67,317,980
10	22,318,378	13,082,337	5,140,570	3,592,608	18,452,275	39,326,342	51,685,758	63,954,959	88,311,254

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,885,343	4,884,258	1,682,866	8,683,951	21,818,209	39,320,925	49,822,547	60,324,179	81,327,443
2	3,931,734	6,415,480	16,115,985	26,463,200	45,864,206	71,732,247	87,253,070	102,773,893	133,815,542
3	2,014,589	9,335,556	19,925,787	31,253,162	52,433,627	80,752,061	97,743,122	114,686,469	148,548,794
4	15,865,719	5,537,295	3,896,422	14,155,292	32,977,500	58,468,832	73,763,630	89,051,229	119,517,028
5	24,304,662	15,090,462	6,744,265	2,391,242	18,948,061	41,568,449	55,096,531	68,624,614	95,589,380
6	24,418,539	15,463,769	7,371,509	1,465,320	17,465,744	39,274,971	52,298,014	65,310,267	91,266,053
7	31,703,309	23,728,976	16,634,804	8,825,275	5,132,108	24,303,311	35,744,407	47,143,020	69,885,096
8	33,281,500	22,672,992	13,451,773	3,248,748	14,645,247	39,334,454	54,002,717	68,599,322	97,625,172
9	40,913,082	34,102,607	28,080,740	21,469,235	9,966,740	6,153,181	15,744,378	25,293,058	44,317,980
10	45,318,378	36,082,337	28,140,570	19,407,392	4,547,725	16,326,342	28,685,758	40,954,959	65,311,254

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,981,965	31,422,940	35,656,379	40,323,769	48,790,627	60,459,111	67,460,196	74,461,281	88,463,450
2	33,347,691	41,389,164	47,640,597	54,538,739	67,041,604	84,286,963	94,634,177	104,981,395	125,675,826
3	35,402,465	44,205,680	51,020,121	58,571,704	72,200,586	91,079,542	102,406,915	113,734,290	136,325,516
4	22,622,643	30,609,126	36,623,219	43,462,466	55,476,558	72,470,780	82,667,313	92,863,845	113,231,317
5	14,445,772	21,592,666	26,871,403	32,961,741	43,469,770	58,587,140	67,608,174	76,626,896	94,664,340
6	14,224,771	21,149,137	26,259,569	32,150,788	42,302,338	56,869,203	65,588,682	74,272,522	91,622,193
7	7,141,600	13,298,571	17,750,907	22,952,277	31,759,465	44,585,184	52,241,247	59,868,644	75,074,524
8	7,034,356	15,171,067	20,907,228	27,703,712	38,934,858	55,494,060	65,334,954	75,127,864	94,585,334
9	2,328,899	2,933,593	6,712,785	11,124,208	18,312,164	29,119,765	35,557,598	41,957,700	54,708,005
10	5,391,107	1,699,086	6,641,751	12,484,536	21,710,184	35,779,967	44,104,484	52,368,073	68,755,376

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,781,965	22,222,940	26,456,379	31,123,769	39,590,627	51,259,111	58,260,196	65,261,281	79,263,450
2	24,147,691	32,189,164	38,440,597	45,338,739	57,841,604	75,086,963	85,434,177	95,781,395	116,475,826
3	26,202,465	35,005,680	41,820,121	49,371,704	63,000,586	81,879,542	93,206,915	104,534,290	127,125,516
4	13,422,643	21,409,126	27,423,219	34,262,466	46,276,558	63,270,780	73,467,313	83,663,845	104,031,317
5	5,245,772	12,392,666	17,671,403	23,761,741	34,269,770	49,387,140	58,408,174	67,426,896	85,464,340
6	5,024,771	11,949,137	17,059,569	22,950,788	33,102,338	47,669,203	56,388,682	65,072,522	82,422,193
7	2,058,400	4,098,571	8,550,907	13,752,277	22,559,465	35,385,184	43,041,247	50,668,644	65,874,524
8	2,165,644	5,971,067	11,707,228	18,503,712	29,734,858	46,294,060	56,134,954	65,927,864	85,385,334
9	11,528,899	6,266,407	2,487,215	1,924,208	9,112,164	19,919,765	26,357,598	32,757,700	45,508,005
10	14,591,107	7,500,914	2,558,249	3,284,536	12,510,184	26,579,967	34,904,484	43,168,073	59,555,376

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,181,965	17,622,940	21,856,379	26,523,769	34,990,627	46,659,111	53,660,196	60,661,281	74,663,450
2	19,547,691	27,589,164	33,840,597	40,738,739	53,241,604	70,486,963	80,834,177	91,181,395	111,875,826
3	21,602,465	30,405,680	37,220,121	44,771,704	58,400,586	77,279,542	88,606,915	99,934,290	122,525,516
4	8,822,643	16,809,126	22,823,219	29,662,466	41,676,558	58,670,780	68,867,313	79,063,845	99,431,317
5	645,772	7,792,666	13,071,403	19,161,741	29,669,770	44,787,140	53,808,174	62,826,896	80,864,340
6	424,771	7,349,137	12,459,569	18,350,788	28,502,338	43,069,203	51,788,682	60,472,522	77,822,193
7	6,658,400	501,429	3,950,907	9,152,277	17,959,465	30,785,184	38,441,247	46,068,644	61,274,524
8	6,765,644	1,371,067	7,107,228	13,903,712	25,134,858	41,694,060	51,534,954	61,327,864	80,785,334
9	16,128,899	10,866,407	7,087,215	2,675,792	4,512,164	15,319,765	21,757,598	28,157,700	40,908,005
10	19,191,107	12,100,914	7,158,249	1,315,464	7,910,184	21,979,967	30,304,484	38,568,073	54,955,376

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,818,035	5,377,060	1,143,621	3,523,769	11,990,627	23,659,111	30,660,196	37,661,281	51,663,450
2	3,452,309	4,589,164	10,840,597	17,738,739	30,241,604	47,486,963	57,834,177	68,181,395	88,875,826
3	1,397,535	7,405,680	14,220,121	21,771,704	35,400,586	54,279,542	65,606,915	76,934,290	99,525,516
4	14,177,357	6,190,874	176,781	6,662,466	18,676,558	35,670,780	45,867,313	56,063,845	76,431,317
5	22,354,228	15,207,334	9,928,597	3,838,259	6,669,770	21,787,140	30,808,174	39,826,896	57,864,340
6	22,575,229	15,650,863	10,540,431	4,649,212	5,502,338	20,069,203	28,788,682	37,472,522	54,822,193
7	29,658,400	23,501,429	19,049,093	13,847,723	5,040,535	7,785,184	15,441,247	23,068,644	38,274,524
8	29,765,644	21,628,933	15,892,772	9,096,288	2,134,858	18,694,060	28,534,954	38,327,864	57,785,334
9	39,128,899	33,866,407	30,087,215	25,675,792	18,487,836	7,680,235	1,242,402	5,157,700	17,908,005
10	42,191,107	35,100,914	30,158,249	24,315,464	15,089,816	1,020,033	7,304,484	15,568,073	31,955,376

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,697,682	36,634,896	43,142,117	50,079,332	63,093,765	80,436,806	90,842,622	101,248,448	122,060,091
2	38,857,509	49,110,328	58,722,336	68,975,155	88,199,169	113,831,215	129,210,445	144,589,673	175,348,130
3	41,457,185	52,681,220	63,174,838	74,398,873	95,386,112	123,419,333	140,196,035	156,972,736	190,526,139
4	28,274,902	38,440,182	47,787,834	57,903,788	76,498,370	101,757,147	116,862,858	131,956,790	162,144,652
5	19,587,680	28,639,845	36,868,405	45,856,078	62,219,515	84,560,628	97,948,925	111,296,367	137,991,251
6	19,187,088	27,958,779	35,906,075	44,599,467	60,368,066	81,885,566	94,777,421	107,618,258	133,299,932
7	11,628,823	19,402,379	26,348,198	34,003,120	47,729,054	66,614,292	77,893,382	89,159,499	111,622,310
8	13,072,482	23,264,726	32,203,247	42,112,910	59,619,476	83,836,300	98,258,256	112,627,599	141,254,209
9	1,511,894	8,126,531	13,999,270	20,462,500	31,762,498	47,627,719	57,074,986	66,504,297	85,300,022
10	113,950	8,699,554	16,351,606	24,802,392	39,281,483	59,723,134	71,856,718	83,928,547	107,919,332

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,497,682	27,434,896	33,942,117	40,879,332	53,893,765	71,236,806	81,642,622	92,048,448	112,860,091
2	29,657,509	39,910,328	49,522,336	59,775,155	78,999,169	104,631,215	120,010,445	135,389,673	166,148,130
3	32,257,185	43,481,220	53,974,838	65,198,873	86,186,112	114,219,333	130,996,035	147,772,736	181,326,139
4	19,074,902	29,240,182	38,587,834	48,703,788	67,298,370	92,557,147	107,662,858	122,756,790	152,944,652
5	10,387,680	19,439,845	27,668,405	36,656,078	53,019,515	75,360,628	88,748,925	102,096,367	128,791,251
6	9,987,088	18,758,779	26,706,075	35,399,467	51,168,066	72,685,566	85,577,421	98,418,258	124,099,932
7	2,428,823	10,202,379	17,148,198	24,803,120	38,529,054	57,414,292	68,693,382	79,959,499	102,422,310
8	3,872,482	14,064,726	23,003,247	32,912,910	50,419,476	74,636,300	89,058,256	103,427,599	132,054,209
9	7,688,106	1,073,469	4,799,270	11,262,500	22,562,498	38,427,719	47,874,986	57,304,297	76,100,022
10	9,313,950	500,446	7,151,606	15,602,392	30,081,483	50,523,134	62,656,718	74,728,547	98,719,332

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,897,682	22,834,896	29,342,117	36,279,332	49,293,765	66,636,806	77,042,622	87,448,448	108,260,091
2	25,057,509	35,310,328	44,922,336	55,175,155	74,399,169	100,031,215	115,410,445	130,789,673	161,548,130
3	27,657,185	38,881,220	49,374,838	60,598,873	81,586,112	109,619,333	126,396,035	143,172,736	176,726,139
4	14,474,902	24,640,182	33,987,834	44,103,788	62,698,370	87,957,147	103,062,858	118,156,790	148,344,652
5	5,787,680	14,839,845	23,068,405	32,056,078	48,419,515	70,760,628	84,148,925	97,496,367	124,191,251
6	5,387,088	14,158,779	22,106,075	30,799,467	46,568,066	68,085,566	80,977,421	93,818,258	119,499,932
7	2,171,177	5,602,379	12,548,198	20,203,120	33,929,054	52,814,292	64,093,382	75,359,499	97,822,310
8	727,518	9,464,726	18,403,247	28,312,910	45,819,476	70,036,300	84,458,256	98,827,599	127,454,209
9	12,288,106	5,673,469	199,270	6,662,500	17,962,498	33,827,719	43,274,986	52,704,297	71,500,022
10	13,913,950	5,100,446	2,551,606	11,002,392	25,481,483	45,923,134	58,056,718	70,128,547	94,119,332

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,102,318	165,104	6,342,117	13,279,332	26,293,765	43,636,806	54,042,622	64,448,448	85,260,091
2	2,057,509	12,310,328	21,922,336	32,175,155	51,399,169	77,031,215	92,410,445	107,789,673	138,548,130
3	4,657,185	15,881,220	26,374,838	37,598,873	58,586,112	86,619,333	103,396,035	120,172,736	153,726,139
4	8,525,098	1,640,182	10,987,834	21,103,788	39,698,370	64,957,147	80,062,858	95,156,790	125,344,652
5	17,212,320	8,160,155	68,405	9,056,078	25,419,515	47,760,628	61,148,925	74,496,367	101,191,251
6	17,612,912	8,841,221	893,925	7,799,467	23,568,066	45,085,566	57,977,421	70,818,258	96,499,932
7	25,171,177	17,397,621	10,451,802	2,796,880	10,929,054	29,814,292	41,093,382	52,359,499	74,822,310
8	23,727,518	13,535,274	4,596,753	5,312,910	22,819,476	47,036,300	61,458,256	75,827,599	104,454,209
9	35,288,106	28,673,469	22,800,730	16,337,500	5,037,502	10,827,719	20,274,986	29,704,297	48,500,022
10	36,913,950	28,100,446	20,448,394	11,997,608	2,481,483	22,923,134	35,056,718	47,128,547	71,119,332

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,939,215	31,876,429	38,383,641	45,320,855	58,335,288	75,678,329	86,084,155	96,489,972	117,301,624
2	32,912,966	43,165,787	52,777,793	63,030,611	82,254,626	107,886,675	123,265,902	138,645,129	169,403,587
3	34,864,795	46,104,746	56,598,366	67,822,401	88,809,639	116,869,726	133,705,779	150,488,028	184,041,431
4	21,172,465	31,399,552	40,747,204	50,912,484	69,555,981	94,814,757	109,970,023	125,111,271	155,299,133
5	12,785,850	21,915,958	30,179,238	39,231,403	55,630,506	78,037,962	91,442,629	104,847,297	131,559,599
6	12,657,171	21,523,688	29,535,661	38,287,454	54,139,962	75,743,956	88,642,017	101,535,561	127,248,473
7	5,414,973	13,310,321	20,333,629	28,065,860	41,889,948	60,874,592	72,211,312	83,500,235	106,029,220
8	4,059,907	14,553,462	23,672,907	33,765,708	51,479,807	75,927,605	90,454,140	104,909,786	133,663,153
9	3,832,954	2,906,361	8,868,879	15,411,437	26,802,561	42,767,235	52,270,932	61,728,499	80,575,917
10	8,037,759	1,093,948	8,950,361	17,591,337	32,294,204	52,966,280	65,207,290	77,358,990	101,482,187

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,739,215	22,676,429	29,183,641	36,120,855	49,135,288	66,478,329	76,884,155	87,289,972	108,101,624
2	23,712,966	33,965,787	43,577,793	53,830,611	73,054,626	98,686,675	114,065,902	129,445,129	160,203,587
3	25,664,795	36,904,746	47,398,366	58,622,401	79,609,639	107,669,726	124,505,779	141,288,028	174,841,431
4	11,972,465	22,199,552	31,547,204	41,712,484	60,355,981	85,614,757	100,770,023	115,911,271	146,099,133
5	3,585,850	12,715,958	20,979,238	30,031,403	46,430,506	68,837,962	82,242,629	95,647,297	122,359,599
6	3,457,171	12,323,688	20,335,661	29,087,454	44,939,962	66,543,956	79,442,017	92,335,561	118,048,473
7	3,785,027	4,110,321	11,133,629	18,865,860	32,689,948	51,674,592	63,011,312	74,300,235	96,829,220
8	5,140,093	5,353,462	14,472,907	24,565,708	42,279,807	66,727,605	81,254,140	95,709,786	124,463,153
9	13,032,954	6,293,639	331,121	6,211,437	17,602,561	33,567,235	43,070,932	52,528,499	71,375,917
10	17,237,759	8,106,052	249,639	8,391,337	23,094,204	43,766,280	56,007,290	68,158,990	92,282,187

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,139,215	18,076,429	24,583,641	31,520,855	44,535,288	61,878,329	72,284,155	82,689,972	103,501,624
2	19,112,966	29,365,787	38,977,793	49,230,611	68,454,626	94,086,675	109,465,902	124,845,129	155,603,587
3	21,064,795	32,304,746	42,798,366	54,022,401	75,009,639	103,069,726	119,905,779	136,688,028	170,241,431
4	7,372,465	17,599,552	26,947,204	37,112,484	55,755,981	81,014,757	96,170,023	111,311,271	141,499,133
5	1,014,150	8,115,958	16,379,238	25,431,403	41,830,506	64,237,962	77,642,629	91,047,297	117,759,599
6	1,142,829	7,723,688	15,735,661	24,487,454	40,339,962	61,943,956	74,842,017	87,735,561	113,448,473
7	8,385,027	489,679	6,533,629	14,265,860	28,089,948	47,074,592	58,411,312	69,700,235	92,229,220
8	9,740,093	753,462	9,872,907	19,965,708	37,679,807	62,127,605	76,654,140	91,109,786	119,863,153
9	17,632,954	10,893,639	4,931,121	1,611,437	13,002,561	28,967,235	38,470,932	47,928,499	66,775,917
10	21,837,759	12,706,052	4,849,639	3,791,337	18,494,204	39,166,280	51,407,290	63,558,990	87,682,187

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,860,785	4,923,571	1,583,641	8,520,855	21,535,288	38,878,329	49,284,155	59,689,972	80,501,624
2	3,887,034	6,365,787	15,977,793	26,230,611	45,454,626	71,086,675	86,465,902	101,845,129	132,603,587
3	1,935,205	9,304,746	19,798,366	31,022,401	52,009,639	80,069,726	96,905,779	113,688,028	147,241,431
4	15,627,535	5,400,448	3,947,204	14,112,484	32,755,981	58,014,757	73,170,023	88,311,271	118,499,133
5	24,014,150	14,884,042	6,620,762	2,431,403	18,830,506	41,237,962	54,642,629	68,047,297	94,759,599
6	24,142,829	15,276,312	7,264,339	1,487,454	17,339,962	38,943,956	51,842,017	64,735,561	90,448,473
7	31,385,027	23,489,679	16,466,371	8,734,140	5,089,948	24,074,592	35,411,312	46,700,235	69,229,220
8	32,740,093	22,246,538	13,127,093	3,034,292	14,679,807	39,127,605	53,654,140	68,109,786	96,863,153
9	40,632,954	33,893,639	27,931,121	21,388,563	9,997,439	5,967,235	15,470,932	24,928,499	43,775,917
10	44,837,759	35,706,052	27,849,639	19,208,663	4,505,796	16,166,280	28,407,290	40,558,990	64,682,187

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,997,837	31,389,183	35,583,993	40,208,806	48,598,427	60,160,454	67,097,668	74,034,882	87,909,311
2	33,389,341	41,357,448	47,551,849	54,387,062	66,775,863	83,863,895	94,116,713	104,369,534	124,875,171
3	35,471,033	44,193,935	50,946,208	58,428,900	71,933,447	90,640,173	101,864,208	113,088,243	135,466,827
4	22,847,007	30,753,497	36,712,723	43,489,576	55,387,046	72,226,230	82,329,741	92,433,251	112,608,007
5	14,719,967	21,794,865	27,025,445	33,060,221	43,465,695	58,440,854	67,377,299	76,313,744	94,186,394
6	14,478,545	21,337,590	26,397,070	32,230,185	42,287,097	56,714,782	65,354,713	73,953,138	91,144,530
7	7,440,715	13,530,999	17,942,716	23,090,563	31,811,422	44,514,240	52,094,651	59,652,465	74,713,903
8	7,536,545	15,581,060	21,256,103	27,973,387	39,093,660	55,485,334	65,228,398	74,924,033	94,196,174
9	2,068,406	3,138,709	6,881,865	11,248,678	18,364,515	29,065,176	35,444,278	41,781,914	54,411,882
10	4,944,036	2,061,617	6,952,763	12,729,669	21,861,702	35,785,430	44,028,245	52,210,772	68,442,984

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,797,837	22,189,183	26,383,993	31,008,806	39,398,427	50,960,454	57,897,668	64,834,882	78,709,311
2	24,189,341	32,157,448	38,351,849	45,187,062	57,575,863	74,663,895	84,916,713	95,169,534	115,675,171
3	26,271,033	34,993,935	41,746,208	49,228,900	62,733,447	81,440,173	92,664,208	103,888,243	126,266,827
4	13,647,007	21,553,497	27,512,723	34,289,576	46,187,046	63,026,230	73,129,741	83,233,251	103,408,007
5	5,519,967	12,594,865	17,825,445	23,860,221	34,265,695	49,240,854	58,177,299	67,113,744	84,986,394
6	5,278,545	12,137,590	17,197,070	23,030,185	33,087,097	47,514,782	56,154,713	64,753,138	81,944,530
7	1,759,285	4,330,999	8,742,716	13,890,563	22,611,422	35,314,240	42,894,651	50,452,465	65,513,903
8	1,663,455	6,381,060	12,056,103	18,773,387	29,893,660	46,285,334	56,028,398	65,724,033	84,996,174
9	11,268,406	6,061,291	2,318,135	2,048,679	9,164,515	19,865,176	26,244,278	32,581,914	45,211,882
10	14,144,036	7,138,383	2,247,237	3,529,669	12,661,702	26,585,430	34,828,245	43,010,772	59,242,984

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,197,837	17,589,183	21,783,993	26,408,806	34,798,427	46,360,454	53,297,668	60,234,882	74,109,311
2	19,589,341	27,557,448	33,751,849	40,587,062	52,975,863	70,063,895	80,316,713	90,569,534	111,075,171
3	21,671,033	30,393,935	37,146,208	44,628,900	58,133,447	76,840,173	88,064,208	99,288,243	121,666,827
4	9,047,007	16,953,497	22,912,723	29,689,576	41,587,046	58,426,230	68,529,741	78,633,251	98,808,007
5	919,967	7,994,865	13,225,445	19,260,221	29,665,695	44,640,854	53,577,299	62,513,744	80,386,394
6	678,545	7,537,590	12,597,070	18,430,185	28,487,097	42,914,782	51,554,713	60,153,138	77,344,530
7	6,359,285	289,001	4,142,716	9,290,563	18,011,422	30,714,240	38,294,651	45,852,465	60,913,903
8	6,263,455	1,781,060	7,456,103	14,173,387	25,293,660	41,685,334	51,428,398	61,124,033	80,396,174
9	15,868,406	10,661,291	6,918,135	2,551,321	4,564,515	15,265,176	21,644,278	27,981,914	40,611,882
10	18,744,036	11,738,383	6,847,237	1,070,331	8,061,702	21,985,430	30,228,245	38,410,772	54,642,984

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,802,163	5,410,817	1,216,007	3,408,806	11,798,427	23,360,454	30,297,668	37,234,882	51,109,311
2	3,410,659	4,557,448	10,751,849	17,587,062	29,975,863	47,063,895	57,316,713	67,569,534	88,075,171
3	1,328,967	7,393,935	14,146,208	21,628,900	35,133,447	53,840,173	65,064,208	76,288,243	98,666,827
4	13,952,993	6,046,503	87,277	6,689,576	18,587,046	35,426,230	45,529,741	55,633,251	75,808,007
5	22,080,033	15,005,135	9,774,555	3,739,779	6,665,695	21,640,854	30,577,299	39,513,744	57,386,394
6	22,321,455	15,462,410	10,402,930	4,569,815	5,487,097	19,914,782	28,554,713	37,153,138	54,344,530
7	29,359,285	23,269,001	18,857,284	13,709,437	4,988,578	7,714,240	15,294,651	22,852,465	37,913,903
8	29,263,455	21,218,940	15,543,897	8,826,613	2,293,660	18,685,334	28,428,398	38,124,033	57,396,174
9	38,868,406	33,661,291	29,918,135	25,551,321	18,435,485	7,734,824	1,355,722	4,981,914	17,611,882
10	41,744,036	34,738,383	29,847,237	24,070,331	14,938,298	1,014,570	7,228,245	15,410,772	31,642,984

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,384,936	44,568,928	52,245,628	60,429,619	75,783,029	96,242,993	108,518,975	120,794,957	145,346,911
2	49,307,313	61,402,790	72,742,287	84,837,764	107,516,758	137,755,450	155,898,669	174,041,884	210,328,315
3	52,824,327	66,065,570	78,445,124	91,686,368	116,445,475	149,483,553	169,275,398	189,067,244	228,650,934
4	37,754,078	49,746,283	60,749,063	72,668,398	94,604,839	124,377,784	142,184,429	159,991,073	195,604,362
5	27,682,227	38,359,470	48,026,936	58,629,893	77,892,842	104,249,147	120,002,637	135,748,910	167,241,456
6	27,094,082	37,408,964	46,759,741	56,978,006	75,573,012	100,924,343	116,094,556	131,243,175	161,532,305
7	18,325,142	27,447,755	35,600,551	44,596,915	60,746,902	82,982,165	96,288,357	109,539,770	136,029,827
8	21,331,569	33,231,383	43,695,477	55,314,326	75,865,143	104,335,590	121,312,650	138,233,322	171,951,428
9	7,179,533	14,902,851	21,779,682	29,356,019	42,667,748	61,302,807	72,434,202	83,522,695	105,647,801
10	6,968,452	17,173,427	26,069,135	35,931,114	52,932,494	76,896,554	91,142,939	105,320,044	133,553,670

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,184,936	35,368,928	43,045,628	51,229,619	66,583,029	87,042,993	99,318,975	111,594,957	136,146,911
2	40,107,313	52,202,790	63,542,287	75,637,764	98,316,758	128,555,450	146,698,669	164,841,884	201,128,315
3	43,624,327	56,865,570	69,245,124	82,486,368	107,245,475	140,283,553	160,075,398	179,867,244	219,450,934
4	28,554,078	40,546,283	51,549,063	63,468,398	85,404,839	115,177,784	132,984,429	150,791,073	186,404,362
5	18,482,227	29,159,470	38,826,936	49,429,893	68,692,842	95,049,147	110,802,637	126,548,910	158,041,456
6	17,894,082	28,208,964	37,559,741	47,778,006	66,373,012	91,724,343	106,894,556	122,043,175	152,332,305
7	9,125,142	18,247,755	26,400,551	35,396,915	51,546,902	73,782,165	87,088,357	100,339,770	126,829,827
8	12,131,569	24,031,383	34,495,477	46,114,326	66,665,143	95,135,590	112,112,650	129,033,322	162,751,428
9	2,020,467	5,702,851	12,579,682	20,156,019	33,467,748	52,102,807	63,234,202	74,322,695	96,447,801
10	2,231,548	7,973,427	16,869,135	26,731,114	43,732,494	67,696,554	81,942,939	96,120,044	124,353,670

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,584,936	30,768,928	38,445,628	46,629,619	61,983,029	82,442,993	94,718,975	106,994,957	131,546,911
2	35,507,313	47,602,790	58,942,287	71,037,764	93,716,758	123,955,450	142,098,669	160,241,884	196,528,315
3	39,024,327	52,265,570	64,645,124	77,886,368	102,645,475	135,683,553	155,475,398	175,267,244	214,850,934
4	23,954,078	35,946,283	46,949,063	58,868,398	80,804,839	110,577,784	128,384,429	146,191,073	181,804,362
5	13,882,227	24,559,470	34,226,936	44,829,893	64,092,842	90,449,147	106,202,637	121,948,910	153,441,456
6	13,294,082	23,608,964	32,959,741	43,178,006	61,773,012	87,124,343	102,294,556	117,443,175	147,732,305
7	4,525,142	13,647,755	21,800,551	30,796,915	46,946,902	69,182,165	82,488,357	95,739,770	122,229,827
8	7,531,569	19,431,383	29,895,477	41,514,326	62,065,143	90,535,590	107,512,650	124,433,322	158,151,428
9	6,620,467	1,102,851	7,979,682	15,556,019	28,867,748	47,502,807	58,634,202	69,722,695	91,847,801
10	6,831,548	3,373,427	12,269,135	22,131,114	39,132,494	63,096,554	77,342,939	91,520,044	119,753,670

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	415,064	7,768,928	15,445,628	23,629,619	38,983,029	59,442,993	71,718,975	83,994,957	108,546,911
2	12,507,313	24,602,790	35,942,287	48,037,764	70,716,758	100,955,450	119,098,669	137,241,884	173,528,315
3	16,024,327	29,265,570	41,645,124	54,886,368	79,645,475	112,683,553	132,475,398	152,267,244	191,850,934
4	954,078	12,946,283	23,949,063	35,868,398	57,804,839	87,577,784	105,384,429	123,191,073	158,804,362
5	9,117,773	1,559,470	11,226,936	21,829,893	41,092,842	67,449,147	83,202,637	98,948,910	130,441,456
6	9,705,918	608,964	9,959,741	20,178,006	38,773,012	64,124,343	79,294,556	94,443,175	124,732,305
7	18,474,858	9,352,245	1,199,449	7,796,915	23,946,902	46,182,165	59,488,357	72,739,770	99,229,827
8	15,468,431	3,568,617	6,895,477	18,514,326	39,065,143	67,535,590	84,512,650	101,433,322	135,151,428
9	29,620,467	21,897,149	15,020,318	7,443,981	5,867,748	24,502,807	35,634,202	46,722,695	68,847,801
10	29,831,548	19,626,573	10,730,865	868,886	16,132,494	40,096,554	54,342,939	68,520,044	96,753,670

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,777,751	40,961,732	48,638,442	56,822,424	72,175,844	92,635,807	104,911,789	117,187,761	141,739,726
2	44,801,014	56,896,491	68,235,988	80,331,465	103,010,458	133,249,154	151,392,370	169,535,585	205,822,016
3	47,838,989	61,080,233	73,459,787	86,701,030	111,460,137	144,563,245	164,359,624	184,151,469	223,735,161
4	32,416,883	44,409,089	55,436,721	67,405,676	89,342,118	119,140,454	136,995,140	154,801,785	190,415,074
5	22,568,897	33,275,787	43,006,098	53,615,374	72,948,293	99,304,598	115,118,381	130,873,355	162,365,900
6	22,194,843	32,571,406	41,974,879	52,230,666	70,860,580	96,272,081	111,482,880	126,655,828	156,953,067
7	13,683,132	22,890,176	31,098,186	40,146,219	56,360,726	78,676,479	91,988,482	105,294,673	131,799,767
8	14,666,010	26,767,868	37,348,714	49,090,814	69,783,922	98,411,619	115,454,068	132,433,960	166,232,988
9	3,205,440	11,014,542	17,945,391	25,572,735	38,949,045	57,668,592	68,814,021	79,939,465	102,114,570
10	1,162,164	11,573,307	20,608,748	30,582,635	47,732,149	71,855,670	86,172,393	100,413,797	128,720,869

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,577,751	31,761,732	39,438,442	47,622,424	62,975,844	83,435,807	95,711,789	107,987,761	132,539,726
2	35,601,014	47,696,491	59,035,988	71,131,465	93,810,458	124,049,154	142,192,370	160,335,585	196,622,016
3	38,638,989	51,880,233	64,259,787	77,501,030	102,260,137	135,363,245	155,159,624	174,951,469	214,535,161
4	23,216,883	35,209,089	46,236,721	58,205,676	80,142,118	109,940,454	127,795,140	145,601,785	181,215,074
5	13,368,897	24,075,787	33,806,098	44,415,374	63,748,293	90,104,598	105,918,381	121,673,355	153,165,900
6	12,994,843	23,371,406	32,774,879	43,030,666	61,660,580	87,072,081	102,282,880	117,455,828	147,753,067
7	4,483,132	13,690,176	21,898,186	30,946,219	47,160,726	69,476,479	82,788,482	96,094,673	122,599,767
8	5,466,010	17,567,868	28,148,714	39,890,814	60,583,922	89,211,619	106,254,068	123,233,960	157,032,988
9	5,994,560	1,814,542	8,745,391	16,372,735	29,749,045	48,468,592	59,614,021	70,739,465	92,914,570
10	8,037,836	2,373,307	11,408,748	21,382,635	38,532,149	62,655,670	76,972,393	91,213,797	119,520,869

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,977,751	27,161,732	34,838,442	43,022,424	58,375,844	78,835,807	91,111,789	103,387,761	127,939,726
2	31,001,014	43,096,491	54,435,988	66,531,465	89,210,458	119,449,154	137,592,370	155,735,585	192,022,016
3	34,038,989	47,280,233	59,659,787	72,901,030	97,860,137	130,763,245	150,559,624	170,351,469	209,935,161
4	18,616,883	30,609,089	41,636,721	53,605,676	75,542,118	105,340,454	123,195,140	141,001,785	176,615,074
5	8,768,897	19,475,787	29,206,098	39,815,374	59,148,293	85,504,598	101,318,381	117,073,355	148,565,900
6	8,394,843	18,771,406	28,174,879	38,430,666	57,060,580	82,472,081	97,682,880	112,855,828	143,153,067
7	116,868	9,090,176	17,298,186	26,346,219	42,560,726	64,876,479	78,188,482	91,494,673	117,999,767
8	866,010	12,967,868	23,548,714	35,290,814	55,983,922	84,611,619	101,654,068	118,633,960	152,432,988
9	10,594,560	2,785,458	4,145,391	11,772,735	25,149,045	43,868,592	55,014,021	66,139,465	88,314,570
10	12,637,836	2,226,693	6,808,748	16,782,635	33,932,149	58,055,670	72,372,393	86,613,797	114,920,869

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,022,249	4,161,732	11,838,442	20,022,424	35,375,844	55,835,807	68,111,789	80,387,761	104,939,726
2	8,001,014	20,096,491	31,435,988	43,531,465	66,210,458	96,449,154	114,592,370	132,735,585	169,022,016
3	11,038,989	24,280,233	36,659,787	49,901,030	74,660,137	107,763,245	127,559,624	147,351,469	186,935,161
4	4,383,117	7,609,089	18,636,721	30,605,676	52,542,118	82,340,454	100,195,140	118,001,785	153,615,074
5	14,231,103	3,524,213	6,206,098	16,815,374	36,148,293	62,504,598	78,318,381	94,073,355	125,565,900
6	14,605,157	4,228,594	5,174,879	15,430,666	34,060,580	59,472,081	74,682,880	89,855,828	120,153,067
7	23,116,868	13,909,824	5,701,814	3,346,219	19,560,726	41,876,479	55,188,482	68,494,673	94,999,767
8	22,133,990	10,032,132	548,714	12,290,814	32,983,922	61,611,619	78,654,068	95,633,960	129,432,988
9	33,594,560	25,785,458	18,854,609	11,227,265	2,149,045	20,868,592	32,014,021	43,139,465	65,314,570
10	35,637,836	25,226,693	16,191,252	6,217,365	10,932,149	35,055,670	49,372,393	63,613,797	91,920,869

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,643,689	39,264,501	44,602,924	50,448,630	61,125,487	75,739,746	84,508,298	93,276,861	110,813,977
2	43,777,950	53,563,153	61,446,798	70,086,426	85,853,719	107,452,783	120,412,226	133,371,665	159,290,543
3	46,771,188	57,483,310	66,079,651	75,537,682	92,730,367	116,375,443	130,562,487	144,701,422	172,975,488
4	32,271,927	41,973,581	49,574,870	58,131,879	73,257,271	94,541,798	107,312,514	120,075,320	145,513,384
5	22,800,380	31,439,688	38,118,844	45,698,794	58,974,893	77,837,082	89,132,642	100,428,201	122,946,405
6	22,354,850	30,728,695	37,182,266	44,507,829	57,323,484	75,519,379	86,384,235	97,249,091	118,926,593
7	14,126,279	21,549,532	27,148,402	33,617,642	44,718,971	60,699,745	70,252,730	79,767,106	98,766,911
8	15,809,139	25,544,950	32,726,676	41,125,388	55,250,891	75,804,531	88,040,127	100,228,052	124,475,973
9	3,610,450	9,909,284	14,647,047	20,110,070	29,203,104	42,628,215	50,636,588	58,609,902	74,507,197
10	2,206,744	10,589,316	16,725,237	23,890,671	35,503,362	52,881,297	63,190,892	73,435,298	93,801,902

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,443,689	30,064,501	35,402,924	41,248,630	51,925,487	66,539,746	75,308,298	84,076,861	101,613,977
2	34,577,950	44,363,153	52,246,798	60,886,426	76,653,719	98,252,783	111,212,226	124,171,665	150,090,543
3	37,571,188	48,283,310	56,879,651	66,337,682	83,530,367	107,175,443	121,362,487	135,501,422	163,775,488
4	23,071,927	32,773,581	40,374,870	48,931,879	64,057,271	85,341,798	98,112,514	110,875,320	136,313,384
5	13,600,380	22,239,688	28,918,844	36,498,794	49,774,893	68,637,082	79,932,642	91,228,201	113,746,405
6	13,154,850	21,528,695	27,982,266	35,307,829	48,123,484	66,319,379	77,184,235	88,049,091	109,726,593
7	4,926,279	12,349,532	17,948,402	24,417,642	35,518,971	51,499,745	61,052,730	70,567,106	89,566,911
8	6,609,139	16,344,950	23,526,676	31,925,388	46,050,891	66,604,531	78,840,127	91,028,052	115,275,973
9	5,589,550	709,284	5,447,047	10,910,070	20,003,104	33,428,215	41,436,588	49,409,902	65,307,197
10	6,993,256	1,389,316	7,525,237	14,690,671	26,303,362	43,681,297	53,990,892	64,235,298	84,601,902

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,843,689	25,464,501	30,802,924	36,648,630	47,325,487	61,939,746	70,708,298	79,476,861	97,013,977
2	29,977,950	39,763,153	47,646,798	56,286,426	72,053,719	93,652,783	106,612,226	119,571,665	145,490,543
3	32,971,188	43,683,310	52,279,651	61,737,682	78,930,367	102,575,443	116,762,487	130,901,422	159,175,488
4	18,471,927	28,173,581	35,774,870	44,331,879	59,457,271	80,741,798	93,512,514	106,275,320	131,713,384
5	9,000,380	17,639,688	24,318,844	31,898,794	45,174,893	64,037,082	75,332,642	86,628,201	109,146,405
6	8,554,850	16,928,695	23,382,266	30,707,829	43,523,484	61,719,379	72,584,235	83,449,091	105,126,593
7	326,279	7,749,532	13,348,402	19,817,642	30,918,971	46,899,745	56,452,730	65,967,106	84,966,911
8	2,009,139	11,744,950	18,926,676	27,325,388	41,450,891	62,004,531	74,240,127	86,428,052	110,675,973
9	10,189,550	3,890,716	847,047	6,310,070	15,403,104	28,828,215	36,836,588	44,809,902	60,707,197
10	11,593,256	3,210,684	2,925,237	10,090,671	21,703,362	39,081,297	49,390,892	59,635,298	80,001,902

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,156,311	2,464,501	7,802,924	13,648,630	24,325,487	38,939,746	47,708,298	56,476,861	74,013,977
2	6,977,950	16,763,153	24,646,798	33,286,426	49,053,719	70,652,783	83,612,226	96,571,665	122,490,543
3	9,971,188	20,683,310	29,279,651	38,737,682	55,930,367	79,575,443	93,762,487	107,901,422	136,175,488
4	4,528,073	5,173,581	12,774,870	21,331,879	36,457,271	57,741,798	70,512,514	83,275,320	108,713,384
5	13,999,620	5,360,312	1,318,844	8,898,794	22,174,893	41,037,082	52,332,642	63,628,201	86,146,405
6	14,445,150	6,071,305	382,266	7,707,829	20,523,484	38,719,379	49,584,235	60,449,091	82,126,593
7	22,673,721	15,250,468	9,651,598	3,182,358	7,918,971	23,899,745	33,452,730	42,967,106	61,966,911
8	20,990,861	11,255,050	4,073,324	4,325,388	18,450,891	39,004,531	51,240,127	63,428,052	87,675,973
9	33,189,550	26,890,716	22,152,953	16,689,930	7,596,896	5,828,215	13,836,588	21,809,902	37,707,197
10	34,593,256	26,210,684	20,074,763	12,909,329	1,296,638	16,081,297	26,390,892	36,635,298	57,001,902

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,438,942	44,678,817	52,407,944	60,647,820	76,106,074	96,705,757	109,065,566	121,425,374	146,145,000
2	49,378,686	61,556,762	72,973,692	85,151,768	107,985,631	138,430,815	156,697,930	174,965,041	211,499,264
3	52,884,852	66,216,516	78,680,608	92,012,272	116,940,454	150,209,139	170,136,140	190,063,138	229,917,138
4	37,687,181	49,761,279	60,844,554	72,845,283	94,931,523	124,913,053	142,841,296	160,769,538	196,626,022
5	27,565,195	38,317,160	48,053,943	58,729,306	78,128,828	104,665,113	120,531,133	136,384,934	168,092,535
6	26,989,926	37,380,123	46,794,753	57,087,599	75,814,316	101,338,766	116,617,231	131,869,297	162,369,852
7	18,178,901	27,368,446	35,581,484	44,643,782	60,908,487	83,299,958	96,697,015	110,043,222	136,718,413
8	21,063,923	33,058,131	43,600,107	55,310,869	76,008,172	104,685,070	121,783,948	138,820,166	172,774,326
9	7,050,512	14,833,211	21,760,248	29,391,520	42,798,914	61,564,307	72,774,750	83,938,964	106,218,145
10	6,729,711	17,014,014	25,979,831	35,914,389	53,042,440	77,178,783	91,526,678	105,804,757	134,235,286

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,238,942	35,478,817	43,207,944	51,447,820	66,906,074	87,505,757	99,865,566	112,225,374	136,945,000
2	40,178,686	52,356,762	63,773,692	75,951,768	98,785,631	129,230,815	147,497,930	165,765,041	202,299,264
3	43,684,852	57,016,516	69,480,608	82,812,272	107,740,454	141,009,139	160,936,140	180,863,138	220,717,138
4	28,487,181	40,561,279	51,644,554	63,645,283	85,731,523	115,713,053	133,641,296	151,569,538	187,426,022
5	18,365,195	29,117,160	38,853,943	49,529,306	68,928,828	95,465,113	111,331,133	127,184,934	158,892,535
6	17,789,926	28,180,123	37,594,753	47,887,599	66,614,316	92,138,766	107,417,231	122,669,297	153,169,852
7	8,978,901	18,168,446	26,381,484	35,443,782	51,708,487	74,099,958	87,497,015	100,843,222	127,518,413
8	11,863,923	23,858,131	34,400,107	46,110,869	66,808,172	95,485,070	112,583,948	129,620,166	163,574,326
9	2,149,488	5,633,211	12,560,248	20,191,520	33,598,914	52,364,307	63,574,750	74,738,964	97,018,145
10	2,470,289	7,814,014	16,779,831	26,714,389	43,842,440	67,978,783	82,326,678	96,604,757	125,035,286

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,638,942	30,878,817	38,607,944	46,847,820	62,306,074	82,905,757	95,265,566	107,625,374	132,345,000
2	35,578,686	47,756,762	59,173,692	71,351,768	94,185,631	124,630,815	142,897,930	161,165,041	197,699,264
3	39,084,852	52,416,516	64,880,608	78,212,272	103,140,454	136,409,139	156,336,140	176,263,138	216,117,138
4	23,887,181	35,961,279	47,044,554	59,045,283	81,131,523	111,113,053	129,041,296	146,969,538	182,826,022
5	13,765,195	24,517,160	34,253,943	44,929,306	64,328,828	90,865,113	106,731,133	122,584,934	154,292,535
6	13,189,926	23,580,123	32,994,753	43,287,599	62,014,316	87,538,766	102,817,231	118,069,297	148,569,852
7	4,378,901	13,568,446	21,781,484	30,843,782	47,108,487	69,499,958	82,897,015	96,243,222	122,918,413
8	7,263,923	19,258,131	29,800,107	41,510,869	62,208,172	90,885,070	107,983,948	125,020,166	158,974,326
9	6,749,488	1,033,211	7,960,248	15,591,520	28,998,914	47,764,307	58,974,750	70,138,964	92,418,145
10	7,070,289	3,214,014	12,179,831	22,114,389	39,242,440	63,378,783	77,726,678	92,004,757	120,435,286

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	361,058	7,878,817	15,607,944	23,847,820	39,306,074	59,905,757	72,265,566	84,625,374	109,345,000
2	12,578,686	24,756,762	36,173,692	48,351,768	71,185,631	101,630,815	119,897,930	138,165,041	174,699,264
3	16,084,852	29,416,516	41,880,608	55,212,272	80,140,454	113,409,139	133,336,140	153,263,138	193,117,138
4	887,181	12,961,279	24,044,554	36,045,283	58,131,523	88,113,053	106,041,296	123,969,538	159,826,022
5	9,234,805	1,517,160	11,253,943	21,929,306	41,328,828	67,865,113	83,731,133	99,584,934	131,292,535
6	9,810,074	580,123	9,994,753	20,287,599	39,014,316	64,538,766	79,817,231	95,069,297	125,569,852
7	18,621,099	9,431,554	1,218,516	7,843,782	24,108,487	46,499,958	59,897,015	73,243,222	99,918,413
8	15,736,077	3,741,869	6,800,107	18,510,869	39,208,172	67,885,070	84,983,948	102,020,166	135,974,326
9	29,749,488	21,966,789	15,039,752	7,408,480	5,998,914	24,764,307	35,974,750	47,138,964	69,418,145
10	30,070,289	19,785,986	10,820,169	885,611	16,242,440	40,378,783	54,726,678	69,004,757	97,435,286

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,807,921	41,047,796	48,776,923	57,016,799	72,475,063	93,074,737	105,434,555	117,794,363	142,513,980
2	44,842,622	57,020,699	68,437,628	80,615,704	103,449,567	133,894,752	152,161,866	170,428,977	206,963,200
3	47,866,586	61,198,250	73,662,340	86,994,004	111,922,188	145,251,346	165,187,894	185,114,894	224,968,892
4	32,314,732	44,388,829	55,491,767	67,547,799	89,634,039	119,635,862	137,617,730	155,545,972	191,402,455
5	22,412,911	33,198,090	42,994,846	53,681,665	73,148,630	99,687,904	115,609,676	131,477,174	163,184,775
6	22,053,382	32,505,738	41,978,286	52,304,108	71,066,028	96,655,774	111,970,444	127,251,649	157,755,780
7	13,501,531	22,776,139	31,044,821	40,159,195	56,488,913	78,961,475	92,368,737	105,765,794	132,456,174
8	14,340,839	26,538,817	37,205,008	49,033,696	69,880,645	98,716,006	115,880,786	132,982,497	167,018,113
9	3,046,781	10,915,925	17,897,387	25,580,049	39,052,525	57,903,019	69,127,626	80,332,066	102,660,493
10	875,161	11,372,127	20,474,036	30,525,360	47,803,343	72,104,602	86,523,299	100,861,954	129,370,562

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,607,921	31,847,796	39,576,923	47,816,799	63,275,063	83,874,737	96,234,555	108,594,363	133,313,980
2	35,642,622	47,820,699	59,237,628	71,415,704	94,249,567	124,694,752	142,961,866	161,228,977	197,763,200
3	38,666,586	51,998,250	64,462,340	77,794,004	102,722,188	136,051,346	155,987,894	175,914,894	215,768,892
4	23,114,732	35,188,829	46,291,767	58,347,799	80,434,039	110,435,862	128,417,730	146,345,972	182,202,455
5	13,212,911	23,998,090	33,794,846	44,481,665	63,948,630	90,487,904	106,409,676	122,277,174	153,984,775
6	12,853,382	23,305,738	32,778,286	43,104,108	61,866,028	87,455,774	102,770,444	118,051,649	148,555,780
7	4,301,531	13,576,139	21,844,821	30,959,195	47,288,913	69,761,475	83,168,737	96,565,794	123,256,174
8	5,140,839	17,338,817	28,005,008	39,833,696	60,680,645	89,516,006	106,680,786	123,782,497	157,818,113
9	6,153,219	1,715,925	8,697,387	16,380,049	29,852,525	48,703,019	59,927,626	71,132,066	93,460,493
10	8,324,839	2,172,127	11,274,036	21,325,360	38,603,343	62,904,602	77,323,299	91,661,954	120,170,562

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,007,921	27,247,796	34,976,923	43,216,799	58,675,063	79,274,737	91,634,555	103,994,363	128,713,980
2	31,042,622	43,220,699	54,637,628	66,815,704	89,649,567	120,094,752	138,361,866	156,628,977	193,163,200
3	34,066,586	47,398,250	59,862,340	73,194,004	98,122,188	131,451,346	151,387,894	171,314,894	211,168,892
4	18,514,732	30,588,829	41,691,767	53,747,799	75,834,039	105,835,862	123,817,730	141,745,972	177,602,455
5	8,612,911	19,398,090	29,194,846	39,881,665	59,348,630	85,887,904	101,809,676	117,677,174	149,384,775
6	8,253,382	18,705,738	28,178,286	38,504,108	57,266,028	82,855,774	98,170,444	113,451,649	143,955,780
7	298,469	8,976,139	17,244,821	26,359,195	42,688,913	65,161,475	78,568,737	91,965,794	118,656,174
8	540,839	12,738,817	23,405,008	35,233,696	56,080,645	84,916,006	102,080,786	119,182,497	153,218,113
9	10,753,219	2,884,075	4,097,387	11,780,049	25,252,525	44,103,019	55,327,626	66,532,066	88,860,493
10	12,924,839	2,427,873	6,674,036	16,725,360	34,003,343	58,304,602	72,723,299	87,061,954	115,570,562

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,992,079	4,247,796	11,976,923	20,216,799	35,675,063	56,274,737	68,634,555	80,994,363	105,713,980
2	8,042,622	20,220,699	31,637,628	43,815,704	66,649,567	97,094,752	115,361,866	133,628,977	170,163,200
3	11,066,586	24,398,250	36,862,340	50,194,004	75,122,188	108,451,346	128,387,894	148,314,894	188,168,892
4	4,485,268	7,588,829	18,691,767	30,747,799	52,834,039	82,835,862	100,817,730	118,745,972	154,602,455
5	14,387,089	3,601,910	6,194,846	16,881,665	36,348,630	62,887,904	78,809,676	94,677,174	126,384,775
6	14,746,618	4,294,262	5,178,286	15,504,108	34,266,028	59,855,774	75,170,444	90,451,649	120,955,780
7	23,298,469	14,023,861	5,755,179	3,359,195	19,688,913	42,161,475	55,568,737	68,965,794	95,656,174
8	22,459,161	10,261,183	405,008	12,233,696	33,080,645	61,916,006	79,080,786	96,182,497	130,218,113
9	33,753,219	25,884,075	18,902,613	11,219,951	2,252,525	21,103,019	32,327,626	43,532,066	65,860,493
10	35,924,839	25,427,873	16,325,964	6,274,640	11,003,343	35,304,602	49,723,299	64,061,954	92,570,562

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,672,142	39,338,174	44,713,053	50,598,679	61,348,436	76,062,493	84,890,933	93,719,363	111,376,234
2	43,811,566	53,663,587	61,601,071	70,299,696	86,174,658	107,921,221	120,969,156	134,017,095	160,112,969
3	46,790,378	57,575,649	66,230,695	75,753,311	93,063,399	116,869,942	131,153,869	145,394,354	173,861,496
4	32,167,594	41,935,499	49,588,694	58,209,498	73,438,178	94,868,051	107,725,975	120,581,210	146,192,983
5	22,646,915	31,348,315	38,073,082	45,709,904	59,076,662	78,072,688	89,445,381	100,818,075	123,495,004
6	22,213,382	30,649,360	37,151,877	44,527,464	57,435,437	75,760,317	86,699,366	97,638,416	119,468,607
7	13,946,658	21,429,946	27,067,049	33,585,034	44,766,672	60,861,008	70,479,228	80,062,944	99,196,798
8	15,497,071	25,312,691	32,549,978	41,012,468	55,240,762	75,947,145	88,272,356	100,549,482	124,968,872
9	3,453,661	9,802,249	14,575,660	20,075,989	29,236,022	42,759,111	50,822,171	58,853,013	74,861,902
10	1,927,391	10,380,157	16,562,763	23,785,602	35,485,394	52,990,894	63,375,242	73,693,891	94,207,292

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,472,142	30,138,174	35,513,053	41,398,679	52,148,436	66,862,493	75,690,933	84,519,363	102,176,234
2	34,611,566	44,463,587	52,401,071	61,099,696	76,974,658	98,721,221	111,769,156	124,817,095	150,912,969
3	37,590,378	48,375,649	57,030,695	66,553,311	83,863,399	107,669,942	121,953,869	136,194,354	164,661,496
4	22,967,594	32,735,499	40,388,694	49,009,498	64,238,178	85,668,051	98,525,975	111,381,210	136,992,983
5	13,446,915	22,148,315	28,873,082	36,509,904	49,876,662	68,872,688	80,245,381	91,618,075	114,295,004
6	13,013,382	21,449,360	27,951,877	35,327,464	48,235,437	66,560,317	77,499,366	88,438,416	110,268,607
7	4,746,658	12,229,946	17,867,049	24,385,034	35,566,672	51,661,008	61,279,228	70,862,944	89,996,798
8	6,297,071	16,112,691	23,349,978	31,812,468	46,040,762	66,747,145	79,072,356	91,349,482	115,768,872
9	5,746,339	602,249	5,375,660	10,875,989	20,036,022	33,559,111	41,622,171	49,653,013	65,661,902
10	7,272,609	1,180,157	7,362,763	14,585,602	26,285,394	43,790,894	54,175,242	64,493,891	85,007,292

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,872,142	25,538,174	30,913,053	36,798,679	47,548,436	62,262,493	71,090,933	79,919,363	97,576,234
2	30,011,566	39,863,587	47,801,071	56,499,696	72,374,658	94,121,221	107,169,156	120,217,095	146,312,969
3	32,990,378	43,775,649	52,430,695	61,953,311	79,263,399	103,069,942	117,353,869	131,594,354	160,061,496
4	18,367,594	28,135,499	35,788,694	44,409,498	59,638,178	81,068,051	93,925,975	106,781,210	132,392,983
5	8,846,915	17,548,315	24,273,082	31,909,904	45,276,662	64,272,688	75,645,381	87,018,075	109,695,004
6	8,413,382	16,849,360	23,351,877	30,727,464	43,635,437	61,960,317	72,899,366	83,838,416	105,668,607
7	146,658	7,629,946	13,267,049	19,785,034	30,966,672	47,061,008	56,679,228	66,262,944	85,396,798
8	1,697,071	11,512,691	18,749,978	27,212,468	41,440,762	62,147,145	74,472,356	86,749,482	111,168,872
9	10,346,339	3,997,751	775,660	6,275,989	15,436,022	28,959,111	37,022,171	45,053,013	61,061,902
10	11,872,609	3,419,843	2,762,763	9,985,602	21,685,394	39,190,894	49,575,242	59,893,891	80,407,292

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,127,858	2,538,174	7,913,053	13,798,679	24,548,436	39,262,493	48,090,933	56,919,363	74,576,234
2	7,011,566	16,863,587	24,801,071	33,499,696	49,374,658	71,121,221	84,169,156	97,217,095	123,312,969
3	9,990,378	20,775,649	29,430,695	38,953,311	56,263,399	80,069,942	94,353,869	108,594,354	137,061,496
4	4,632,406	5,135,499	12,788,694	21,409,498	36,638,178	58,068,051	70,925,975	83,781,210	109,392,983
5	14,153,085	5,451,685	1,273,082	8,909,904	22,276,662	41,272,688	52,645,381	64,018,075	86,695,004
6	14,586,618	6,150,640	351,877	7,727,464	20,635,437	38,960,317	49,899,366	60,838,416	82,668,607
7	22,853,342	15,370,054	9,732,951	3,214,966	7,966,672	24,061,008	33,679,228	43,262,944	62,396,798
8	21,302,929	11,487,309	4,250,022	4,212,468	18,440,762	39,147,145	51,472,356	63,749,482	88,168,872
9	33,346,339	26,997,751	22,224,340	16,724,011	7,563,978	5,959,111	14,022,171	22,053,013	38,061,902
10	34,872,609	26,419,843	20,237,237	13,014,398	1,314,606	16,190,894	26,575,242	36,893,891	57,407,292

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,327,385	44,455,483	52,079,765	60,207,873	75,456,438	95,776,691	107,968,837	120,160,983	144,545,286
2	49,231,507	61,244,388	72,506,448	84,519,329	107,043,454	137,075,654	155,094,974	173,114,296	209,152,936
3	52,758,899	65,909,720	78,204,737	91,355,559	115,945,593	148,753,132	168,409,824	188,066,516	227,379,899
4	37,815,726	49,726,040	60,648,397	72,486,338	94,272,980	123,837,411	141,522,458	159,207,505	194,577,600
5	27,794,256	38,393,547	47,994,997	58,525,548	77,651,994	103,828,317	119,469,345	135,108,090	166,385,581
6	27,193,464	37,433,100	46,720,022	56,863,773	75,327,133	100,505,346	115,567,369	130,612,542	160,690,309
7	18,466,847	27,522,590	35,615,208	44,545,698	60,581,028	82,660,144	95,872,692	109,032,149	135,337,130
8	21,592,742	33,398,341	43,784,643	55,311,750	75,716,166	103,980,327	120,835,650	137,640,774	171,122,907
9	7,304,666	14,968,710	21,795,388	29,316,842	42,532,957	61,037,733	72,090,130	83,102,902	105,073,982
10	7,201,567	17,327,371	26,153,121	35,938,810	52,817,448	76,609,368	90,754,313	104,830,511	132,867,302

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,127,385	35,255,483	42,879,765	51,007,873	66,256,438	86,576,691	98,768,837	110,960,983	135,345,286
2	40,031,507	52,044,388	63,306,448	75,319,329	97,843,454	127,875,654	145,894,974	163,914,296	199,952,936
3	43,558,899	56,709,720	69,004,737	82,155,559	106,745,593	139,553,132	159,209,824	178,866,516	218,179,899
4	28,615,726	40,526,040	51,448,397	63,286,338	85,072,980	114,637,411	132,322,458	150,007,505	185,377,600
5	18,594,256	29,193,547	38,794,997	49,325,548	68,451,994	94,628,317	110,269,345	125,908,090	157,185,581
6	17,993,464	28,233,100	37,520,022	47,663,773	66,127,133	91,305,346	106,367,369	121,412,542	151,490,309
7	9,266,847	18,322,590	26,415,208	35,345,698	51,381,028	73,460,144	86,672,692	99,832,149	126,137,130
8	12,392,742	24,198,341	34,584,643	46,111,750	66,516,166	94,780,327	111,635,650	128,440,774	161,922,907
9	1,895,334	5,768,710	12,595,388	20,116,842	33,332,957	51,837,733	62,890,130	73,902,902	95,873,982
10	1,998,433	8,127,371	16,953,121	26,738,810	43,617,448	67,409,368	81,554,313	95,630,511	123,667,302

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,527,385	30,655,483	38,279,765	46,407,873	61,656,438	81,976,691	94,168,837	106,360,983	130,745,286
2	35,431,507	47,444,388	58,706,448	70,719,329	93,243,454	123,275,654	141,294,974	159,314,296	195,352,936
3	38,958,899	52,109,720	64,404,737	77,555,559	102,145,593	134,953,132	154,609,824	174,266,516	213,579,899
4	24,015,726	35,926,040	46,848,397	58,686,338	80,472,980	110,037,411	127,722,458	145,407,505	180,777,600
5	13,994,256	24,593,547	34,194,997	44,725,548	63,851,994	90,028,317	105,669,345	121,308,090	152,585,581
6	13,393,464	23,633,100	32,920,022	43,063,773	61,527,133	86,705,346	101,767,369	116,812,542	146,890,309
7	4,666,847	13,722,590	21,815,208	30,745,698	46,781,028	68,860,144	82,072,692	95,232,149	121,537,130
8	7,792,742	19,598,341	29,984,643	41,511,750	61,916,166	90,180,327	107,035,650	123,840,774	157,322,907
9	6,495,334	1,168,710	7,995,388	15,516,842	28,732,957	47,237,733	58,290,130	69,302,902	91,273,982
10	6,598,433	3,527,371	12,353,121	22,138,810	39,017,448	62,809,368	76,954,313	91,030,511	119,067,302

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	472,815	7,655,483	15,279,765	23,407,873	38,656,438	58,976,691	71,168,837	83,360,983	107,745,286
2	12,431,507	24,444,388	35,706,448	47,719,329	70,243,454	100,275,654	118,294,974	136,314,296	172,352,936
3	15,958,899	29,109,720	41,404,737	54,555,559	79,145,593	111,953,132	131,609,824	151,266,516	190,579,899
4	1,015,726	12,926,040	23,848,397	35,686,338	57,472,980	87,037,411	104,722,458	122,407,505	157,777,600
5	9,005,744	1,593,547	11,194,997	21,725,548	40,851,994	67,028,317	82,669,345	98,308,090	129,585,581
6	9,606,536	633,100	9,920,022	20,063,773	38,527,133	63,705,346	78,767,369	93,812,542	123,890,309
7	18,333,153	-	9,277,410	-	1,184,792	7,745,698	23,781,028	45,860,144	59,072,692
8	15,207,258	-	3,401,659	6,984,643	18,511,750	38,916,166	67,180,327	84,035,650	100,840,774
9	29,495,334	-	21,831,290	-	15,004,612	-	7,483,158	5,732,957	24,237,733
10	29,598,433	-	19,472,629	-	10,646,879	-	861,190	16,017,448	39,809,368

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,744,037	40,872,134	48,496,417	56,624,514	71,873,089	92,193,333	104,385,489	116,577,635	140,961,937
2	44,754,987	56,767,868	68,029,929	80,042,809	102,566,934	132,599,134	150,618,457	168,637,777	204,676,416
3	47,806,506	60,957,328	73,252,345	86,403,167	110,993,201	143,869,843	163,526,535	183,183,227	222,496,609
4	32,513,802	44,424,115	55,376,442	67,258,394	89,045,036	118,639,887	136,367,462	154,052,510	189,422,604
5	22,719,827	33,348,500	43,012,364	53,544,168	72,740,120	98,916,445	114,622,238	130,264,755	161,542,246
6	22,331,479	32,632,316	41,966,781	52,152,534	70,650,506	95,883,827	110,990,755	126,055,510	156,145,856
7	13,860,147	22,999,691	31,147,091	40,128,846	56,228,202	78,387,207	91,604,010	104,819,337	131,139,203
8	14,984,544	26,988,203	37,486,146	49,141,745	69,681,185	98,101,386	115,021,583	131,879,737	165,442,256
9	3,360,168	11,109,336	17,989,627	25,561,703	38,841,900	57,427,811	68,496,854	79,543,352	101,564,100
10	1,443,398	11,768,957	20,733,669	30,634,607	47,655,799	71,601,795	85,816,613	99,960,766	128,066,437

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,544,037	31,672,134	39,296,417	47,424,514	62,673,089	82,993,333	95,185,489	107,377,635	131,761,937
2	35,554,987	47,567,868	58,829,929	70,842,809	93,366,934	123,399,134	141,418,457	159,437,777	195,476,416
3	38,606,506	51,757,328	64,052,345	77,203,167	101,793,201	134,669,843	154,326,535	173,983,227	213,296,609
4	23,313,802	35,224,115	46,176,442	58,058,394	79,845,036	109,439,887	127,167,462	144,852,510	180,222,604
5	13,519,827	24,148,500	33,812,364	44,344,168	63,540,120	89,716,445	105,422,238	121,064,755	152,342,246
6	13,131,479	23,432,316	32,766,781	42,952,534	61,450,506	86,683,827	101,790,755	116,855,510	146,945,856
7	4,660,147	13,799,691	21,947,091	30,928,846	47,028,202	69,187,207	82,404,010	95,619,337	121,939,203
8	5,784,544	17,788,203	28,286,146	39,941,745	60,481,185	88,901,386	105,821,583	122,679,737	156,242,256
9	5,839,832	1,909,336	8,789,627	16,361,703	29,641,900	48,227,811	59,296,854	70,343,352	92,364,100
10	7,756,602	2,568,957	11,533,669	21,434,607	38,455,799	62,401,795	76,616,613	90,760,766	118,866,437

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,944,037	27,072,134	34,696,417	42,824,514	58,073,089	78,393,333	90,585,489	102,777,635	127,161,937
2	30,954,987	42,967,868	54,229,929	66,242,809	88,766,934	118,799,134	136,818,457	154,837,777	190,876,416
3	34,006,506	47,157,328	59,452,345	72,603,167	97,193,201	130,069,843	149,726,535	169,383,227	208,696,609
4	18,713,802	30,624,115	41,576,442	53,458,394	75,245,036	104,839,887	122,567,462	140,252,510	175,622,604
5	8,919,827	19,548,500	29,212,364	39,744,168	58,940,120	85,116,445	100,822,238	116,464,755	147,742,246
6	8,531,479	18,832,316	28,166,781	38,352,534	56,850,506	82,083,827	97,190,755	112,255,510	142,345,856
7	60,147	9,199,691	17,347,091	26,328,846	42,428,202	64,587,207	77,804,010	91,019,337	117,339,203
8	1,184,544	13,188,203	23,686,146	35,341,745	55,881,185	84,301,386	101,221,583	118,079,737	151,642,256
9	10,439,832	2,690,664	4,189,627	11,761,703	25,041,900	43,627,811	54,696,854	65,743,352	87,764,100
10	12,356,602	2,031,043	6,933,669	16,834,607	33,855,799	57,801,795	72,016,613	86,160,766	114,266,437

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,055,963	4,072,134	11,696,417	19,824,514	35,073,089	55,393,333	67,585,489	79,777,635	104,161,937
2	7,954,987	19,967,868	31,229,929	43,242,809	65,766,934	95,799,134	113,818,457	131,837,777	167,876,416
3	11,006,506	24,157,328	36,452,345	49,603,167	74,193,201	107,069,843	126,726,535	146,383,227	185,696,609
4	4,286,198	7,624,115	18,576,442	30,458,394	52,245,036	81,839,887	99,567,462	117,252,510	152,622,604
5	14,080,173	3,451,500	6,212,364	16,744,168	35,940,120	62,116,445	77,822,238	93,464,755	124,742,246
6	14,468,521	4,167,684	5,166,781	15,352,534	33,850,506	59,083,827	74,190,755	89,255,510	119,345,856
7	22,939,853	13,800,309	5,652,909	3,328,846	19,428,202	41,587,207	54,804,010	68,019,337	94,339,203
8	21,815,456	9,811,797	686,146	12,341,745	32,881,185	61,301,386	78,221,583	95,079,737	128,642,256
9	33,439,832	25,690,664	18,810,373	11,238,297	2,041,900	20,627,811	31,696,854	42,743,352	64,764,100
10	35,356,602	25,031,043	16,066,331	6,165,393	10,855,799	34,801,795	49,016,613	63,160,766	91,266,437

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,611,679	39,187,291	44,489,260	50,295,044	60,898,982	75,413,452	84,122,127	92,830,803	110,248,165
2	43,739,905	53,458,286	61,288,094	69,868,723	85,528,346	106,979,918	119,850,861	132,721,804	158,463,690
3	46,747,095	57,386,067	65,923,707	75,317,149	92,392,429	115,876,039	129,963,164	144,003,658	172,084,645
4	32,371,011	42,006,416	49,555,796	58,049,084	73,071,190	94,210,369	106,893,877	119,564,328	144,828,681
5	22,945,747	31,526,058	38,159,604	45,682,753	58,868,193	77,596,615	88,815,039	100,033,464	122,393,012
6	22,491,478	30,803,258	37,207,950	44,483,488	57,206,892	75,273,866	86,064,528	96,855,191	118,380,067
7	14,299,896	21,664,645	27,225,282	33,645,839	44,666,922	60,534,193	70,021,943	79,467,040	98,332,855
8	16,114,642	25,770,827	32,897,081	41,232,104	55,254,903	75,655,967	87,802,032	99,900,838	123,977,371
9	3,763,295	10,012,485	14,714,653	20,140,371	29,166,458	42,493,694	50,447,380	58,363,217	74,148,969
10	2,477,223	10,792,928	16,882,241	23,989,533	35,516,085	52,766,601	63,001,516	73,171,748	93,391,024

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,411,679	29,987,291	35,289,260	41,095,044	51,698,982	66,213,452	74,922,127	83,630,803	101,048,165
2	34,539,905	44,258,286	52,088,094	60,668,723	76,328,346	97,779,918	110,650,861	123,521,804	149,263,690
3	37,547,095	48,186,067	56,723,707	66,117,149	83,192,429	106,676,039	120,763,164	134,803,658	162,884,645
4	23,171,011	32,806,416	40,355,796	48,849,084	63,871,190	85,010,369	97,693,877	110,364,328	135,628,681
5	13,745,747	22,326,058	28,959,604	36,482,753	49,668,193	68,396,615	79,615,039	90,833,464	113,193,012
6	13,291,478	21,603,258	28,007,950	35,283,488	48,006,892	66,073,866	76,864,528	87,655,191	109,180,067
7	5,099,896	12,464,645	18,025,282	24,445,839	35,466,922	51,334,193	60,821,943	70,267,040	89,132,855
8	6,914,642	16,570,827	23,697,081	32,032,104	46,054,903	66,455,967	78,602,032	90,700,838	114,777,371
9	5,436,705	8,12,485	5,514,653	10,940,371	19,966,458	33,293,694	41,247,380	49,163,217	64,948,969
10	6,722,777	1,592,928	7,682,241	14,789,533	26,316,085	43,566,601	53,801,516	63,971,748	84,191,024

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,811,679	25,387,291	30,689,260	36,495,044	47,098,982	61,613,452	70,322,127	79,030,803	96,448,165
2	29,939,905	39,658,286	47,488,094	56,068,723	71,728,346	93,179,918	106,050,861	118,921,804	144,663,690
3	32,947,095	43,586,067	52,123,707	61,517,149	78,592,429	102,076,039	116,163,164	130,203,658	158,284,645
4	18,571,011	28,206,416	35,755,796	44,249,084	59,271,190	80,410,369	93,093,877	105,764,328	131,028,681
5	9,145,747	17,726,058	24,359,604	31,882,753	45,068,193	63,796,615	75,015,039	86,233,464	108,593,012
6	8,691,478	17,003,258	23,407,950	30,683,488	43,406,892	61,473,866	72,264,528	83,055,191	104,580,067
7	499,896	7,864,645	13,425,282	19,845,839	30,866,922	46,734,193	56,221,943	65,667,040	84,532,855
8	2,314,642	11,970,827	19,097,081	27,432,104	41,454,903	61,855,967	74,002,032	86,100,838	110,177,371
9	10,036,705	3,787,515	914,653	6,340,371	15,366,458	28,693,694	36,647,380	44,563,217	60,348,969
10	11,322,777	3,007,072	3,082,241	10,189,533	21,716,085	38,966,601	49,201,516	59,371,748	79,591,024

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,188,321	2,387,291	7,689,260	13,495,044	24,098,982	38,613,452	47,322,127	56,030,803	73,448,165
2	6,939,905	16,658,286	24,488,094	33,068,723	48,728,346	70,179,918	83,050,861	95,921,804	121,663,690
3	9,947,095	20,586,067	29,123,707	38,517,149	55,592,429	79,076,039	93,163,164	107,203,658	135,284,645
4	4,428,989	5,206,416	12,755,796	21,249,084	36,271,190	57,410,369	70,093,877	82,764,328	108,028,681
5	13,854,253	5,273,942	1,359,604	8,882,753	22,068,193	40,796,615	52,015,039	63,233,464	85,593,012
6	14,308,522	5,996,742	407,950	7,683,488	20,406,892	38,473,866	49,264,528	60,055,191	81,580,067
7	22,500,104	15,135,355	9,574,718	3,154,161	7,866,922	23,734,193	33,221,943	42,667,040	61,532,855
8	20,685,358	11,029,173	3,902,919	4,432,104	18,454,903	38,855,967	51,002,032	63,100,838	87,177,371
9	33,036,705	26,787,515	22,085,347	16,659,629	7,633,542	5,693,694	13,647,380	21,563,217	37,348,969
10	34,322,777	26,007,072	19,917,759	12,810,467	1,283,915	15,966,601	26,201,516	36,371,748	56,591,024

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,266,288	44,338,501	51,910,356	59,982,570	75,126,301	95,306,834	107,415,154	119,523,474	143,740,114
2	49,151,270	61,081,551	72,266,179	84,196,464	106,565,719	136,391,424	154,286,851	172,182,275	207,973,125
3	52,688,568	65,748,969	77,959,448	91,019,849	115,440,809	148,017,877	167,539,414	187,060,953	226,104,028
4	37,872,125	49,700,547	60,542,555	72,299,102	93,935,946	123,291,934	140,855,384	158,418,835	193,545,735
5	27,901,285	38,422,693	47,958,126	58,416,273	77,406,283	103,400,041	118,931,259	134,462,477	165,524,912
6	27,288,075	37,452,530	46,675,598	56,744,900	75,076,678	100,081,773	115,035,671	129,977,398	159,843,864
7	18,604,015	27,592,953	35,625,453	44,490,133	60,410,866	82,333,894	95,451,382	108,520,358	134,640,321
8	21,847,443	33,559,007	43,866,174	55,303,141	75,561,239	103,619,280	120,352,946	137,042,523	170,288,762
9	7,425,910	15,030,789	21,807,366	29,273,990	42,394,543	60,769,084	71,742,534	82,679,586	104,496,688
10	7,429,056	17,473,470	26,231,789	35,941,336	52,697,305	76,313,896	90,360,798	104,336,158	132,176,180

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,066,288	35,138,501	42,710,356	50,782,570	65,926,301	86,106,834	98,215,154	110,323,474	134,540,114
2	39,951,270	51,881,551	63,066,179	74,996,464	97,365,719	127,191,424	145,086,851	162,982,275	198,773,125
3	43,488,568	56,548,969	68,759,448	81,819,849	106,240,809	138,817,877	158,339,414	177,860,953	216,904,028
4	28,672,125	40,500,547	51,342,555	63,099,102	84,735,946	114,091,934	131,655,384	149,218,835	184,345,735
5	18,701,285	29,222,693	38,758,126	49,216,273	68,206,283	94,200,041	109,731,259	125,262,477	156,324,912
6	18,088,075	28,252,530	37,475,598	47,544,900	65,876,678	90,881,773	105,835,671	120,777,398	150,643,864
7	9,404,015	18,392,953	26,425,453	35,290,133	51,210,866	73,133,894	86,251,382	99,320,358	125,440,321
8	12,647,443	24,359,007	34,666,174	46,103,141	66,361,239	94,419,280	111,152,946	127,842,523	161,088,762
9	1,774,090	5,830,789	12,607,366	20,073,990	33,194,543	51,569,084	62,542,534	73,479,586	95,296,688
10	1,770,944	8,273,470	17,031,789	26,741,336	43,497,305	67,113,896	81,160,798	95,136,158	122,976,180

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,466,288	30,538,501	38,110,356	46,182,570	61,326,301	81,506,834	93,615,154	105,723,474	129,940,114
2	35,351,270	47,281,551	58,466,179	70,396,464	92,765,719	122,591,424	140,486,851	158,382,275	194,173,125
3	38,888,568	51,948,969	64,159,448	77,219,849	101,640,809	134,217,877	153,739,414	173,260,953	212,304,028
4	24,072,125	35,900,547	46,742,555	58,499,102	80,135,946	109,491,934	127,055,384	144,618,835	179,745,735
5	14,101,285	24,622,693	34,158,126	44,616,273	63,606,283	89,600,041	105,131,259	120,662,477	151,724,912
6	13,488,075	23,652,530	32,875,598	42,944,900	61,276,678	86,281,773	101,235,671	116,177,398	146,043,864
7	4,804,015	13,792,953	21,825,453	30,690,133	46,610,866	68,533,894	81,651,382	94,720,358	120,840,321
8	8,047,443	19,759,007	30,066,174	41,503,141	61,761,239	89,819,280	106,552,946	123,242,523	156,488,762
9	6,374,090	1,230,789	8,007,366	15,473,990	28,594,543	46,969,084	57,942,534	68,879,586	90,696,688
10	6,370,944	3,673,470	12,431,789	22,141,336	38,897,305	62,513,896	76,560,798	90,536,158	118,376,180

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	533,712	7,538,501	15,110,356	23,182,570	38,326,301	58,506,834	70,615,154	82,723,474	106,940,114
2	12,351,270	24,281,551	35,466,179	47,396,464	69,765,719	99,591,424	117,486,851	135,382,275	171,173,125
3	15,888,568	28,948,969	41,159,448	54,219,849	78,640,809	111,217,877	130,739,414	150,260,953	189,304,028
4	1,072,125	12,900,547	23,742,555	35,499,102	57,135,946	86,491,934	104,055,384	121,618,835	156,745,735
5	8,898,715	1,622,693	11,158,126	21,616,273	40,606,283	66,600,041	82,131,259	97,662,477	128,724,912
6	9,511,925	652,530	9,875,598	19,944,900	38,276,678	63,281,773	78,235,671	93,177,398	123,043,864
7	18,195,985	9,207,047	1,174,547	7,690,133	23,610,866	45,533,894	58,651,382	71,720,358	97,840,321
8	14,952,557	3,240,993	7,066,174	18,503,141	38,761,239	66,819,280	83,552,946	100,242,523	133,488,762
9	29,374,090	21,769,211	14,992,634	7,526,010	5,594,543	23,969,084	34,942,534	45,879,586	67,696,688
10	29,370,944	19,326,530	10,568,211	858,664	15,897,305	39,513,896	53,560,798	67,536,158	95,376,180

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,706,778	40,778,991	48,350,856	56,423,070	71,566,791	91,747,324	103,855,644	115,963,964	140,180,614
2	44,704,544	56,634,825	67,819,453	79,749,738	102,118,990	131,944,699	149,840,125	167,735,549	203,526,400
3	47,769,137	60,829,537	73,040,017	86,100,417	110,521,376	143,167,087	162,688,626	182,210,163	221,253,240
4	32,605,487	44,433,909	55,310,931	67,105,951	88,742,795	118,134,161	135,734,696	153,298,147	188,425,047
5	22,865,701	33,416,225	43,009,898	53,468,045	72,527,100	98,523,443	114,120,158	129,651,375	160,713,811
6	22,463,290	32,688,468	41,953,991	52,069,711	70,435,807	95,491,013	110,494,070	125,450,695	155,334,148
7	14,032,575	23,104,603	31,191,537	40,107,076	56,091,343	78,090,861	91,215,324	104,336,531	130,474,482
8	15,296,443	27,197,908	37,617,305	49,184,169	69,572,433	97,785,304	114,583,331	131,319,827	164,645,918
9	3,510,964	11,200,308	18,030,094	25,546,956	38,731,092	57,183,189	68,176,123	79,143,726	101,010,166
10	1,718,864	11,959,076	20,852,927	30,681,278	47,574,295	71,342,979	85,455,961	99,499,760	127,407,267

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,506,778	31,578,991	39,150,856	47,223,070	62,366,791	82,547,324	94,655,644	106,763,964	130,980,614
2	35,504,544	47,434,825	58,619,453	70,549,738	92,918,990	122,744,699	140,640,125	158,535,549	194,326,400
3	38,569,137	51,629,537	63,840,017	76,900,417	101,321,376	133,967,087	153,488,626	173,010,163	212,053,240
4	23,405,487	35,233,909	46,110,931	57,905,951	79,542,795	108,934,161	126,534,696	144,098,147	179,225,047
5	13,665,701	24,216,225	33,809,898	44,268,045	63,327,100	89,323,443	104,920,158	120,451,375	151,513,811
6	13,263,290	23,488,468	32,753,991	42,869,711	61,235,807	86,291,013	101,294,070	116,250,695	146,134,148
7	4,832,575	13,904,603	21,991,537	30,907,076	46,891,343	68,890,861	82,015,324	95,136,531	121,274,482
8	6,096,443	17,997,908	28,417,305	39,984,169	60,372,433	88,585,304	105,383,331	122,119,827	155,445,918
9	5,689,036	2,000,308	8,830,094	16,346,956	29,531,092	47,983,189	58,976,123	69,943,726	91,810,166
10	7,481,136	2,759,076	11,652,927	21,481,278	38,374,295	62,142,979	76,255,961	90,299,760	118,207,267

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,906,778	26,978,991	34,550,856	42,623,070	57,766,791	77,947,324	90,055,644	102,163,964	126,380,614
2	30,904,544	42,834,825	54,019,453	65,949,738	88,318,990	118,144,699	136,040,125	153,935,549	189,726,400
3	33,969,137	47,029,537	59,240,017	72,300,417	96,721,376	129,367,087	148,888,626	168,410,163	207,453,240
4	18,805,487	30,633,909	41,510,931	53,305,951	74,942,795	104,334,161	121,934,696	139,498,147	174,625,047
5	9,065,701	19,616,225	29,209,898	39,668,045	58,727,100	84,723,443	100,320,158	115,851,375	146,913,811
6	8,663,290	18,888,468	28,153,991	38,269,711	56,635,807	81,691,013	96,694,070	111,650,695	141,534,148
7	232,575	9,304,603	17,391,537	26,307,076	42,291,343	64,290,861	77,415,324	90,536,531	116,674,482
8	1,496,443	13,397,908	23,817,305	35,384,169	55,772,433	83,985,304	100,783,331	117,519,827	150,845,918
9	10,289,036	2,599,692	4,230,094	11,746,956	24,931,092	43,383,189	54,376,123	65,343,726	87,210,166
10	12,081,136	1,840,924	7,052,927	16,881,278	33,774,295	57,542,979	71,655,961	85,699,760	113,607,267

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,093,222	3,978,991	11,550,856	19,623,070	34,766,791	54,947,324	67,055,644	79,163,964	103,380,614
2	7,904,544	19,834,825	31,019,453	42,949,738	65,318,990	95,144,699	113,040,125	130,935,549	166,726,400
3	10,969,137	24,029,537	36,240,017	49,300,417	73,721,376	106,367,087	125,888,626	145,410,163	184,453,240
4	4,194,513	7,633,909	18,510,931	30,305,951	51,942,795	81,334,161	98,934,696	116,498,147	151,625,047
5	13,934,299	3,383,775	6,209,898	16,668,045	35,727,100	61,723,443	77,320,158	92,851,375	123,913,811
6	14,336,710	4,111,532	5,153,991	15,269,711	33,635,807	58,691,013	73,694,070	88,650,695	118,534,148
7	22,767,425	13,695,397	5,608,463	3,307,076	19,291,343	41,290,861	54,415,324	67,536,531	93,674,482
8	21,503,557	9,602,092	817,305	12,384,169	32,772,433	60,985,304	77,783,331	94,519,827	127,845,918
9	33,289,036	25,599,692	18,769,906	11,253,044	1,931,092	20,383,189	31,376,123	42,343,726	64,210,166
10	35,081,136	24,840,924	15,947,073	6,118,722	10,774,295	34,542,979	48,655,961	62,699,760	90,607,267

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,576,134	39,106,525	44,372,039	50,137,901	60,668,941	75,083,601	83,732,400	92,381,209	109,678,806
2	43,697,424	53,348,984	61,124,959	69,646,592	85,198,540	106,502,619	119,285,066	132,067,509	157,632,403
3	46,718,100	57,283,921	65,762,858	75,091,715	92,049,590	115,371,732	129,357,103	143,301,059	171,188,970
4	32,464,847	42,034,001	49,531,474	57,961,115	72,879,932	93,873,765	106,470,064	119,048,232	144,138,874
5	23,086,112	31,607,428	38,191,676	45,661,781	58,756,562	77,351,284	88,492,574	99,633,864	121,834,823
6	22,623,266	30,873,048	37,228,928	44,454,441	57,085,660	75,023,777	85,740,246	96,456,715	117,829,030
7	14,465,715	21,775,285	27,297,688	33,869,626	44,610,522	60,364,352	69,786,868	79,162,744	97,894,629
8	16,413,583	25,990,322	33,061,193	41,332,615	55,250,129	75,501,454	87,558,071	99,567,840	123,473,065
9	3,909,404	10,111,852	14,778,479	20,164,973	29,124,957	42,355,550	50,254,548	58,112,958	73,787,218
10	2,741,996	10,990,993	17,033,775	24,083,077	35,523,565	52,646,807	62,807,111	72,903,240	92,975,325

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,376,134	29,906,525	35,172,039	40,937,901	51,468,941	65,883,601	74,532,400	83,181,209	100,478,806
2	34,497,424	44,148,984	51,924,959	60,446,592	75,998,540	97,302,619	110,085,066	122,867,509	148,432,403
3	37,518,100	48,083,921	56,562,858	65,891,715	82,849,590	106,171,732	120,157,103	134,101,059	161,988,970
4	23,264,847	32,834,001	40,331,474	48,761,115	63,679,932	84,673,765	97,270,064	109,848,232	134,938,874
5	13,886,112	22,407,428	28,991,676	36,461,781	49,556,562	68,151,284	79,292,574	90,433,864	112,634,823
6	13,423,266	21,673,048	28,028,928	35,254,441	47,885,660	65,823,777	76,540,246	87,256,715	108,629,030
7	5,265,715	12,575,285	18,097,688	24,469,626	35,410,522	51,164,352	60,586,868	69,962,744	88,694,629
8	7,213,583	16,790,322	23,861,193	32,132,615	46,050,129	66,301,454	78,358,071	90,367,840	114,273,065
9	5,290,596	911,852	5,578,479	10,964,973	19,924,957	33,155,550	41,054,548	48,912,958	64,587,218
10	6,458,004	1,790,993	7,833,775	14,883,077	26,323,565	43,446,807	53,607,111	63,703,240	83,775,325

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,776,134	25,306,525	30,572,039	36,337,901	46,868,941	61,283,601	69,932,400	78,581,209	95,878,806
2	29,897,424	39,548,984	47,324,959	55,846,592	71,398,540	92,702,619	105,485,066	118,267,509	143,832,403
3	32,918,100	43,483,921	51,962,858	61,291,715	78,249,590	101,571,732	115,557,103	129,501,059	157,388,970
4	18,664,847	28,234,001	35,731,474	44,161,115	59,079,932	80,073,765	92,670,064	105,248,232	130,338,874
5	9,286,112	17,807,428	24,391,676	31,861,781	44,956,562	63,551,284	74,692,574	85,833,864	108,034,823
6	8,823,266	17,073,048	23,428,928	30,654,441	43,285,660	61,223,777	71,940,246	82,656,715	104,029,030
7	665,715	7,975,285	13,497,688	19,869,626	30,810,522	46,564,352	55,986,868	65,362,744	84,094,629
8	2,613,583	12,190,322	19,261,193	27,532,615	41,450,129	61,701,454	73,758,071	85,767,840	109,673,065
9	9,890,596	3,688,148	978,479	6,364,973	15,324,957	28,555,550	36,454,548	44,312,958	59,987,218
10	11,058,004	2,809,007	3,233,775	10,283,077	21,723,565	38,846,807	49,007,111	59,103,240	79,175,325

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,223,866	2,306,525	7,572,039	13,337,901	23,868,941	38,283,601	46,932,400	55,581,209	72,878,806
2	6,897,424	16,548,984	24,324,959	32,846,592	48,398,540	69,702,619	82,485,066	95,267,509	120,832,403
3	9,918,100	20,483,921	28,962,858	38,291,715	55,249,590	78,571,732	92,557,103	106,501,059	134,388,970
4	4,335,153	5,234,001	12,731,474	21,161,115	36,079,932	57,073,765	69,670,064	82,248,232	107,338,874
5	13,713,888	5,192,572	1,391,676	8,861,781	21,956,562	40,551,284	51,692,574	62,833,864	85,034,823
6	14,176,734	5,926,952	428,928	7,654,441	20,285,660	38,223,777	48,940,246	59,656,715	81,029,030
7	22,334,285	15,024,715	9,502,312	3,130,374	7,810,522	23,564,352	32,986,868	42,362,744	61,094,629
8	20,386,417	10,809,678	3,738,807	4,532,615	18,450,129	38,701,454	50,758,071	62,767,840	86,673,065
9	32,890,596	26,688,148	22,021,521	16,635,027	7,675,043	5,555,550	13,454,548	21,312,958	36,987,218
10	34,058,004	25,809,007	19,766,225	12,716,923	1,276,435	15,846,807	26,007,111	36,103,240	56,175,325

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,943,004	52,229,310	60,940,022	70,226,338	87,647,751	110,863,531	124,793,004	138,722,468	166,581,415
2	59,593,587	73,318,243	86,185,094	99,909,749	125,643,448	159,955,086	180,542,070	201,129,053	242,303,019
3	64,059,075	79,083,822	93,130,818	108,155,565	136,249,555	173,696,126	196,153,798	218,611,470	263,526,813
4	47,432,873	61,031,825	73,477,389	87,002,177	111,893,307	145,629,162	165,834,239	186,039,317	226,449,473
5	36,105,705	48,172,140	59,141,747	71,150,274	92,981,962	122,848,571	140,715,760	158,582,948	194,317,324
6	35,280,035	46,937,540	57,530,620	69,096,227	90,150,224	118,895,614	136,084,649	153,273,683	187,597,985
7	25,396,853	35,687,754	44,910,465	55,087,957	73,367,204	98,551,938	113,607,150	128,641,763	158,655,492
8	30,248,315	43,619,705	55,410,166	68,516,653	91,740,733	123,951,578	143,153,898	162,309,406	200,506,668
9	13,149,006	21,843,063	29,595,769	38,141,247	53,227,096	74,320,519	86,902,556	99,482,900	124,540,588
10	14,583,931	25,980,684	35,964,843	47,044,446	66,257,880	93,304,623	109,408,255	125,452,840	157,401,326

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,743,004	43,029,310	51,740,022	61,026,338	78,447,751	101,663,531	115,593,004	129,522,468	157,381,415
2	50,393,587	64,118,243	76,985,094	90,709,749	116,443,448	150,755,086	171,342,070	191,929,053	233,103,019
3	54,859,075	69,883,822	83,930,818	98,955,565	127,049,555	164,496,126	186,953,798	209,411,470	254,326,813
4	38,232,873	51,831,825	64,277,389	77,802,177	102,693,307	136,429,162	156,634,239	176,839,317	217,249,473
5	26,905,705	38,972,140	49,941,747	61,950,274	83,781,962	113,648,571	131,515,760	149,382,948	185,117,324
6	26,080,035	37,737,540	48,330,620	59,896,227	80,950,224	109,695,614	126,884,649	144,073,683	178,397,985
7	16,196,853	26,487,754	35,710,465	45,887,957	64,167,204	89,351,938	104,407,150	119,441,763	149,455,492
8	21,048,315	34,419,705	46,210,166	59,316,653	82,540,733	114,751,578	133,953,898	153,109,406	191,306,668
9	3,949,006	12,643,063	20,395,769	28,941,247	44,027,096	65,120,519	77,702,556	90,282,900	115,340,588
10	5,383,931	16,780,684	26,764,843	37,844,446	57,057,880	84,104,623	100,208,255	116,252,840	148,201,326

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,143,004	38,429,310	47,140,022	56,426,338	73,847,751	97,063,531	110,993,004	124,922,468	152,781,415
2	45,793,587	59,518,243	72,385,094	86,109,749	111,843,448	146,155,086	166,742,070	187,329,053	228,503,019
3	50,259,075	65,283,822	79,330,818	94,355,565	122,449,555	159,896,126	182,353,798	204,811,470	249,726,813
4	33,632,873	47,231,825	59,677,389	73,202,177	98,093,307	131,829,162	152,034,239	172,239,317	212,649,473
5	22,305,705	34,372,140	45,341,747	57,350,274	79,181,962	109,048,571	126,915,760	144,782,948	180,517,324
6	21,480,035	33,137,540	43,730,620	55,296,227	76,350,224	105,095,614	122,284,649	139,473,683	173,797,985
7	11,596,853	21,887,754	31,110,465	41,287,957	59,567,204	84,751,938	99,807,150	114,841,763	144,855,492
8	16,448,315	29,819,705	41,610,166	54,716,653	77,940,733	110,151,578	129,353,898	148,509,406	186,706,668
9	650,994	8,043,063	15,795,769	24,341,247	39,427,096	60,520,519	73,102,556	85,682,900	110,740,588
10	783,931	12,180,684	22,164,843	33,244,446	52,457,880	79,504,623	95,608,255	111,652,840	143,601,326

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,143,004	15,429,310	24,140,022	33,426,338	50,847,751	74,063,531	87,993,004	101,922,468	129,781,415
2	22,793,587	36,518,243	49,385,094	63,109,749	88,843,448	123,155,086	143,742,070	164,329,053	205,503,019
3	27,259,075	42,283,822	56,330,818	71,355,565	99,449,555	136,896,126	159,353,798	181,811,470	226,726,813
4	10,632,873	24,231,825	36,677,389	50,202,177	75,093,307	108,829,162	129,034,239	149,239,317	189,649,473
5	694,295	11,372,140	22,341,747	34,350,274	56,181,962	86,048,571	103,915,760	121,782,948	157,517,324
6	1,519,965	10,137,540	20,730,620	32,296,227	53,350,224	82,095,614	99,284,649	116,473,683	150,797,985
7	11,403,147	1,112,246	8,110,465	18,287,957	36,567,204	61,751,938	76,807,150	91,841,763	121,855,492
8	6,551,685	6,819,705	18,610,166	31,716,653	54,940,733	87,151,578	106,353,898	125,509,406	163,706,668
9	23,650,994	14,956,937	7,204,231	1,341,247	16,427,096	37,520,519	50,102,556	62,682,900	87,740,588
10	22,216,069	10,819,316	835,157	10,244,446	29,457,880	56,504,623	72,608,255	88,652,840	120,601,326

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,555,386	49,841,702	58,552,404	67,838,719	85,260,133	108,475,912	122,405,386	136,334,859	164,193,797
2	56,610,851	70,335,504	83,202,355	96,927,010	122,660,709	156,972,347	177,559,331	198,146,314	239,320,281
3	60,759,259	75,784,006	89,831,000	104,855,748	132,949,739	170,442,353	192,900,026	215,357,696	260,273,040
4	43,900,160	57,507,633	69,993,971	83,518,758	108,409,888	142,194,348	162,399,426	182,604,504	223,014,660
5	32,739,604	44,853,008	55,822,615	67,853,718	89,709,144	119,615,462	137,488,609	155,355,797	191,090,173
6	32,068,097	43,770,419	54,380,682	65,973,299	87,070,872	115,836,854	133,048,264	150,237,298	184,603,969
7	22,365,877	32,712,064	41,957,804	52,160,731	70,480,822	95,705,832	110,800,757	125,835,370	155,888,258
8	25,932,743	39,420,607	51,286,814	64,456,094	87,767,746	120,058,635	139,315,275	158,515,045	196,767,670
9	10,568,616	19,300,294	27,086,887	35,667,372	50,787,741	71,916,366	84,530,801	97,112,839	122,201,927
10	10,847,537	22,363,554	32,426,367	43,571,030	62,874,081	90,014,596	106,164,136	122,238,866	154,247,108

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,355,386	40,641,702	49,352,404	58,638,719	76,060,133	99,275,912	113,205,386	127,134,859	154,993,797
2	47,410,851	61,135,504	74,002,355	87,727,010	113,460,709	147,772,347	168,359,331	188,946,314	230,120,281
3	51,559,259	66,584,006	80,631,000	95,655,748	123,749,739	161,242,353	183,700,026	206,157,696	251,073,040
4	34,700,160	48,307,633	60,793,971	74,318,758	99,209,888	132,994,348	153,199,426	173,404,504	213,814,660
5	23,539,604	35,653,008	46,622,615	58,653,718	80,509,144	110,415,462	128,288,609	146,155,797	181,890,173
6	22,868,097	34,570,419	45,180,682	56,773,299	77,870,872	106,636,854	123,848,264	141,037,298	175,403,969
7	13,165,877	23,512,064	32,757,804	42,960,731	61,280,822	86,505,832	101,600,757	116,635,370	146,888,258
8	16,732,743	30,220,607	42,086,814	55,256,094	78,567,746	110,858,635	130,115,275	149,315,045	187,567,670
9	1,368,616	10,100,294	17,886,887	26,467,372	41,587,741	62,716,366	75,330,801	87,912,839	113,001,927
10	1,647,537	13,163,554	23,226,367	34,371,030	53,674,081	80,814,596	96,964,136	113,038,866	145,047,108

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,755,386	36,041,702	44,752,404	54,038,719	71,460,133	94,675,912	108,605,386	122,534,859	150,393,797
2	42,810,851	56,535,504	69,402,355	83,127,010	108,860,709	143,172,347	163,759,331	184,346,314	225,520,281
3	46,959,259	61,984,006	76,031,000	91,055,748	119,149,739	156,642,353	179,100,026	201,557,696	246,473,040
4	30,100,160	43,707,633	56,193,971	69,718,758	94,609,888	128,394,348	148,599,426	168,804,504	209,214,660
5	18,939,604	31,053,008	42,022,615	54,053,718	75,909,144	105,815,462	123,688,609	141,555,797	177,290,173
6	18,268,097	29,970,419	40,580,682	52,173,299	73,270,872	102,036,854	119,248,264	136,437,298	170,803,969
7	8,565,877	18,912,064	28,157,804	38,360,731	56,680,822	81,905,832	97,000,757	112,035,370	142,088,258
8	12,132,743	25,620,607	37,486,814	50,656,094	73,967,746	106,258,635	125,515,275	144,715,045	182,967,670
9	3,231,384	5,500,294	13,286,887	21,867,372	36,987,741	58,116,366	70,730,801	83,312,839	108,401,927
10	2,952,463	8,563,554	18,626,367	29,771,030	49,074,081	76,214,596	92,364,136	108,438,866	140,447,108

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,755,386	13,041,702	21,752,404	31,038,719	48,460,133	71,675,912	85,605,386	99,534,859	127,393,797
2	19,810,851	33,535,504	46,402,355	60,127,010	85,860,709	120,172,347	140,759,331	161,346,314	202,520,281
3	23,959,259	38,984,006	53,031,000	68,055,748	96,149,739	133,642,353	156,100,026	178,557,696	223,473,040
4	7,100,160	20,707,633	33,193,971	46,718,758	71,609,888	105,394,348	125,599,426	145,804,504	186,214,660
5	4,060,396	8,053,008	19,022,615	31,053,718	52,909,144	82,815,462	100,688,609	118,555,797	154,290,173
6	4,731,903	6,970,419	17,580,682	29,173,299	50,270,872	79,036,854	96,248,264	113,437,298	147,803,969
7	14,434,123	4,087,936	5,157,804	15,360,731	33,680,822	58,905,832	74,000,757	89,035,370	119,088,258
8	10,867,257	2,620,607	14,486,814	27,656,094	50,967,746	83,258,635	102,515,275	121,715,045	159,967,670
9	26,231,384	17,499,706	9,713,113	1,132,628	13,987,741	35,116,366	47,730,801	60,312,839	85,401,927
10	25,952,463	14,436,446	4,373,633	6,771,030	26,074,081	53,214,596	69,364,136	85,438,866	117,447,108

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,228,472	46,962,790	53,351,917	60,316,649	73,094,905	90,506,745	100,953,842	111,400,950	132,295,155
2	54,103,726	65,534,609	74,970,296	85,263,788	104,135,158	129,868,886	145,309,125	160,749,361	191,629,836
3	58,049,175	70,562,868	80,853,677	92,122,239	112,703,856	140,875,257	157,719,320	174,562,574	208,249,081
4	41,989,883	53,323,168	62,425,908	72,569,499	90,698,235	116,057,212	131,254,893	146,408,701	176,716,319
5	31,258,731	41,348,965	49,310,797	58,334,124	74,235,151	96,664,890	110,122,733	123,537,913	150,338,695
6	30,591,531	40,337,775	48,038,744	56,754,244	72,077,494	93,692,721	106,637,413	119,558,791	145,342,343
7	21,253,508	29,866,634	36,553,302	44,227,272	57,504,944	76,481,965	87,810,623	99,134,457	121,704,513
8	24,834,393	36,061,625	44,610,496	54,525,390	71,385,729	95,720,811	110,228,544	124,694,882	153,486,316
9	9,645,071	16,922,918	22,564,472	29,018,141	39,917,540	55,838,234	65,324,853	74,805,952	93,679,008
10	9,943,516	19,549,112	26,806,892	35,215,755	49,103,513	69,612,984	81,803,956	93,928,084	118,065,806

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	30,028,472	37,762,790	44,151,917	51,116,649	63,894,905	81,306,745	91,753,842	102,200,950	123,095,155
2	44,903,726	56,334,609	65,770,296	76,063,788	94,935,158	120,668,886	136,109,125	151,549,361	182,429,836
3	48,849,175	61,362,868	71,653,677	82,922,239	103,503,856	131,675,257	148,519,320	165,362,574	199,049,081
4	32,789,883	44,123,168	53,225,908	63,369,499	81,498,235	106,857,212	122,054,893	137,208,701	167,516,319
5	22,058,731	32,148,965	40,110,797	49,134,124	65,035,151	87,464,890	100,922,733	114,337,913	141,138,695
6	21,391,531	31,137,775	38,838,744	47,554,244	62,877,494	84,492,721	97,437,413	110,358,791	136,142,343
7	12,053,508	20,666,634	27,353,302	35,027,272	48,304,944	67,281,965	78,610,623	89,934,457	112,504,513
8	15,634,393	26,861,625	35,410,496	45,325,390	62,185,729	86,520,811	101,028,544	115,494,882	144,286,316
9	445,071	7,722,918	13,364,472	19,818,141	30,717,540	46,638,234	56,124,853	65,605,952	84,479,008
10	743,516	10,349,112	17,606,892	26,015,755	39,903,513	60,412,984	72,603,956	84,728,084	108,865,806

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,428,472	33,162,790	39,551,917	46,516,649	59,294,905	76,706,745	87,153,842	97,600,950	118,495,155
2	40,303,726	51,734,609	61,170,296	71,463,788	90,335,158	116,068,886	131,509,125	146,949,361	177,829,836
3	44,249,175	56,762,868	67,053,677	78,322,239	98,903,856	127,075,257	143,919,320	160,762,574	194,449,081
4	28,189,883	39,523,168	48,625,908	58,769,499	76,898,235	102,257,212	117,454,893	132,608,701	162,916,319
5	17,458,731	27,548,965	35,510,797	44,534,124	60,435,151	82,864,890	96,322,733	109,737,913	136,538,695
6	16,791,531	26,537,775	34,238,744	42,954,244	58,277,494	79,892,721	92,837,413	105,758,791	131,542,343
7	7,453,508	16,066,634	22,753,302	30,427,272	43,704,944	62,681,965	74,010,623	85,334,457	107,904,513
8	11,034,393	22,261,625	30,810,496	40,725,390	57,585,729	81,920,811	96,428,544	110,894,882	139,686,316
9	4,154,929	3,122,918	8,764,472	15,218,141	26,117,540	42,038,234	51,524,853	61,005,952	79,879,008
10	3,856,484	5,749,112	13,006,892	21,415,755	35,303,513	55,812,984	68,003,956	80,128,084	104,265,806

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,428,472	10,162,790	16,551,917	23,516,649	36,294,905	53,706,745	64,153,842	74,600,950	95,495,155
2	17,303,726	28,734,609	38,170,296	48,463,788	67,335,158	93,068,886	108,509,125	123,949,361	154,829,836
3	21,249,175	33,762,868	44,053,677	55,322,239	75,903,856	104,075,257	120,919,320	137,762,574	171,449,081
4	5,189,883	16,523,168	25,625,908	35,769,499	53,898,235	79,257,212	94,454,893	109,608,701	139,916,319
5	5,541,269	4,548,965	12,510,797	21,534,124	37,435,151	59,864,890	73,322,733	86,737,913	113,538,695
6	6,208,469	3,537,775	11,238,744	19,954,244	35,277,494	56,892,721	69,837,413	82,758,791	108,542,343
7	15,546,492	6,933,366	246,698	7,427,272	20,704,944	39,681,965	51,010,623	62,334,457	84,904,513
8	11,965,607	738,375	7,810,496	17,725,390	34,585,729	58,920,811	73,428,544	87,894,882	116,686,316
9	27,154,929	19,877,082	14,235,528	7,781,859	3,117,540	19,038,234	28,524,853	38,005,952	56,879,008
10	26,856,484	17,250,888	9,993,108	1,584,245	12,303,513	32,812,984	45,003,956	57,128,084	81,265,806

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,012,213	52,341,115	61,091,762	70,420,655	87,921,949	111,244,185	125,237,519	139,230,863	167,217,541
2	59,692,283	73,479,871	86,405,718	100,193,305	126,044,999	160,513,966	181,195,345	201,876,725	243,239,487
3	64,155,216	79,248,856	93,360,262	108,453,902	136,676,711	174,298,285	196,858,930	219,419,576	264,540,867
4	47,436,803	61,101,450	73,604,081	87,190,883	112,196,146	146,090,170	166,387,893	186,685,616	227,281,064
5	36,069,814	48,194,951	59,214,857	71,281,769	93,213,560	123,220,387	141,169,501	159,118,615	195,016,843
6	35,251,516	46,965,693	57,610,515	69,229,154	90,382,813	119,263,084	136,530,935	153,798,786	188,283,504
7	25,337,834	35,678,939	44,946,911	55,171,069	73,537,058	98,840,155	113,967,241	129,070,791	159,224,941
8	30,119,119	43,560,367	55,409,071	68,579,775	91,918,406	124,280,890	143,575,144	162,822,315	201,198,495
9	13,095,110	21,832,824	29,621,591	38,208,357	53,366,535	74,559,874	87,200,430	99,840,159	125,013,008
10	14,467,345	25,924,640	35,957,593	47,093,897	66,399,817	93,576,177	109,756,389	125,877,242	157,974,879

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,812,213	43,141,115	51,891,762	61,220,655	78,721,949	102,044,185	116,037,519	130,030,863	158,017,541
2	50,492,283	64,279,871	77,205,718	90,993,305	116,844,999	151,313,966	171,995,345	192,676,725	234,039,487
3	54,955,216	70,048,856	84,160,262	99,253,902	127,476,711	165,098,285	187,658,930	210,219,576	255,340,867
4	38,236,603	51,901,450	64,404,081	77,990,883	102,996,146	136,890,170	157,187,893	177,485,616	218,081,064
5	26,869,814	38,994,951	50,014,857	62,081,769	84,013,560	114,020,387	131,969,501	149,918,615	185,816,843
6	26,051,516	37,765,693	48,410,515	60,029,154	81,182,813	110,063,084	127,330,935	144,598,786	179,083,504
7	16,137,834	26,478,939	35,746,911	45,971,069	64,337,058	89,640,155	104,767,241	119,870,791	150,024,941
8	20,919,119	34,360,367	46,209,071	59,379,775	82,718,406	115,080,890	134,375,144	153,622,315	191,998,495
9	3,895,110	12,632,824	20,421,591	29,008,357	44,166,535	65,359,874	78,000,430	90,640,159	115,813,008
10	5,267,345	16,724,640	26,757,593	37,893,897	57,199,817	84,376,177	100,556,389	116,677,242	148,774,879

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,212,213	38,541,115	47,291,762	56,620,655	74,121,949	97,444,185	111,437,519	125,430,863	153,417,541
2	45,892,283	59,679,871	72,605,718	86,393,305	112,244,999	146,713,966	167,395,345	188,076,725	229,439,487
3	50,355,216	65,448,856	79,560,262	94,653,902	122,876,711	160,498,285	183,058,930	205,619,576	250,740,867
4	33,636,603	47,301,450	59,804,081	73,390,883	98,396,146	132,290,170	152,587,893	172,885,616	213,481,064
5	22,269,814	34,394,951	45,414,857	57,481,769	79,413,560	109,420,387	127,369,501	145,318,615	181,216,843
6	21,451,516	33,165,693	43,810,515	55,429,154	76,582,813	105,463,084	122,730,935	139,998,786	174,483,504
7	11,537,834	21,878,939	31,146,911	41,371,069	59,737,058	85,040,155	100,167,241	115,270,791	145,424,941
8	16,319,119	29,760,367	41,609,071	54,779,775	78,118,406	110,480,890	129,775,144	149,022,315	187,398,495
9	704,890	8,032,824	15,821,591	24,408,357	39,566,535	60,759,874	73,400,430	86,040,159	111,213,008
10	667,345	12,124,640	22,157,593	33,293,897	52,599,817	79,776,177	95,956,389	112,077,242	144,174,879

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,212,213	15,541,115	24,291,762	33,620,655	51,121,949	74,444,185	88,437,519	102,430,863	130,417,541
2	22,892,283	36,679,871	49,605,718	63,393,305	89,244,999	123,713,966	144,395,345	165,076,725	206,439,487
3	27,355,216	42,448,856	56,560,262	71,653,902	99,876,711	137,498,285	160,058,930	182,619,576	227,740,867
4	10,636,603	24,301,450	36,804,081	50,390,883	75,396,146	109,290,170	129,587,893	149,885,616	190,481,064
5	730,186	11,394,951	22,414,857	34,481,769	56,413,560	86,420,387	104,369,501	122,318,615	158,216,843
6	1,548,484	10,165,693	20,810,515	32,429,154	53,582,813	82,463,084	99,730,935	116,998,786	151,483,504
7	11,462,166	1,121,061	8,146,911	18,371,069	36,737,058	62,040,155	77,167,241	92,270,791	122,424,941
8	6,680,881	6,760,367	18,609,071	31,779,775	55,118,406	87,480,890	106,775,144	126,022,315	164,398,495
9	23,704,890	14,967,176	7,178,409	1,408,357	16,566,535	37,759,874	50,400,430	63,040,159	88,213,008
10	22,332,655	10,875,360	842,407	10,293,897	29,599,817	56,776,177	72,956,389	89,077,242	121,174,879

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,614,189	49,943,082	58,693,728	68,022,621	85,523,915	108,846,151	122,839,495	136,832,829	164,819,517
2	56,696,532	70,484,119	83,409,966	97,197,554	123,049,248	157,518,215	178,199,594	198,880,976	240,243,735
3	60,841,006	75,934,646	90,046,050	105,139,690	133,362,499	171,030,318	193,590,964	216,151,609	261,272,902
4	43,888,480	57,558,347	70,105,466	83,692,269	108,697,530	142,640,373	162,938,096	183,235,820	223,831,267
5	32,689,030	44,861,341	55,881,246	67,967,515	89,926,465	119,969,912	137,928,273	155,877,386	191,775,614
6	32,025,566	43,784,756	54,443,669	66,092,603	87,290,027	116,187,909	133,481,305	150,749,156	185,276,427
7	22,290,579	32,687,259	41,978,400	52,231,073	70,638,085	95,981,633	111,148,605	126,252,156	156,445,635
8	25,780,362	39,338,717	51,263,563	64,501,503	87,924,093	120,370,965	139,719,776	159,007,581	197,439,422
9	10,502,871	19,277,340	27,101,765	35,723,690	50,916,538	72,144,063	84,818,328	97,458,057	122,664,145
10	10,710,437	22,288,674	32,400,676	43,602,403	63,001,256	90,271,799	106,498,117	122,646,555	154,806,902

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,414,189	40,743,082	49,493,728	58,822,621	76,323,915	99,646,151	113,639,495	127,632,829	155,619,517
2	47,496,532	61,284,119	74,209,966	87,997,554	113,849,248	148,318,215	168,999,594	189,680,976	231,043,735
3	51,641,006	66,734,646	80,846,050	95,939,690	124,162,499	161,830,318	184,390,964	206,951,609	252,072,902
4	34,688,480	48,358,347	60,905,466	74,492,269	99,497,530	133,440,373	153,738,096	174,035,820	214,631,267
5	23,489,030	35,661,341	46,681,246	58,767,515	80,726,465	110,769,912	128,728,273	146,677,386	182,575,614
6	22,825,566	34,584,756	45,243,669	56,892,603	78,090,027	106,987,909	124,281,305	141,549,156	176,076,427
7	13,090,579	23,487,259	32,778,400	43,031,073	61,438,085	86,781,633	101,948,605	117,052,156	147,245,635
8	16,580,362	30,138,717	42,063,563	55,301,503	78,724,093	111,170,965	130,519,776	149,807,581	188,239,422
9	1,302,871	10,077,340	17,901,765	26,523,690	41,716,538	62,944,063	75,618,328	88,258,057	113,464,145
10	1,510,437	13,088,674	23,200,676	34,402,403	53,801,256	81,071,799	97,298,117	113,446,555	145,606,902

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,814,189	36,143,082	44,893,728	54,222,621	71,723,915	95,046,151	109,039,495	123,032,829	151,019,517
2	42,896,532	56,684,119	69,609,966	83,397,554	109,249,248	143,718,215	164,399,594	185,080,976	226,443,735
3	47,041,006	62,134,646	76,246,050	91,339,690	119,562,499	157,230,318	179,790,964	202,351,609	247,472,902
4	30,088,480	43,758,347	56,305,466	69,892,269	94,897,530	128,840,373	149,138,096	169,435,820	210,031,267
5	18,889,030	31,061,341	42,081,246	54,167,515	76,126,465	106,169,912	124,128,273	142,077,386	177,975,614
6	18,225,566	29,984,756	40,643,669	52,292,603	73,490,027	102,387,909	119,681,305	136,949,156	171,476,427
7	8,490,579	18,887,259	28,178,400	38,431,073	56,838,085	82,181,633	97,348,605	112,452,156	142,645,635
8	11,980,362	25,538,717	37,463,563	50,701,503	74,124,093	106,570,965	125,919,776	145,207,581	183,639,422
9	3,297,129	5,477,340	13,301,765	21,923,690	37,116,538	58,344,063	71,018,328	83,658,057	108,864,145
10	3,089,563	8,488,674	18,600,676	29,802,403	49,201,256	76,471,799	92,698,117	108,846,555	141,006,902

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,814,189	13,143,082	21,893,728	31,222,621	48,723,915	72,046,151	86,039,495	100,032,829	128,019,517
2	19,896,532	33,684,119	46,609,966	60,397,554	86,249,248	120,718,215	141,399,594	162,080,976	203,443,735
3	24,041,006	39,134,646	53,246,050	68,339,690	96,562,499	134,230,318	156,790,964	179,351,609	224,472,902
4	7,088,480	20,758,347	33,305,466	46,892,269	71,897,530	105,840,373	126,138,096	146,435,820	187,031,267
5	4,110,970	8,061,341	19,081,246	31,167,515	53,126,465	83,169,912	101,128,273	119,077,386	154,975,614
6	4,774,434	6,984,756	17,643,669	29,292,603	50,490,027	79,387,909	96,681,305	113,949,156	148,476,427
7	14,509,421	4,112,741	5,178,400	15,431,073	33,838,085	59,181,633	74,348,605	89,452,156	119,645,635
8	11,019,638	2,538,717	14,463,563	27,701,503	51,124,093	83,570,965	102,919,776	122,207,581	160,639,422
9	26,297,129	17,522,660	9,698,235	1,076,310	14,116,538	35,344,063	48,018,328	60,658,057	85,864,145
10	26,089,563	14,511,326	4,399,324	6,802,403	26,201,256	53,471,799	69,698,117	85,846,555	118,006,902

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,280,656	47,050,435	53,468,856	60,465,533	73,302,375	90,794,058	101,289,063	111,784,068	132,774,079
2	54,177,249	65,660,546	75,139,497	85,480,185	104,438,087	130,289,811	145,800,846	161,311,882	192,333,952
3	58,117,761	70,688,834	81,026,827	92,347,058	113,023,047	141,323,621	158,248,220	175,168,704	209,009,675
4	41,968,656	53,353,907	62,501,925	72,692,027	90,903,888	116,379,142	131,649,992	146,873,285	177,319,869
5	31,200,616	41,339,165	49,338,830	58,403,531	74,380,791	96,913,376	110,432,927	123,912,889	150,836,560
6	30,541,513	40,335,666	48,071,946	56,830,580	72,224,091	93,941,553	106,945,600	119,929,302	145,831,078
7	21,172,430	29,828,111	36,548,455	44,260,584	57,599,138	76,666,101	88,049,589	99,425,345	122,101,732
8	24,676,005	35,963,389	44,555,701	54,520,239	71,462,007	95,916,734	110,494,932	125,028,525	153,958,769
9	9,575,108	16,888,496	22,558,054	29,041,315	39,993,893	55,989,646	65,521,790	75,048,359	94,007,953
10	9,801,428	19,460,204	26,754,636	35,205,070	49,163,929	69,773,049	82,019,997	94,202,497	118,453,636

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	30,080,656	37,850,435	44,268,856	51,265,533	64,102,375	81,594,058	92,089,063	102,584,068	123,574,079
2	44,977,249	56,460,546	65,939,497	76,280,185	95,238,087	121,089,811	136,600,846	152,111,882	183,133,952
3	48,917,761	61,488,834	71,826,827	83,147,058	103,823,047	132,123,621	149,048,220	165,968,704	199,809,675
4	32,768,656	44,153,907	53,301,925	63,492,027	81,703,888	107,179,142	122,449,992	137,673,285	168,119,869
5	22,000,616	32,139,165	40,138,830	49,203,531	65,180,791	87,713,376	101,232,927	114,712,889	141,636,560
6	21,341,513	31,135,666	38,871,946	47,630,580	63,024,091	84,741,553	97,745,600	110,729,302	136,631,078
7	11,972,430	20,628,111	27,348,455	35,060,584	48,399,138	67,466,101	78,849,589	90,225,345	112,901,732
8	15,476,005	26,763,389	35,355,701	45,320,239	62,262,007	86,716,734	101,294,932	115,828,525	144,758,769
9	375,108	7,688,496	13,358,054	19,841,315	30,793,893	46,789,646	56,321,790	65,848,359	84,807,953
10	601,428	10,260,204	17,554,636	26,005,070	39,963,929	60,573,049	72,819,997	85,002,497	109,253,636

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,480,656	33,250,435	39,668,856	46,665,533	59,502,375	76,994,058	87,489,063	97,984,068	118,974,079
2	40,377,249	51,860,546	61,339,497	71,680,185	90,638,087	116,489,811	132,000,846	147,511,882	178,533,952
3	44,317,761	56,888,834	67,226,827	78,547,058	99,223,047	127,523,621	144,448,220	161,368,704	195,209,675
4	28,168,656	39,553,907	48,701,925	58,892,027	77,103,888	102,579,142	117,849,992	133,073,285	163,519,869
5	17,400,616	27,539,165	35,538,830	44,603,531	60,580,791	83,113,376	96,632,927	110,112,889	137,036,560
6	16,741,513	26,535,666	34,271,946	43,030,580	58,424,091	80,141,553	93,145,600	106,129,302	132,031,078
7	7,372,430	16,028,111	22,748,455	30,460,584	43,799,138	62,866,101	74,249,589	85,625,345	108,301,732
8	10,876,005	22,163,389	30,755,701	40,720,239	57,662,007	82,116,734	96,694,932	111,228,525	140,158,769
9	4,224,892	3,088,496	8,758,054	15,241,315	26,193,893	42,189,646	51,721,790	61,248,359	80,207,953
10	3,998,572	5,660,204	12,954,636	21,405,070	35,363,929	55,973,049	68,219,997	80,402,497	104,653,636

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,480,656	10,250,435	16,668,856	23,665,533	36,502,375	53,994,058	64,489,063	74,984,068	95,974,079
2	17,377,249	28,860,546	38,339,497	48,680,185	67,638,087	93,489,811	109,000,846	124,511,882	155,533,952
3	21,317,761	33,888,834	44,226,827	55,547,058	76,223,047	104,523,621	121,448,220	138,368,704	172,209,675
4	5,168,656	16,553,907	25,701,925	35,892,027	54,103,888	79,579,142	94,849,992	110,073,285	140,519,869
5	5,599,384	4,539,165	12,538,830	21,603,531	37,580,791	60,113,376	73,632,927	87,112,889	114,036,560
6	6,258,487	3,535,666	11,271,946	20,030,580	35,424,091	57,141,553	70,145,600	83,129,302	109,031,078
7	15,627,570	6,971,889	251,545	7,460,584	20,799,138	39,866,101	51,249,589	62,625,345	85,301,732
8	12,123,995	836,611	7,755,701	17,720,239	34,662,007	59,116,734	73,694,932	88,228,525	117,158,769
9	27,224,892	19,911,504	14,241,946	7,758,685	3,193,893	19,189,646	28,721,790	38,248,359	57,207,953
10	26,998,572	17,339,796	10,045,364	1,594,930	12,363,929	32,973,049	45,219,997	57,402,497	81,653,636

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,872,204	52,115,933	60,786,700	70,030,439	87,371,972	110,481,305	124,346,898	138,212,501	165,943,697
2	59,492,923	73,154,647	85,962,498	99,624,225	125,239,928	159,394,239	179,886,826	200,379,410	241,364,584
3	63,960,753	78,916,608	92,899,193	107,855,050	135,820,223	173,091,819	195,446,516	217,801,213	262,510,609
4	47,426,809	60,959,899	73,348,399	86,811,171	111,588,168	145,165,885	165,278,317	185,390,750	225,615,614
5	36,139,372	48,147,136	59,066,445	71,016,619	92,748,202	122,474,625	140,259,887	158,045,150	193,615,675
6	35,306,434	46,907,296	57,448,661	68,961,238	89,915,602	118,526,138	135,636,357	152,746,575	186,910,489
7	25,453,883	35,694,609	44,872,088	55,002,913	73,195,443	98,261,841	113,245,206	128,210,881	158,084,216
8	30,374,674	43,676,285	55,408,541	68,450,849	91,560,453	123,618,384	142,730,117	161,793,999	199,812,376
9	13,201,199	21,851,132	29,568,291	38,072,503	53,086,047	74,078,772	86,603,117	99,123,832	124,066,624
10	14,695,965	26,034,364	35,969,762	46,992,729	66,113,710	93,030,896	109,057,980	125,026,327	156,825,689

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,672,204	42,915,933	51,586,700	60,830,439	78,171,972	101,281,305	115,146,898	129,012,501	156,743,697
2	50,292,923	63,954,647	76,762,498	90,424,225	116,039,928	150,194,239	170,686,826	191,179,410	232,164,584
3	54,760,753	69,716,608	83,699,193	98,655,050	126,620,223	163,891,819	186,246,516	208,601,213	253,310,609
4	38,226,809	51,759,899	64,148,399	77,611,171	102,388,168	135,965,885	156,078,317	176,190,750	216,415,614
5	26,939,372	38,947,136	49,866,445	61,816,619	83,548,202	113,274,625	131,059,887	148,845,150	184,415,675
6	26,106,434	37,707,296	48,248,661	59,761,238	80,715,602	109,326,138	126,436,357	143,546,575	177,710,489
7	16,253,883	26,494,609	35,672,088	45,802,913	63,995,443	89,061,841	104,045,206	119,010,881	148,884,216
8	21,174,674	34,476,285	46,208,541	59,250,849	82,360,453	114,418,384	133,530,117	152,593,999	190,612,376
9	4,001,199	12,651,132	20,368,291	28,872,503	43,886,047	64,878,772	77,403,117	89,923,832	114,866,624
10	5,495,965	16,834,364	26,769,762	37,792,729	56,913,710	83,830,896	99,857,980	115,826,327	147,625,689

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,072,204	38,315,933	46,986,700	56,230,439	73,571,972	96,681,305	110,546,898	124,412,501	152,143,697
2	45,692,923	59,354,647	72,162,498	85,824,225	111,439,928	145,594,239	166,086,826	186,579,410	227,564,584
3	50,160,753	65,116,608	79,099,193	94,055,050	122,020,223	159,291,819	181,646,516	204,001,213	248,710,609
4	33,626,809	47,159,899	59,548,399	73,011,171	97,788,168	131,365,885	151,478,317	171,590,750	211,815,614
5	22,339,372	34,347,136	45,266,445	57,216,619	78,948,202	108,674,625	126,459,887	144,245,150	179,815,675
6	21,506,434	33,107,296	43,648,661	55,161,238	76,115,602	104,726,138	121,836,357	138,946,575	173,110,489
7	11,653,883	21,894,609	31,072,088	41,202,913	59,395,443	84,461,841	99,445,206	114,410,881	144,284,216
8	16,574,674	29,876,285	41,608,541	54,650,849	77,760,453	109,818,384	128,930,117	147,993,999	186,012,376
9	598,801	8,051,132	15,768,291	24,272,503	39,286,047	60,278,772	72,803,117	85,323,832	110,266,624
10	895,965	12,234,364	22,169,762	33,192,729	52,313,710	79,230,896	95,257,980	111,226,327	143,025,689

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,072,204	15,315,933	23,986,700	33,230,439	50,571,972	73,681,305	87,546,898	101,412,501	129,143,697
2	22,692,923	36,354,647	49,162,498	62,824,225	88,439,928	122,594,239	143,086,826	163,579,410	204,564,584
3	27,160,753	42,116,608	56,099,193	71,055,050	99,020,223	136,291,819	158,646,516	181,001,213	225,710,609
4	10,626,809	24,159,899	36,548,399	50,011,171	74,788,168	108,365,885	128,478,317	148,590,750	188,815,614
5	660,628	11,347,136	22,266,445	34,216,619	55,948,202	85,674,625	103,459,887	121,245,150	156,815,675
6	1,493,566	10,107,296	20,648,661	32,161,238	53,115,602	81,726,138	98,836,357	115,946,575	150,110,489
7	11,346,117	1,105,391	8,072,088	18,202,913	36,395,443	61,461,841	76,445,206	91,410,881	121,284,216
8	6,425,326	6,876,285	18,608,541	31,650,849	54,760,453	86,818,384	105,930,117	124,993,999	163,012,376
9	23,598,801	14,948,868	7,231,709	1,272,503	16,286,047	37,278,772	49,803,117	62,323,832	87,266,624
10	22,104,035	10,765,636	830,238	10,192,729	29,313,710	56,230,896	72,257,980	88,226,327	120,025,689

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,495,007	49,738,745	58,409,512	67,653,241	84,994,775	108,104,107	121,969,710	135,835,303	163,566,510
2	56,523,204	70,184,927	82,992,779	96,654,502	122,270,208	156,424,519	176,917,103	197,409,690	238,394,864
3	60,675,339	75,631,193	89,613,779	104,569,634	132,534,807	169,852,247	192,206,944	214,561,643	259,271,037
4	43,909,515	57,454,595	69,880,182	83,342,955	108,119,953	141,746,063	161,858,495	181,970,928	222,195,792
5	32,787,963	44,842,491	55,761,799	67,737,737	89,489,667	119,258,858	137,046,821	154,832,083	190,402,608
6	32,108,514	43,753,998	54,315,609	65,851,939	86,849,689	115,483,772	132,613,224	149,723,443	183,929,540
7	22,439,164	32,734,887	41,935,254	52,088,462	70,321,659	95,428,156	110,451,061	125,416,736	155,329,059
8	26,082,256	39,499,709	51,307,316	64,408,012	87,608,764	119,743,743	138,908,248	158,019,981	196,093,425
9	10,632,070	19,321,574	27,070,359	35,609,425	50,657,338	71,687,086	84,241,713	96,766,059	121,738,170
10	10,982,143	22,436,044	32,449,702	43,537,366	62,744,679	89,755,229	105,828,019	121,829,043	153,685,238

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,295,007	40,538,745	49,209,512	58,453,241	75,794,775	98,904,107	112,769,710	126,635,303	154,366,510
2	47,323,204	60,984,927	73,792,779	87,454,502	113,070,208	147,224,519	167,717,103	188,209,690	229,194,864
3	51,475,339	66,431,193	80,413,779	95,369,634	123,334,807	160,652,247	183,006,944	205,361,643	250,071,037
4	34,709,515	48,254,595	60,680,182	74,142,955	98,919,953	132,546,063	152,658,495	172,770,928	212,995,792
5	23,587,963	35,642,491	46,561,799	58,537,737	80,289,667	110,058,858	127,846,821	145,632,083	181,202,608
6	22,908,514	34,553,998	45,115,609	56,651,939	77,649,689	106,283,772	123,413,224	140,523,443	174,729,540
7	13,239,164	23,534,887	32,735,254	42,888,462	61,121,659	86,228,156	101,251,061	116,216,736	146,129,059
8	16,882,256	30,299,709	42,107,316	55,208,012	78,408,764	110,543,743	129,708,248	148,819,981	186,893,425
9	1,432,070	10,121,574	17,870,359	26,409,425	41,457,338	62,487,086	75,041,713	87,566,059	112,538,170
10	1,782,143	13,236,044	23,249,702	34,337,366	53,544,679	80,555,229	96,628,019	112,629,043	144,485,238

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,695,007	35,938,745	44,609,512	53,853,241	71,194,775	94,304,107	108,169,710	122,035,303	149,766,510
2	42,723,204	56,384,927	69,192,779	82,854,502	108,470,208	142,624,519	163,117,103	183,609,690	224,594,864
3	46,875,339	61,831,193	75,813,779	90,769,634	118,734,807	156,052,247	178,406,944	200,761,643	245,471,037
4	30,109,515	43,654,595	56,080,182	69,542,955	94,319,953	127,946,063	148,058,495	168,170,928	208,395,792
5	18,987,963	31,042,491	41,961,799	53,937,737	75,689,667	105,458,858	123,246,821	141,032,083	176,602,608
6	18,308,514	29,953,998	40,515,609	52,051,939	73,049,689	101,683,772	118,813,224	135,923,443	170,129,540
7	8,639,164	18,934,887	28,135,254	38,288,462	56,521,659	81,628,156	96,651,061	111,616,736	141,529,059
8	12,282,256	25,699,709	37,507,316	50,608,012	73,808,764	105,943,743	125,108,248	144,219,981	182,293,425
9	3,167,930	5,521,574	13,270,359	21,809,425	36,857,338	57,887,086	70,441,713	82,966,059	107,938,170
10	2,817,857	8,636,044	18,649,702	29,737,366	48,944,679	75,955,229	92,028,019	108,029,043	139,885,238

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,695,007	12,938,745	21,609,512	30,853,241	48,194,775	71,304,107	85,169,710	99,035,303	126,766,510
2	19,723,204	33,384,927	46,192,779	59,854,502	85,470,208	119,624,519	140,117,103	160,609,690	201,594,864
3	23,875,339	38,831,193	52,813,779	67,769,634	95,734,807	133,052,247	155,406,944	177,761,643	222,471,037
4	7,109,515	20,654,595	33,080,182	46,542,955	71,319,953	104,946,063	125,058,495	145,170,928	185,395,792
5	4,012,037	8,042,491	18,961,799	30,937,737	52,689,667	82,458,858	100,246,821	118,032,083	153,602,608
6	4,691,486	6,953,998	17,515,609	29,051,939	50,049,689	78,683,772	95,813,224	112,923,443	147,129,540
7	14,360,836	4,065,113	5,135,254	15,288,462	33,521,659	58,628,156	73,651,061	88,616,736	118,529,059
8	10,717,744	2,699,709	14,507,316	27,608,012	50,808,764	82,943,743	102,108,248	121,219,981	159,293,425
9	26,167,930	17,478,426	9,729,641	1,190,575	13,857,338	34,887,086	47,441,713	59,966,059	84,938,170
10	25,817,857	14,363,956	4,350,298	6,737,366	25,944,679	52,955,229	69,028,019	85,029,043	116,885,238

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,174,707	46,873,563	53,233,387	60,166,194	72,885,853	90,217,860	100,617,060	111,016,260	131,814,660
2	54,028,234	65,406,704	74,799,124	85,045,416	103,830,258	129,445,990	144,815,430	160,184,872	190,923,751
3	57,978,410	70,434,724	80,678,348	91,895,239	112,382,485	140,422,248	157,188,271	173,954,294	207,486,340
4	42,008,777	53,290,097	62,347,591	72,444,671	90,490,281	115,732,981	130,857,526	145,941,851	176,110,499
5	31,314,623	41,355,248	49,280,573	58,262,525	74,087,350	96,414,243	109,810,379	123,160,805	149,838,699
6	30,639,427	40,337,792	48,003,451	56,675,847	71,928,835	93,441,856	106,327,193	119,186,275	144,851,602
7	21,332,570	29,903,169	36,556,188	44,192,026	57,408,817	76,295,922	87,569,778	98,841,689	121,305,440
8	24,989,905	36,157,064	44,662,533	54,527,822	71,306,770	95,522,281	109,959,585	124,355,741	153,011,364
9	9,713,330	16,955,661	22,569,234	28,993,311	39,839,554	55,685,074	65,126,327	74,561,979	93,348,497
10	10,082,348	19,635,308	26,856,784	35,224,109	49,040,831	69,450,639	81,585,713	93,651,498	117,675,833

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,974,707	37,673,563	44,033,387	50,966,194	63,685,853	81,017,860	91,417,060	101,816,260	122,614,660
2	44,828,234	56,206,704	65,599,124	75,845,416	94,630,258	120,245,990	135,615,430	150,984,872	181,723,751
3	48,778,410	61,234,724	71,478,348	82,695,239	103,182,485	131,222,248	147,988,271	164,754,294	198,286,340
4	32,808,777	44,090,097	53,147,591	63,244,671	81,290,281	106,532,981	121,657,526	136,741,851	166,910,499
5	22,114,623	32,155,248	40,080,573	49,062,525	64,887,350	87,214,243	100,610,379	113,960,805	140,638,699
6	21,439,427	31,137,792	38,803,451	47,475,847	62,728,835	84,241,856	97,127,193	109,986,275	135,651,602
7	12,132,570	20,703,169	27,356,188	34,992,026	48,208,817	67,095,922	78,369,778	89,641,689	112,105,440
8	15,789,905	26,957,064	35,462,533	45,327,822	62,106,770	86,322,281	100,759,585	115,155,741	143,811,364
9	513,330	7,755,661	13,369,234	19,793,311	30,639,554	46,485,074	55,926,327	65,361,979	84,148,497
10	882,348	10,435,308	17,656,784	26,024,109	39,840,831	60,250,639	72,385,713	84,451,498	108,475,833

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,374,707	33,073,563	39,433,387	46,366,194	59,085,853	76,417,860	86,817,060	97,216,260	118,014,660
2	40,228,234	51,606,704	60,999,124	71,245,416	90,030,258	115,645,990	131,015,430	146,384,872	177,123,751
3	44,178,410	56,634,724	66,878,348	78,095,239	98,582,485	126,622,248	143,388,271	160,154,294	193,686,340
4	28,208,777	39,490,097	48,547,591	58,644,671	76,690,281	101,932,981	117,057,526	132,141,851	162,310,499
5	17,514,623	27,555,248	35,480,573	44,462,525	60,287,350	82,614,243	96,010,379	109,360,805	136,038,699
6	16,839,427	26,537,792	34,203,451	42,875,847	58,128,835	79,641,856	92,527,193	105,386,275	131,051,602
7	7,532,570	16,103,169	22,756,188	30,392,026	43,608,817	62,495,922	73,769,778	85,041,689	107,505,440
8	11,189,905	22,357,064	30,862,533	40,727,822	57,506,770	81,722,281	96,159,585	110,555,741	139,211,364
9	4,086,670	3,155,661	8,769,234	15,193,311	26,039,554	41,885,074	51,326,327	60,761,979	79,548,497
10	3,717,652	5,835,308	13,056,784	21,424,109	35,240,831	55,650,639	67,785,713	79,851,498	103,875,833

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,374,707	10,073,563	16,433,387	23,366,194	36,085,853	53,417,860	63,817,060	74,216,260	95,014,660
2	17,228,234	28,606,704	37,999,124	48,245,416	67,030,258	92,645,990	108,015,430	123,384,872	154,123,751
3	21,178,410	33,634,724	43,878,348	55,095,239	75,582,485	103,622,248	120,388,271	137,154,294	170,686,340
4	5,208,777	16,490,097	25,547,591	35,644,671	53,690,281	78,932,981	94,057,526	109,141,851	139,310,499
5	5,485,377	4,555,248	12,480,573	21,462,525	37,287,350	59,614,243	73,010,379	86,360,805	113,038,699
6	6,160,573	3,537,792	11,203,451	19,875,847	35,128,835	56,641,856	69,527,193	82,386,275	108,051,602
7	15,467,430	6,896,831	243,812	7,392,026	20,608,817	39,495,922	50,769,778	62,041,689	84,505,440
8	11,810,095	642,936	7,862,533	17,727,822	34,506,770	58,722,281	73,159,585	87,555,741	116,211,364
9	27,086,670	19,844,339	14,230,766	7,806,689	3,039,554	18,885,074	28,326,327	37,761,979	56,548,497
10	26,717,652	17,164,692	9,943,216	1,575,891	12,240,831	32,650,639	44,785,713	56,851,498	80,875,833

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,799,832	52,000,984	60,631,816	69,832,968	87,094,612	110,097,497	123,899,230	137,700,952	165,304,418
2	59,390,288	72,989,083	85,737,935	99,336,730	124,834,437	158,831,420	179,229,611	199,627,799	240,424,178
3	63,860,251	78,747,215	92,665,392	107,552,354	135,388,708	172,485,363	194,737,087	216,988,811	261,492,256
4	47,418,413	60,885,674	73,217,107	86,617,865	111,280,730	144,700,341	164,720,128	184,739,915	224,779,487
5	36,170,817	48,119,941	58,988,951	70,880,802	92,512,280	122,098,548	139,801,884	157,505,220	192,911,894
6	35,330,712	46,874,961	57,364,641	68,824,186	89,678,946	118,154,658	135,186,060	152,217,463	186,221,017
7	25,508,925	35,699,504	44,831,776	54,915,935	73,021,777	97,969,865	112,881,408	127,778,146	157,511,113
8	30,498,198	43,730,108	55,404,197	68,379,195	91,377,566	123,280,104	142,303,802	161,276,091	199,115,619
9	13,251,688	21,857,545	29,539,155	38,002,126	52,943,387	73,835,458	86,302,112	98,763,219	123,591,115
10	14,805,567	26,085,681	35,972,350	46,938,746	65,967,305	92,754,997	108,705,562	124,597,700	156,247,970

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,599,832	42,800,984	51,431,816	60,632,968	77,894,612	100,897,497	114,699,230	128,500,952	156,104,418
2	50,190,288	63,789,083	76,537,935	90,136,730	115,634,437	149,631,420	170,029,611	190,427,799	231,224,178
3	54,660,251	69,547,215	83,465,392	98,352,354	126,188,708	163,285,363	185,537,087	207,788,811	252,292,256
4	38,218,413	51,685,674	64,017,107	77,417,865	102,080,730	135,500,341	155,520,128	175,539,915	215,579,487
5	26,970,817	38,919,941	49,788,951	61,680,802	83,312,280	112,898,548	130,601,884	148,305,220	183,711,894
6	26,130,712	37,674,961	48,164,641	59,624,186	80,478,946	108,954,658	125,986,060	143,017,463	177,021,017
7	16,308,925	26,499,504	35,631,776	45,715,935	63,821,777	88,769,865	103,681,408	118,578,146	148,311,113
8	21,298,198	34,530,108	46,204,197	59,179,195	82,177,566	114,080,104	133,103,802	152,076,091	189,915,619
9	4,051,688	12,657,545	20,339,155	28,802,126	43,743,387	64,635,458	77,102,112	89,563,219	114,391,115
10	5,605,567	16,885,681	26,772,350	37,738,746	56,767,305	83,554,997	99,505,562	115,397,700	147,047,970

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,999,832	38,200,984	46,831,816	56,032,968	73,294,612	96,297,497	110,099,230	123,900,952	151,504,418
2	45,590,288	59,189,083	71,937,935	85,536,730	111,034,437	145,031,420	165,429,611	185,827,799	226,624,178
3	50,060,251	64,947,215	78,865,392	93,752,354	121,588,708	158,685,363	180,937,087	203,188,811	247,692,256
4	33,618,413	47,085,674	59,417,107	72,817,865	97,480,730	130,900,341	150,920,128	170,939,915	210,979,487
5	22,370,817	34,319,941	45,188,951	57,080,802	78,712,280	108,298,548	126,001,884	143,705,220	179,111,894
6	21,530,712	33,074,961	43,564,641	55,024,186	75,878,946	104,354,658	121,386,060	138,417,463	172,421,017
7	11,708,925	21,899,504	31,031,776	41,115,935	59,221,777	84,169,865	99,081,408	113,978,146	143,711,113
8	16,698,198	29,930,108	41,604,197	54,579,195	77,577,566	109,480,104	128,503,802	147,476,091	185,315,619
9	548,312	8,057,545	15,739,155	24,202,126	39,143,387	60,035,458	72,502,112	84,963,219	109,791,115
10	1,005,567	12,265,681	22,172,350	33,138,746	52,167,305	78,954,997	94,905,562	110,797,700	142,447,970

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,999,832	15,200,984	23,831,816	33,032,968	50,294,612	73,297,497	87,099,230	100,900,952	128,504,418
2	22,590,288	36,189,083	48,937,935	62,536,730	88,034,437	122,031,420	142,429,611	162,827,799	203,624,178
3	27,060,251	41,947,215	55,865,392	70,752,354	98,588,708	135,685,363	157,937,087	180,188,811	224,692,256
4	10,618,413	24,085,674	36,417,107	49,817,865	74,480,730	107,900,341	127,920,128	147,939,915	187,979,487
5	629,183	11,319,941	22,188,951	34,080,802	55,712,280	85,298,548	103,001,884	120,705,220	156,111,894
6	1,469,288	10,074,961	20,564,641	32,024,186	52,878,946	81,354,658	98,386,060	115,417,463	149,421,017
7	11,291,075	1,100,496	8,031,776	18,115,935	36,221,777	61,169,865	76,081,408	90,978,146	120,711,113
8	6,301,802	6,930,108	18,604,197	31,579,195	54,577,566	86,480,104	105,503,802	124,476,091	162,315,619
9	23,548,312	14,942,455	7,260,845	1,202,126	16,143,387	37,035,458	49,502,112	61,963,219	86,791,115
10	21,994,433	10,714,319	827,650	10,138,746	29,167,305	55,954,997	71,905,562	87,797,700	119,447,970

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,433,061	49,634,213	58,265,045	67,466,196	84,727,850	107,730,725	121,532,458	135,334,191	162,937,647
2	56,433,591	70,032,386	82,781,238	96,380,033	121,877,740	155,874,723	176,272,914	196,671,102	237,467,484
3	60,589,246	75,476,208	89,394,385	104,281,349	132,117,703	169,260,000	191,511,722	213,763,445	258,266,892
4	43,916,544	57,399,230	69,764,101	83,164,859	107,827,724	141,295,516	161,315,303	181,335,090	221,374,663
5	32,834,105	44,829,788	55,698,798	67,619,569	89,268,037	118,899,572	136,602,908	154,306,245	189,712,918
6	32,146,816	43,735,491	54,248,452	65,728,523	86,626,479	115,128,662	132,176,186	149,207,588	183,253,140
7	22,510,441	32,755,728	41,910,749	52,014,266	70,160,596	95,148,608	110,099,517	124,996,255	154,768,039
8	26,228,901	39,576,022	51,322,131	64,357,258	87,447,146	119,426,288	138,498,693	157,522,391	195,415,959
9	10,693,826	19,341,179	27,052,178	35,549,850	50,525,329	71,456,222	83,951,064	96,417,718	121,272,873
10	11,111,818	22,506,144	32,470,681	43,501,411	62,613,049	89,493,695	105,489,767	121,417,083	153,121,291

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,233,061	40,434,213	49,065,045	58,266,196	75,527,850	98,530,725	112,332,458	126,134,191	153,737,647
2	47,233,591	60,832,386	73,581,238	87,180,033	112,677,740	146,674,723	167,072,914	187,471,102	228,267,484
3	51,389,246	66,276,208	80,194,385	95,081,349	122,917,703	160,060,000	182,311,722	204,563,445	249,066,892
4	34,716,544	48,199,230	60,564,101	73,964,859	98,627,724	132,095,516	152,115,303	172,135,090	212,174,663
5	23,634,105	35,629,788	46,498,798	58,419,569	80,068,037	109,699,572	127,402,908	145,106,245	180,512,918
6	22,946,816	34,535,491	45,048,452	56,528,523	77,426,479	105,928,662	122,976,186	140,007,588	174,053,140
7	13,310,441	23,555,728	32,710,749	42,814,266	60,960,596	85,948,608	100,899,517	115,796,255	145,568,039
8	17,028,901	30,376,022	42,122,131	55,157,258	78,247,146	110,226,288	129,298,693	148,322,391	186,215,959
9	1,493,826	10,141,179	17,852,178	26,349,850	41,325,329	62,256,222	74,751,064	87,217,718	112,072,873
10	1,911,818	13,306,144	23,270,681	34,301,411	53,413,049	80,293,695	96,289,767	112,217,083	143,921,291

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,633,061	35,834,213	44,465,045	53,666,196	70,927,850	93,930,725	107,732,458	121,534,191	149,137,647
2	42,633,591	56,232,386	68,981,238	82,580,033	108,077,740	142,074,723	162,472,914	182,871,102	223,667,484
3	46,789,246	61,676,208	75,594,385	90,481,349	118,317,703	155,460,000	177,711,722	199,963,445	244,466,892
4	30,116,544	43,599,230	55,964,101	69,364,859	94,027,724	127,495,516	147,515,303	167,535,090	207,574,663
5	19,034,105	31,029,788	41,898,798	53,819,569	75,468,037	105,099,572	122,802,908	140,506,245	175,912,918
6	18,346,816	29,935,491	40,448,452	51,928,523	72,826,479	101,328,662	118,376,186	135,407,588	169,453,140
7	8,710,441	18,955,728	28,110,749	38,214,266	56,360,596	81,348,608	96,299,517	111,196,255	140,968,039
8	12,428,901	25,776,022	37,522,131	50,557,258	73,647,146	105,626,288	124,698,693	143,722,391	181,615,959
9	3,106,174	5,541,179	13,252,178	21,749,850	36,725,329	57,656,222	70,151,064	82,617,718	107,472,873
10	2,688,182	8,706,144	18,670,681	29,701,411	48,813,049	75,693,695	91,689,767	107,617,083	139,321,291

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,633,061	12,834,213	21,465,045	30,666,196	47,927,850	70,930,725	84,732,458	98,534,191	126,137,647
2	19,633,591	33,232,386	45,981,238	59,580,033	85,077,740	119,074,723	139,472,914	159,871,102	200,667,484
3	23,789,246	38,676,208	52,594,385	67,481,349	95,317,703	132,460,000	154,711,722	176,963,445	221,466,892
4	7,116,544	20,599,230	32,964,101	46,364,859	71,027,724	104,495,516	124,515,303	144,535,090	184,574,663
5	3,965,895	8,029,788	18,898,798	30,819,569	52,468,037	82,099,572	99,802,908	117,506,245	152,912,918
6	4,653,184	6,935,491	17,448,452	28,928,523	49,826,479	78,328,662	95,376,186	112,407,588	146,453,140
7	14,289,559	4,044,272	5,110,749	15,214,266	33,360,596	58,348,608	73,299,517	88,196,255	117,968,039
8	10,571,099	2,776,022	14,522,131	27,557,258	50,647,146	82,626,288	101,698,693	120,722,391	158,615,959
9	26,106,174	17,458,821	9,747,822	1,250,150	13,725,329	34,656,222	47,151,064	59,617,718	84,472,873
10	25,688,182	14,293,856	4,329,319	6,701,411	25,813,049	52,693,695	68,689,767	84,617,083	116,321,291

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,119,370	46,782,754	53,113,296	60,014,157	72,675,230	89,927,394	100,278,686	110,629,988	131,332,582
2	53,950,772	65,276,829	74,625,984	84,825,077	103,523,387	129,021,126	144,319,769	159,618,410	190,215,696
3	57,905,467	70,304,402	80,500,839	91,666,061	112,058,935	139,966,281	156,655,074	173,343,867	206,721,450
4	42,025,339	53,254,692	62,266,973	72,317,542	90,280,028	115,406,450	130,457,892	145,472,732	175,502,412
5	31,368,292	41,359,339	49,248,156	58,188,735	73,937,388	96,161,435	109,495,862	122,781,566	149,336,572
6	30,685,203	40,335,719	47,966,066	56,595,386	71,778,113	93,188,957	106,014,940	118,811,753	144,358,857
7	21,409,617	29,937,716	36,557,114	44,154,848	57,310,757	76,107,066	87,327,054	98,547,042	120,904,514
8	25,142,540	36,249,706	44,711,813	54,527,536	71,224,503	95,321,145	109,688,056	124,014,065	152,533,913
9	9,779,885	16,986,724	22,572,339	28,966,824	39,759,934	55,528,450	64,926,214	74,316,439	93,016,420
10	10,216,298	19,719,108	26,904,313	35,230,132	48,975,884	69,286,091	81,364,167	93,372,740	117,282,794

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,919,370	37,582,754	43,913,296	50,814,157	63,475,230	80,727,394	91,078,686	101,429,988	122,132,582
2	44,750,772	56,076,829	65,425,984	75,625,077	94,323,387	119,821,126	135,119,769	150,418,410	181,015,696
3	48,705,467	61,104,402	71,300,839	82,466,061	102,858,935	130,766,281	147,455,074	164,143,867	197,521,450
4	32,825,339	44,054,692	53,066,973	63,117,542	81,080,028	106,206,450	121,257,892	136,272,732	166,302,412
5	22,168,292	32,159,339	40,048,156	48,988,735	64,737,388	86,961,435	100,295,862	113,581,566	140,136,572
6	21,485,203	31,135,719	38,766,066	47,395,386	62,578,113	83,988,957	96,814,940	109,611,753	135,158,857
7	12,209,617	20,737,716	27,357,114	34,954,848	48,110,757	66,907,066	78,127,054	89,347,042	111,704,514
8	15,942,540	27,049,706	35,511,813	45,327,536	62,024,503	86,121,145	100,488,056	114,814,065	143,333,913
9	579,885	7,786,724	13,372,339	19,766,824	30,559,934	46,328,450	55,726,214	65,116,439	83,816,420
10	1,016,298	10,519,108	17,704,313	26,030,132	39,775,884	60,086,091	72,164,167	84,172,740	108,082,794

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,319,370	32,982,754	39,313,296	46,214,157	58,875,230	76,127,394	86,478,686	96,829,988	117,532,582
2	40,150,772	51,476,829	60,825,984	71,025,077	89,723,387	115,221,126	130,519,769	145,818,410	176,415,696
3	44,105,467	56,504,402	66,700,839	77,866,061	98,258,935	126,166,281	142,855,074	159,543,867	192,921,450
4	28,225,339	39,454,692	48,466,973	58,517,542	76,480,028	101,606,450	116,657,892	131,672,732	161,702,412
5	17,568,292	27,559,339	35,448,156	44,388,735	60,137,388	82,361,435	95,695,862	108,981,566	135,536,572
6	16,885,203	26,535,719	34,166,066	42,795,386	57,978,113	79,388,957	92,214,940	105,011,753	130,558,857
7	7,609,617	16,137,716	22,757,114	30,354,848	43,510,757	62,307,066	73,527,054	84,747,042	107,104,514
8	11,342,540	22,449,706	30,911,813	40,727,536	57,424,503	81,521,145	95,888,056	110,214,065	138,733,913
9	4,020,115	3,186,724	8,772,339	15,166,824	25,959,934	41,728,450	51,126,214	60,516,439	79,216,420
10	3,583,702	5,919,108	13,104,313	21,430,132	35,175,884	55,486,091	67,564,167	79,572,740	103,482,794

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,319,370	9,982,754	16,313,296	23,214,157	35,875,230	53,127,394	63,478,686	73,829,988	94,532,582
2	17,150,772	28,476,829	37,825,984	48,025,077	66,723,387	92,221,126	107,519,769	122,818,410	153,415,696
3	21,105,467	33,504,402	43,700,839	54,866,061	75,258,935	103,166,281	119,855,074	136,543,867	169,921,450
4	5,225,339	16,454,692	25,466,973	35,517,542	53,480,028	78,606,450	93,657,892	108,672,732	138,702,412
5	5,431,708	4,559,339	12,448,156	21,388,735	37,137,388	59,361,435	72,695,862	85,981,566	112,536,572
6	6,114,797	3,535,719	11,166,066	19,795,386	34,978,113	56,388,957	69,214,940	82,011,753	107,558,857
7	15,390,383	6,862,284	242,886	7,354,848	20,510,757	39,307,066	50,527,054	61,747,042	84,104,514
8	11,657,460	550,294	7,911,813	17,727,536	34,424,503	58,521,145	72,888,056	87,214,065	115,733,913
9	27,020,115	19,813,276	14,227,661	7,833,176	2,959,934	18,728,450	28,126,214	37,516,439	56,216,420
10	26,583,702	17,080,892	9,895,687	1,569,868	12,175,884	32,486,091	44,564,167	56,572,740	80,482,794

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,401,942	59,773,880	69,502,922	79,874,860	99,332,935	125,262,775	140,820,687	156,378,588	187,494,402
2	69,725,854	85,055,000	99,426,061	114,755,207	143,497,324	181,820,189	204,813,911	227,807,630	273,795,071
3	75,125,805	91,907,032	107,596,203	124,377,428	155,738,827	197,543,998	222,627,100	247,710,204	297,876,411
4	56,967,574	72,114,854	86,015,377	101,121,290	128,922,337	166,561,016	189,128,184	211,695,352	256,829,688
5	44,401,114	57,838,722	70,090,740	83,461,067	107,845,004	141,161,584	161,117,550	181,073,515	220,961,753
6	43,326,590	56,324,215	68,115,577	81,033,270	104,508,964	136,575,683	155,774,214	174,972,746	213,271,043
7	32,341,822	43,794,795	54,055,205	65,389,154	85,782,289	113,872,185	130,664,431	147,456,677	180,940,652
8	38,969,818	53,802,263	66,904,393	81,472,323	107,351,204	143,223,098	164,652,556	186,009,651	228,620,391
9	18,990,519	28,636,499	37,257,951	46,770,033	63,604,064	87,100,728	101,153,678	115,161,995	143,149,071
10	21,984,553	34,579,555	45,644,138	57,936,588	79,334,134	109,435,224	127,380,977	145,251,255	180,877,249

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,201,942	50,573,880	60,302,922	70,674,860	90,132,935	116,062,775	131,620,687	147,178,588	178,294,402
2	60,525,854	75,855,000	90,226,061	105,555,207	134,297,324	172,620,189	195,613,911	218,607,630	264,595,071
3	65,925,805	82,707,032	98,396,203	115,177,428	146,538,827	188,343,998	213,427,100	238,510,204	288,676,411
4	47,767,574	62,914,854	76,815,377	91,921,290	119,722,337	157,361,016	179,928,184	202,495,352	247,629,688
5	35,201,114	48,638,722	60,890,740	74,261,067	98,645,004	131,961,584	151,917,550	171,873,515	211,761,753
6	34,126,590	47,124,215	58,915,577	71,833,270	95,308,964	127,375,683	146,574,214	165,772,746	204,071,043
7	23,141,822	34,594,795	44,855,205	56,189,154	76,582,289	104,672,185	121,464,431	138,256,677	171,740,652
8	29,769,818	44,602,263	57,704,393	72,272,323	98,151,204	134,023,098	155,452,556	176,809,651	219,420,391
9	9,790,519	19,436,499	28,057,951	37,570,033	54,404,064	77,900,728	91,953,678	105,961,995	133,949,071
10	12,784,553	25,379,555	36,444,138	48,736,588	70,134,134	100,235,224	118,180,977	136,051,255	171,677,249

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,601,942	45,973,880	55,702,922	66,074,860	85,532,935	111,462,775	127,020,687	142,578,588	173,694,402
2	55,925,854	71,255,000	85,626,061	100,955,207	129,697,324	168,020,189	191,013,911	214,007,630	259,995,071
3	61,325,805	78,107,032	93,796,203	110,577,428	141,938,827	183,743,998	208,827,100	233,910,204	284,076,411
4	43,167,574	58,314,854	72,215,377	87,321,290	115,122,337	152,761,016	175,328,184	197,895,352	243,029,688
5	30,601,114	44,038,722	56,290,740	69,661,067	94,045,004	127,361,584	147,317,550	167,273,515	207,161,753
6	29,526,590	42,524,215	54,315,577	67,233,270	90,708,964	122,775,683	141,974,214	161,172,746	199,471,043
7	18,541,822	29,994,795	40,255,205	51,589,154	71,982,289	100,072,185	116,864,431	133,656,677	167,140,652
8	25,169,818	40,002,263	53,104,393	67,672,323	93,551,204	129,423,098	150,852,556	172,209,651	214,820,391
9	5,190,519	14,836,499	23,457,951	32,970,033	49,804,064	73,300,728	87,353,678	101,361,995	129,349,071
10	8,184,553	20,779,555	31,844,138	44,136,588	65,534,134	95,635,224	113,580,977	131,451,255	167,077,249

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,601,942	22,973,880	32,702,922	43,074,860	62,532,935	88,462,775	104,020,687	119,578,588	150,694,402
2	32,925,854	48,255,000	62,626,061	77,955,207	106,697,324	145,020,189	168,013,911	191,007,630	236,995,071
3	38,325,805	55,107,032	70,796,203	87,577,428	118,938,827	160,743,998	185,827,100	210,910,204	261,076,411
4	20,167,574	35,314,854	49,215,377	64,321,290	92,122,337	129,761,016	152,328,184	174,895,352	220,029,688
5	7,601,114	21,038,722	33,290,740	46,661,067	71,045,004	104,361,584	124,317,550	144,273,515	184,161,753
6	6,526,590	19,524,215	31,315,577	44,233,270	67,708,964	99,775,683	118,974,214	138,172,746	176,471,043
7	4,458,178	6,994,795	17,255,205	28,589,154	48,982,289	77,072,185	93,864,431	110,656,677	144,140,652
8	2,169,818	17,002,263	30,104,393	44,672,323	70,551,204	106,423,098	127,852,556	149,209,651	191,820,391
9	17,809,481	8,163,501	457,951	9,970,033	26,804,064	50,300,728	64,353,678	78,361,995	106,349,071
10	14,815,447	2,220,445	8,844,138	21,136,588	42,534,134	72,635,224	90,580,977	108,451,255	144,077,249

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,216,729	58,588,667	68,317,699	78,689,637	98,147,712	124,077,562	139,635,463	155,193,365	186,309,179
2	68,245,216	83,574,362	97,945,423	113,274,569	142,016,686	180,339,551	203,333,273	226,326,992	272,314,433
3	73,487,768	90,268,994	105,958,164	122,739,392	154,117,732	195,928,817	221,011,921	246,095,023	296,261,229
4	55,213,926	70,385,676	84,286,200	99,392,112	127,193,159	164,855,967	187,423,134	209,990,302	255,124,637
5	42,733,242	56,191,097	68,443,115	81,836,431	106,220,368	139,559,618	159,515,584	179,471,549	219,382,140
6	41,750,053	54,752,048	66,565,347	79,483,041	102,980,366	135,068,414	154,266,945	173,465,477	211,784,805
7	30,847,324	42,321,149	52,602,123	63,956,347	84,365,904	112,475,375	129,271,330	146,063,576	179,566,990
8	36,867,358	51,754,867	64,888,721	79,484,776	105,391,391	141,317,596	162,761,930	184,130,737	226,767,695
9	17,727,479	27,391,083	36,029,913	45,559,130	62,410,058	85,923,383	99,976,333	114,001,078	141,988,154
10	20,170,432	32,820,974	43,916,536	56,233,092	77,677,845	107,824,835	125,778,794	143,663,336	179,311,488

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,016,729	49,388,667	59,117,699	69,489,637	88,947,712	114,877,562	130,435,463	145,993,365	177,109,179
2	59,045,216	74,374,362	88,745,423	104,074,569	132,816,686	171,139,551	194,133,273	217,126,992	263,114,433
3	64,287,768	81,068,994	96,758,164	113,539,392	144,917,732	186,728,817	211,811,921	236,895,023	287,061,229
4	46,013,926	61,185,676	75,086,200	90,192,112	117,993,159	155,655,967	178,223,134	200,790,302	245,924,637
5	33,533,242	46,991,097	59,243,115	72,636,431	97,020,368	130,359,618	150,315,584	170,271,549	210,182,140
6	32,550,053	45,552,048	57,365,347	70,283,041	93,780,366	125,868,414	145,066,945	164,265,477	202,584,805
7	21,647,324	33,121,149	43,402,123	54,756,347	75,165,904	103,275,375	120,071,330	136,863,576	170,366,990
8	27,667,358	42,554,867	55,688,721	70,284,776	96,191,391	132,117,596	153,561,930	174,930,737	217,567,695
9	8,527,479	18,191,083	26,829,913	36,359,130	53,210,058	76,723,383	90,776,333	104,801,078	132,788,154
10	10,970,432	23,620,974	34,716,536	47,033,092	68,477,845	98,624,835	116,578,794	134,463,336	170,111,488

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,416,729	44,788,667	54,517,699	64,889,637	84,347,712	110,277,562	125,835,463	141,393,365	172,509,179
2	54,445,216	69,774,362	84,145,423	99,474,569	128,216,686	166,539,551	189,533,273	212,526,992	258,514,433
3	59,687,768	76,468,994	92,158,164	108,939,392	140,317,732	182,128,817	207,211,921	232,295,023	282,461,229
4	41,413,926	56,585,676	70,486,200	85,592,112	113,393,159	151,055,967	173,623,134	196,190,302	241,324,637
5	28,933,242	42,391,097	54,643,115	68,036,431	92,420,368	125,759,618	145,715,584	165,671,549	205,582,140
6	27,950,053	40,952,048	52,765,347	65,683,041	89,180,366	121,268,414	140,466,945	159,665,477	197,984,805
7	17,047,324	28,521,149	38,802,123	50,156,347	70,565,904	98,675,375	115,471,330	132,263,576	165,766,990
8	23,067,358	37,954,867	51,088,721	65,684,776	91,591,391	127,517,596	148,961,930	170,330,737	212,967,695
9	3,927,479	13,591,083	22,229,913	31,759,130	48,610,058	72,123,383	86,176,333	100,201,078	128,188,154
10	6,370,432	19,020,974	30,116,536	42,433,092	63,877,845	94,024,835	111,978,794	129,863,336	165,511,488

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,416,729	21,788,667	31,517,699	41,889,637	61,347,712	87,277,562	102,835,463	118,393,365	149,509,179
2	31,445,216	46,774,362	61,145,423	76,474,569	105,216,686	143,539,551	166,533,273	189,526,992	235,514,433
3	36,687,768	53,468,994	69,158,164	85,939,392	117,317,732	159,128,817	184,211,921	209,295,023	259,461,229
4	18,413,926	33,585,676	47,486,200	62,592,112	90,393,159	128,055,967	150,623,134	173,190,302	218,324,637
5	5,933,242	19,391,097	31,643,115	45,036,431	69,420,368	102,759,618	122,715,584	142,671,549	182,582,140
6	4,950,053	17,952,048	29,765,347	42,683,041	66,180,366	98,268,414	117,466,945	136,665,477	174,984,805
7	5,952,676	5,521,149	15,802,123	27,156,347	47,565,904	75,675,375	92,471,330	109,263,576	142,766,990
8	67,358	14,954,867	28,088,721	42,684,776	68,591,391	104,517,596	125,961,930	147,330,737	189,967,695
9	19,072,521	9,408,917	770,087	8,759,130	25,610,058	49,123,383	63,176,333	77,201,078	105,188,154
10	16,629,568	3,979,026	7,116,536	19,433,092	40,877,845	71,024,835	88,978,794	106,863,336	142,511,488

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	45,714,145	54,545,246	61,969,407	70,036,473	84,884,794	105,052,450	117,153,049	129,253,638	153,454,826
2	64,275,492	77,327,370	88,291,952	100,214,619	122,143,781	151,950,458	169,834,462	187,718,465	223,486,476
3	69,159,146	83,447,385	95,407,393	108,459,459	132,379,477	164,960,076	184,469,155	203,978,235	242,996,396
4	51,563,746	64,499,757	75,043,410	86,792,454	107,879,761	137,245,391	154,797,633	172,349,874	207,454,358
5	39,592,083	51,064,640	60,330,522	70,781,996	89,233,075	115,212,827	130,759,318	146,280,625	177,323,238
6	38,689,696	49,771,934	58,732,992	68,780,087	86,606,713	111,595,850	126,568,237	141,500,429	171,364,812
7	28,241,192	38,025,218	45,798,727	54,639,960	70,058,057	91,981,797	105,097,884	118,179,678	144,300,950
8	33,644,800	46,349,925	56,247,248	67,656,369	87,208,658	115,286,152	132,043,179	148,723,930	181,996,062
9	15,538,248	23,791,536	30,314,834	37,748,578	50,432,938	68,796,718	79,775,474	90,705,546	112,532,222
10	17,440,254	28,259,243	36,633,043	46,280,049	62,404,582	86,008,378	100,053,814	114,040,716	141,892,935

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,514,145	45,345,246	52,769,407	60,836,473	75,684,794	95,852,450	107,953,049	120,053,638	144,254,826
2	55,075,492	68,127,370	79,091,952	91,014,619	112,943,781	142,750,458	160,634,462	178,518,465	214,286,476
3	59,959,146	74,247,385	86,207,393	99,259,459	123,179,477	155,760,076	175,269,155	194,778,235	233,796,396
4	42,363,746	55,299,757	65,843,410	77,592,454	98,679,761	128,045,391	145,597,633	163,149,874	198,254,358
5	30,392,083	41,864,640	51,130,522	61,581,996	80,033,075	106,012,827	121,559,318	137,080,625	168,123,238
6	29,489,696	40,571,934	49,532,992	59,580,087	77,406,713	102,395,850	117,368,237	132,300,429	162,164,812
7	19,041,192	28,825,218	36,598,727	45,439,960	60,858,057	82,781,797	95,897,884	108,979,678	135,100,950
8	24,444,800	37,149,925	47,047,248	58,456,369	78,008,658	106,086,152	122,843,179	139,523,930	172,796,062
9	6,338,248	14,591,536	21,114,834	28,548,578	41,232,938	59,596,718	70,575,474	81,505,546	103,332,222
10	8,240,254	19,059,243	27,433,043	37,080,049	53,204,582	76,808,378	90,853,814	104,840,716	132,692,935

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,914,145	40,745,246	48,169,407	56,236,473	71,084,794	91,252,450	103,353,049	115,453,638	139,654,826
2	50,475,492	63,527,370	74,491,952	86,414,619	108,343,781	138,150,458	156,034,462	173,918,465	209,686,476
3	55,359,146	69,647,385	81,607,393	94,659,459	118,579,477	151,160,076	170,669,155	190,178,235	229,196,396
4	37,763,746	50,699,757	61,243,410	72,992,454	94,079,761	123,445,391	140,997,633	158,549,874	193,654,358
5	25,792,083	37,264,640	46,530,522	56,981,996	75,433,075	101,412,827	116,959,318	132,480,625	163,523,238
6	24,889,696	35,971,934	44,932,992	54,980,087	72,806,713	97,795,850	112,768,237	127,700,429	157,564,812
7	14,441,192	24,225,218	31,998,727	40,839,960	56,258,057	78,181,797	91,297,884	104,379,678	130,500,950
8	19,844,800	32,549,925	42,447,248	53,856,369	73,408,658	101,486,152	118,243,179	134,923,930	168,196,062
9	1,738,248	9,991,536	16,514,834	23,948,578	36,632,938	54,996,718	65,975,474	76,905,546	98,732,222
10	3,640,254	14,459,243	22,833,043	32,480,049	48,604,582	72,208,378	86,253,814	100,240,716	128,092,935

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,914,145	17,745,246	25,169,407	33,236,473	48,084,794	68,252,450	80,353,049	92,453,638	116,654,826
2	27,475,492	40,527,370	51,491,952	63,414,619	85,343,781	115,150,458	133,034,462	150,918,465	186,686,476
3	32,359,146	46,647,385	58,607,393	71,659,459	95,579,477	128,160,076	147,669,155	167,178,235	206,196,396
4	14,763,746	27,699,757	38,243,410	49,992,454	71,079,761	100,445,391	117,997,633	135,549,874	170,654,358
5	2,792,083	14,264,640	23,530,522	33,981,996	52,433,075	78,412,827	93,959,318	109,480,625	140,523,238
6	1,889,696	12,971,934	21,932,992	31,980,087	49,806,713	74,795,850	89,768,237	104,700,429	134,564,812
7	8,558,808	1,225,218	8,998,727	17,839,960	33,258,057	55,181,797	68,297,884	81,379,678	107,500,950
8	3,155,200	9,549,925	19,447,248	30,856,369	50,408,658	78,486,152	95,243,179	111,923,930	145,196,062
9	21,261,752	13,008,464	6,485,166	948,578	13,632,938	31,996,718	42,975,474	53,905,546	75,732,222
10	19,359,746	8,540,757	166,957	9,480,049	25,604,582	49,208,378	63,253,814	77,240,716	105,092,935

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,453,155	59,849,052	69,600,551	79,996,447	99,499,454	125,489,171	141,083,011	156,676,841	187,864,501
2	69,800,760	85,165,305	99,569,549	114,934,095	143,742,585	182,153,949	205,200,765	228,247,583	274,341,220
3	75,201,773	92,021,752	107,747,152	124,567,131	156,002,585	197,904,294	223,045,321	248,186,346	298,468,398
4	56,993,603	72,177,615	86,110,238	101,251,035	129,116,280	166,843,601	189,462,882	212,082,163	257,320,725
5	44,405,898	57,874,537	70,154,848	83,557,695	107,997,941	141,393,077	161,395,125	181,397,174	221,379,118
6	43,334,342	56,361,981	68,182,143	81,129,667	104,661,118	136,803,410	156,046,276	175,289,142	213,677,379
7	32,329,955	43,810,868	54,096,444	65,458,016	85,899,672	114,055,842	130,886,865	147,717,888	181,280,572
8	38,929,617	53,800,484	66,934,911	81,538,492	107,479,116	143,437,725	164,918,565	186,324,978	229,035,986
9	18,979,493	28,648,803	37,291,203	46,826,273	63,700,725	87,252,634	101,338,035	115,379,671	143,431,376
10	21,947,750	34,574,835	45,666,436	57,988,717	79,439,248	109,612,573	127,601,099	145,512,644	181,222,221

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,253,155	50,649,052	60,400,551	70,796,447	90,299,454	116,289,171	131,883,011	147,476,841	178,664,501
2	60,600,760	75,965,305	90,369,549	105,734,095	134,542,585	172,953,949	196,000,765	219,047,583	265,141,220
3	66,001,773	82,821,752	98,547,152	115,367,131	146,802,585	188,704,294	213,845,321	238,986,346	289,268,398
4	47,793,603	62,977,615	76,910,238	92,051,035	119,916,280	157,643,601	180,262,882	202,882,163	248,120,725
5	35,205,898	48,674,537	60,954,848	74,357,695	98,797,941	132,193,077	152,195,125	172,197,174	212,179,118
6	34,134,342	47,161,981	58,982,143	71,929,667	95,461,118	127,603,410	146,846,276	166,089,142	204,477,379
7	23,129,955	34,610,868	44,896,444	56,258,016	76,699,672	104,855,842	121,686,865	138,517,888	172,080,572
8	29,729,617	44,600,484	57,734,911	72,338,492	98,279,116	134,237,725	155,718,565	177,124,978	219,835,986
9	9,779,493	19,448,803	28,091,203	37,626,273	54,500,725	78,052,634	92,138,035	106,179,671	134,231,376
10	12,747,750	25,374,835	36,466,436	48,788,717	70,239,248	100,412,573	118,401,099	136,312,644	172,022,221

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,653,155	46,049,052	55,800,551	66,196,447	85,699,454	111,689,171	127,283,011	142,876,841	174,064,501
2	56,000,760	71,365,305	85,769,549	101,134,095	129,942,585	168,353,949	191,400,765	214,447,583	260,541,220
3	61,401,773	78,221,752	93,947,152	110,767,131	142,202,585	184,104,294	209,245,321	234,386,346	284,668,398
4	43,193,603	58,377,615	72,310,238	87,451,035	115,316,280	153,043,601	175,662,882	198,282,163	243,520,725
5	30,605,898	44,074,537	56,354,848	69,757,695	94,197,941	127,593,077	147,595,125	167,597,174	207,579,118
6	29,534,342	42,561,981	54,382,143	67,329,667	90,861,118	123,003,410	142,246,276	161,489,142	199,877,379
7	18,529,955	30,010,868	40,296,444	51,658,016	72,099,672	100,255,842	117,086,865	133,917,888	167,480,572
8	25,129,617	40,000,484	53,134,911	67,738,492	93,679,116	129,637,725	151,118,565	172,524,978	215,235,986
9	5,179,493	14,848,803	23,491,203	33,026,273	49,900,725	73,452,634	87,538,035	101,579,671	129,631,376
10	8,147,750	20,774,835	31,866,436	44,188,717	65,639,248	95,812,573	113,801,099	131,712,644	167,422,221

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,653,155	23,049,052	32,800,551	43,196,447	62,699,454	88,689,171	104,283,011	119,876,841	151,064,501
2	33,000,760	48,365,305	62,769,549	78,134,095	106,942,585	145,353,949	168,400,765	191,447,583	237,541,220
3	38,401,773	55,221,752	70,947,152	87,767,131	119,202,585	161,104,294	186,245,321	211,386,346	261,668,398
4	20,193,603	35,377,615	49,310,238	64,451,035	92,316,280	130,043,601	152,662,882	175,282,163	220,520,725
5	7,605,898	21,074,537	33,354,848	46,757,695	71,197,941	104,593,077	124,595,125	144,597,174	184,579,118
6	6,534,342	19,561,981	31,382,143	44,329,667	67,861,118	100,003,410	119,246,276	138,489,142	176,877,379
7	4,470,045	7,010,868	17,296,444	28,658,016	49,099,672	77,255,842	94,086,865	110,917,888	144,480,572
8	2,129,617	17,000,484	30,134,911	44,738,492	70,679,116	106,637,725	128,118,565	149,524,978	192,235,986
9	17,820,507	8,151,197	491,203	10,026,273	26,900,725	50,452,634	64,538,035	78,579,671	106,631,376
10	14,852,250	2,225,165	8,866,436	21,188,717	42,639,248	72,812,573	90,801,099	108,712,644	144,422,221

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,265,468	58,661,355	68,412,864	78,808,750	98,311,757	124,301,484	139,895,314	155,489,144	186,676,814
2	68,317,031	83,681,576	98,085,820	113,450,366	142,258,856	180,670,220	203,717,039	226,763,854	272,857,491
3	73,560,316	90,380,295	106,105,696	122,925,675	154,376,475	196,285,742	221,426,769	246,567,794	296,849,846
4	55,236,296	70,444,829	84,377,452	99,518,248	127,383,494	165,134,993	187,754,274	210,373,555	255,612,117
5	42,732,875	56,223,473	68,503,784	81,929,669	106,369,915	139,787,768	159,789,816	179,791,865	219,795,962
6	41,752,924	54,786,533	66,628,679	79,576,202	103,129,330	135,292,996	154,535,861	173,778,727	212,188,040
7	30,832,337	42,334,148	52,640,330	64,022,219	84,478,907	112,654,713	129,490,857	146,321,880	179,904,043
8	36,822,770	51,746,752	64,915,033	79,546,798	105,515,213	141,528,246	163,022,100	184,442,143	227,179,424
9	17,713,818	27,400,788	36,060,603	45,612,844	62,504,227	86,072,831	100,158,233	114,216,331	142,268,036
10	20,128,314	32,811,101	43,935,228	56,281,666	77,779,503	107,998,824	125,994,242	143,921,412	179,653,192

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,065,468	49,461,355	59,212,864	69,608,750	89,111,757	115,101,484	130,695,314	146,289,144	177,476,814
2	59,117,031	74,481,576	88,885,820	104,250,366	133,058,856	171,470,220	194,517,039	217,563,854	263,657,491
3	64,360,316	81,180,295	96,905,696	113,725,675	145,176,475	187,085,742	212,226,769	237,367,794	287,649,846
4	46,036,296	61,244,829	75,177,452	90,318,248	118,183,494	155,934,993	178,554,274	201,173,555	246,412,117
5	33,532,875	47,023,473	59,303,784	72,729,669	97,169,915	130,587,768	150,589,816	170,591,865	210,595,962
6	32,552,924	45,586,533	57,428,679	70,376,202	93,929,330	126,092,996	145,335,861	164,578,727	202,988,040
7	21,632,337	33,134,148	43,440,330	54,822,219	75,278,907	103,454,713	120,290,857	137,121,880	170,704,043
8	27,622,770	42,546,752	55,715,033	70,346,798	96,315,213	132,328,246	153,822,100	175,242,143	217,979,424
9	8,513,818	18,200,788	26,860,603	36,412,844	53,304,227	76,872,831	90,958,233	105,016,331	133,068,036
10	10,928,314	23,611,101	34,735,228	47,081,666	68,579,503	98,798,824	116,794,242	134,721,412	170,453,192

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,465,468	44,861,355	54,612,864	65,008,750	84,511,757	110,501,484	126,095,314	141,689,144	172,876,814
2	54,517,031	69,881,576	84,285,820	99,650,366	128,458,856	166,870,220	189,917,039	212,963,854	259,057,491
3	59,760,316	76,580,295	92,305,696	109,125,675	140,576,475	182,485,742	207,626,769	232,767,794	283,049,846
4	41,436,296	56,644,829	70,577,452	85,718,248	113,583,494	151,334,993	173,954,274	196,573,555	241,812,117
5	28,932,875	42,423,473	54,703,784	68,129,669	92,569,915	125,987,768	145,989,816	165,991,865	205,995,962
6	27,952,924	40,986,533	52,828,679	65,776,202	89,329,330	121,492,996	140,735,861	159,978,727	198,388,040
7	17,032,337	28,534,148	38,840,330	50,222,219	70,678,907	98,854,713	115,690,857	132,521,880	166,104,043
8	23,022,770	37,946,752	51,115,033	65,746,798	91,715,213	127,728,246	149,222,100	170,642,143	213,379,424
9	3,913,818	13,600,788	22,260,603	31,812,844	48,704,227	72,272,831	86,358,233	100,416,331	128,468,036
10	6,328,314	19,011,101	30,135,228	42,481,666	63,979,503	94,198,824	112,194,242	130,121,412	165,853,192

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,465,468	21,861,355	31,612,864	42,008,750	61,511,757	87,501,484	103,095,314	118,689,144	149,876,814
2	31,517,031	46,881,576	61,285,820	76,650,366	105,458,856	143,870,220	166,917,039	189,963,854	236,057,491
3	36,760,316	53,580,295	69,305,696	86,125,675	117,576,475	159,485,742	184,626,769	209,767,794	260,049,846
4	18,436,296	33,644,829	47,577,452	62,718,248	90,583,494	128,334,993	150,954,274	173,573,555	218,812,117
5	5,932,875	19,423,473	31,703,784	45,129,669	69,569,915	102,987,768	122,989,816	142,991,865	182,995,962
6	4,952,924	17,986,533	29,828,679	42,776,202	66,329,330	98,492,996	117,735,861	136,978,727	175,388,040
7	5,967,663	5,534,148	15,840,330	27,222,219	47,678,907	75,854,713	92,690,857	109,521,880	143,104,043
8	22,770	14,946,752	28,115,033	42,746,798	68,715,213	104,728,246	126,222,100	147,642,143	190,379,424
9	19,086,182	9,399,212	739,397	8,812,844	25,704,227	49,272,831	63,358,233	77,416,331	105,468,036
10	16,671,686	3,988,899	7,135,228	19,481,666	40,979,503	71,198,824	89,194,242	107,121,412	142,853,192

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	45,756,841	54,608,343	62,049,649	70,135,333	85,017,955	105,232,180	117,360,721	129,489,252	153,746,325
2	64,337,811	77,419,825	88,409,728	100,359,931	122,339,734	152,215,236	170,140,540	188,065,843	223,916,450
3	69,221,336	83,542,570	95,530,196	108,612,403	132,587,657	165,245,127	184,799,258	204,353,389	243,461,653
4	51,577,296	64,544,932	75,112,934	86,889,109	108,025,112	137,460,279	155,053,053	172,645,827	207,831,375
5	39,584,091	51,084,812	60,372,091	70,847,700	89,343,032	115,382,778	130,966,790	146,523,938	177,638,236
6	38,685,145	49,794,569	58,777,568	68,848,188	86,717,526	111,764,370	126,772,855	141,739,529	171,672,876
7	28,219,854	38,027,968	45,820,901	54,682,550	70,137,700	92,113,496	105,259,871	118,373,282	144,554,874
8	33,590,170	46,328,867	56,251,116	67,688,623	87,288,074	115,434,340	132,230,064	148,951,259	182,302,121
9	15,518,179	23,792,652	30,331,013	37,782,962	50,498,183	68,905,370	79,910,464	90,865,776	112,743,826
10	17,391,425	28,238,441	36,633,065	46,303,815	62,469,209	86,128,905	100,208,147	114,228,700	142,146,569

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,556,841	45,408,343	52,849,649	60,935,333	75,817,955	96,032,180	108,160,721	120,289,252	144,546,325
2	55,137,811	68,219,825	79,209,728	91,159,931	113,139,734	143,015,236	160,940,540	178,865,843	214,716,450
3	60,021,336	74,342,570	86,330,196	99,412,403	123,387,657	156,045,127	175,599,258	195,153,389	234,261,653
4	42,377,296	55,344,932	65,912,934	77,689,109	98,825,112	128,260,279	145,853,053	163,445,827	198,631,375
5	30,384,091	41,884,812	51,172,091	61,647,700	80,143,032	106,182,778	121,766,790	137,323,938	168,438,236
6	29,485,145	40,594,569	49,577,568	59,648,188	77,517,526	102,564,370	117,572,855	132,539,529	162,472,876
7	19,019,854	28,827,968	36,620,901	45,482,550	60,937,700	82,913,496	96,059,871	109,173,282	135,354,874
8	24,390,170	37,128,867	47,051,116	58,488,623	78,088,074	106,234,340	123,030,064	139,751,259	173,102,121
9	6,318,179	14,592,652	21,131,013	28,582,962	41,298,183	59,705,370	70,710,464	81,665,776	103,543,826
10	8,191,425	19,038,441	27,433,065	37,103,815	53,269,209	76,928,905	91,008,147	105,028,700	132,946,569

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,956,841	40,808,343	48,249,649	56,335,333	71,217,955	91,432,180	103,560,721	115,689,252	139,946,325
2	50,537,811	63,619,825	74,609,728	86,559,931	108,539,734	138,415,236	156,340,540	174,265,843	210,116,450
3	55,421,336	69,742,570	81,730,196	94,812,403	118,787,657	151,445,127	170,999,258	190,553,389	229,661,653
4	37,777,296	50,744,932	61,312,934	73,089,109	94,225,112	123,660,279	141,253,053	158,845,827	194,031,375
5	25,784,091	37,284,812	46,572,091	57,047,700	75,543,032	101,582,778	117,166,790	132,723,938	163,838,236
6	24,885,145	35,994,569	44,977,568	55,048,188	72,917,526	97,964,370	112,972,855	127,939,529	157,872,876
7	14,419,854	24,227,968	32,020,901	40,882,550	56,337,700	78,313,496	91,459,871	104,573,282	130,754,874
8	19,790,170	32,528,867	42,451,116	53,888,623	73,488,074	101,634,340	118,430,064	135,151,259	168,502,121
9	1,718,179	9,992,652	16,531,013	23,982,962	36,698,183	55,105,370	66,110,464	77,065,776	98,943,826
10	3,591,425	14,438,441	22,833,065	32,503,815	48,669,209	72,328,905	86,408,147	100,428,700	128,346,569

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,956,841	17,808,343	25,249,649	33,335,333	48,217,955	68,432,180	80,560,721	92,689,252	116,946,325
2	27,537,811	40,619,825	51,609,728	63,559,931	85,539,734	115,415,236	133,340,540	151,265,843	187,116,450
3	32,421,336	46,742,570	58,730,196	71,812,403	95,787,657	128,445,127	147,999,258	167,553,389	206,661,653
4	14,777,296	27,744,932	38,312,934	50,089,109	71,225,112	100,660,279	118,253,053	135,845,827	171,031,375
5	2,784,091	14,284,812	23,572,091	34,047,700	52,543,032	78,582,778	94,166,790	109,723,938	140,838,236
6	1,885,145	12,994,569	21,977,568	32,048,188	49,917,526	74,964,370	89,972,855	104,939,529	134,872,876
7	8,580,146	1,227,968	9,020,901	17,882,550	33,337,700	55,313,496	68,459,871	81,573,282	107,754,874
8	3,209,830	9,528,867	19,451,116	30,888,623	50,488,074	78,634,340	95,430,064	112,151,259	145,502,121
9	21,281,821	13,007,348	6,468,987	982,962	13,698,183	32,105,370	43,110,464	54,065,776	75,943,826
10	19,408,575	8,561,559	166,935	9,503,815	25,669,209	49,328,905	63,408,147	77,428,700	105,346,569

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,350,336	59,698,315	69,404,891	79,752,880	99,166,023	125,035,986	140,557,959	156,079,943	187,123,899
2	69,650,460	84,944,207	99,282,080	114,575,827	143,251,571	181,485,940	204,426,563	227,367,185	273,248,430
3	75,049,293	91,791,767	107,444,707	124,187,182	155,474,532	197,183,164	222,208,346	247,233,525	297,283,884
4	56,940,961	72,051,518	85,919,941	100,990,971	128,727,818	166,277,864	188,792,919	211,307,973	256,338,083
5	44,395,782	57,802,359	70,026,084	83,363,898	107,691,527	140,929,559	160,839,441	180,749,323	220,543,862
6	43,318,315	56,285,925	68,048,495	80,936,359	104,356,302	136,347,454	155,501,652	174,655,849	212,864,212
7	32,353,193	43,778,231	54,013,483	65,319,816	85,664,436	113,688,065	130,441,534	147,195,002	180,600,275
8	39,009,320	53,803,361	66,873,205	81,405,492	107,222,640	143,007,838	164,385,923	185,693,698	228,204,180
9	19,001,124	28,623,780	37,224,291	46,713,389	63,507,007	86,948,431	100,968,930	114,943,933	142,866,380
10	22,020,756	34,583,691	45,621,266	57,883,893	79,228,469	109,257,340	127,160,327	144,989,338	180,531,758

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,150,336	50,498,315	60,204,891	70,552,880	89,966,023	115,835,986	131,357,959	146,879,943	177,923,899
2	60,450,460	75,744,207	90,082,080	105,375,827	134,051,571	172,285,940	195,226,563	218,167,185	264,048,430
3	65,849,293	82,591,767	98,244,707	114,987,182	146,274,532	187,983,164	213,008,346	238,033,525	288,083,884
4	47,740,961	62,851,518	76,719,941	91,790,971	119,527,818	157,077,864	179,592,919	202,107,973	247,138,083
5	35,195,782	48,602,359	60,826,084	74,163,898	98,491,527	131,729,559	151,639,441	171,549,323	211,343,862
6	34,118,315	47,085,925	58,848,495	71,736,359	95,156,302	127,147,454	146,301,652	165,455,849	203,664,212
7	23,153,193	34,578,231	44,813,483	56,119,816	76,464,436	104,488,065	121,241,534	137,995,002	171,400,275
8	29,809,320	44,603,361	57,673,205	72,205,492	98,022,640	133,807,838	155,185,923	176,493,698	219,004,180
9	9,801,124	19,423,780	28,024,291	37,513,389	54,307,007	77,748,431	91,768,930	105,743,933	133,666,380
10	12,820,756	25,383,691	36,421,266	48,683,893	70,028,469	100,057,340	117,960,327	135,789,338	171,331,758

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,550,336	45,898,315	55,604,891	65,952,880	85,366,023	111,235,986	126,757,959	142,279,943	173,323,899
2	55,850,460	71,144,207	85,482,080	100,775,827	129,451,571	167,685,940	190,626,563	213,567,185	259,448,430
3	61,249,293	77,991,767	93,644,707	110,387,182	141,674,532	183,383,164	208,408,346	233,433,525	283,483,884
4	43,140,961	58,251,518	72,119,941	87,190,971	114,927,818	152,477,864	174,992,919	197,507,973	242,538,083
5	30,595,782	44,002,359	56,226,084	69,563,898	93,891,527	127,129,559	147,039,441	166,949,323	206,743,862
6	29,518,315	42,485,925	54,248,495	67,136,359	90,556,302	122,547,454	141,701,652	160,855,849	199,064,212
7	18,553,193	29,978,231	40,213,483	51,519,816	71,864,436	99,888,065	116,641,534	133,395,002	166,800,275
8	25,209,320	40,003,361	53,073,205	67,605,492	93,422,640	129,207,838	150,585,923	171,893,698	214,404,180
9	5,201,124	14,823,780	23,424,291	32,913,389	49,707,007	73,148,431	87,168,930	101,143,933	129,066,380
10	8,220,756	20,783,691	31,821,266	44,083,893	65,428,469	95,457,340	113,360,327	131,189,338	166,731,758

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,550,336	22,898,315	32,604,891	42,952,880	62,366,023	88,235,986	103,757,959	119,279,943	150,323,899
2	32,850,460	48,144,207	62,482,080	77,775,827	106,451,571	144,685,940	167,626,563	190,567,185	236,448,430
3	38,249,293	54,991,767	70,644,707	87,387,182	118,674,532	160,383,164	185,408,346	210,433,525	260,483,884
4	20,140,961	35,251,518	49,119,941	64,190,971	91,927,818	129,477,864	151,992,919	174,507,973	219,538,083
5	7,595,782	21,002,359	33,226,084	46,563,898	70,891,527	104,129,559	124,039,441	143,949,323	183,743,862
6	6,518,315	19,485,925	31,248,495	44,136,359	67,556,302	99,547,454	118,701,652	137,855,849	176,064,212
7	4,446,807	6,978,231	17,213,483	28,519,816	48,864,436	76,888,065	93,641,534	110,395,002	143,800,275
8	2,209,320	17,003,361	30,073,205	44,605,492	70,422,640	106,207,838	127,585,923	148,893,698	191,404,180
9	17,798,876	8,176,220	424,291	9,913,389	26,707,007	50,148,431	64,168,930	78,143,933	106,066,380
10	14,779,244	2,216,309	8,821,266	21,083,893	42,428,469	72,457,340	90,360,327	108,189,338	143,731,758

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,167,588	58,515,576	68,222,143	78,570,132	97,983,275	123,853,238	139,375,221	154,897,194	185,941,151
2	68,172,912	83,466,658	97,804,532	113,098,278	141,774,023	180,008,395	202,949,014	225,889,637	271,770,882
3	73,414,674	90,157,151	105,810,089	122,552,566	153,858,445	195,571,356	220,596,537	245,621,716	295,672,075
4	55,190,975	70,325,950	84,194,373	99,265,403	127,002,251	164,576,374	187,091,429	209,606,483	254,636,593
5	42,733,054	56,158,174	68,381,899	81,742,655	106,070,284	139,330,937	159,240,820	179,150,702	218,967,548
6	41,746,653	54,717,041	66,501,503	79,389,366	102,830,895	134,843,332	153,997,530	173,151,727	211,381,078
7	30,861,815	42,307,662	52,563,434	63,890,000	84,252,427	112,295,568	129,051,342	145,804,810	179,229,481
8	36,911,250	51,762,296	64,861,741	79,422,095	105,266,919	141,106,314	162,501,128	183,818,707	226,355,351
9	17,740,722	27,380,965	35,998,817	45,505,015	62,315,494	85,773,544	99,794,043	113,785,439	141,707,886
10	20,211,943	32,830,258	43,897,270	56,183,953	77,575,639	107,650,313	125,562,812	143,404,734	178,969,265

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,967,588	49,315,576	59,022,143	69,370,132	88,783,275	114,653,238	130,175,221	145,697,194	176,741,151
2	58,972,912	74,266,658	88,604,532	103,898,278	132,574,023	170,808,395	193,749,014	216,689,637	262,570,882
3	64,214,674	80,957,151	96,610,089	113,352,566	144,658,445	186,371,356	211,396,537	236,421,716	286,472,075
4	45,990,975	61,125,950	74,994,373	90,065,403	117,802,251	155,376,374	177,891,429	200,406,483	245,436,593
5	33,533,054	46,958,174	59,181,899	72,542,655	96,870,284	130,130,937	150,040,820	169,950,702	209,767,548
6	32,546,653	45,517,041	57,301,503	70,189,366	93,630,895	125,643,332	144,797,530	163,951,727	202,181,078
7	21,661,815	33,107,662	43,363,434	54,690,000	75,052,427	103,095,568	119,851,342	136,604,810	170,029,481
8	27,711,250	42,562,296	55,661,741	70,222,095	96,066,919	131,906,314	153,301,128	174,618,707	217,155,351
9	8,540,722	18,180,965	26,798,817	36,305,015	53,115,494	76,573,544	90,594,043	104,585,439	132,507,886
10	11,011,943	23,630,258	34,697,270	46,983,953	68,375,639	98,450,313	116,362,812	134,204,734	169,769,265

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,367,588	44,715,576	54,422,143	64,770,132	84,183,275	110,053,238	125,575,221	141,097,194	172,141,151
2	54,372,912	69,666,658	84,004,532	99,298,278	127,974,023	166,208,395	189,149,014	212,089,637	257,970,882
3	59,614,674	76,357,151	92,010,089	108,752,566	140,058,445	181,771,356	206,796,537	231,821,716	281,872,075
4	41,390,975	56,525,950	70,394,373	85,465,403	113,202,251	150,776,374	173,291,429	195,806,483	240,836,593
5	28,933,054	42,358,174	54,581,899	67,942,655	92,270,284	125,530,937	145,440,820	165,350,702	205,167,548
6	27,946,653	40,917,041	52,701,503	65,589,366	89,030,895	121,043,332	140,197,530	159,351,727	197,581,078
7	17,061,815	28,507,662	38,763,434	50,090,000	70,452,427	98,495,568	115,251,342	132,004,810	165,429,481
8	23,111,250	37,962,296	51,061,741	65,622,095	91,466,919	127,306,314	148,701,128	170,018,707	212,555,351
9	3,940,722	13,580,965	22,198,817	31,705,015	48,515,494	71,973,544	85,994,043	99,985,439	127,907,886
10	6,411,943	19,030,258	30,097,270	42,383,953	63,775,639	93,850,313	111,762,812	129,604,734	165,169,265

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,367,588	21,715,576	31,422,143	41,770,132	61,183,275	87,053,238	102,575,221	118,097,194	149,141,151
2	31,372,912	46,666,658	61,004,532	76,298,278	104,974,023	143,208,395	166,149,014	189,089,637	234,970,882
3	36,614,674	53,357,151	69,010,089	85,752,566	117,058,445	158,771,356	183,796,537	208,821,716	258,872,075
4	18,390,975	33,525,950	47,394,373	62,465,403	90,202,251	127,776,374	150,291,429	172,806,483	217,836,593
5	5,933,054	19,358,174	31,581,899	44,942,655	69,270,284	102,530,937	122,440,820	142,350,702	182,167,548
6	4,946,653	17,917,041	29,701,503	42,589,366	66,030,895	98,043,332	117,197,530	136,351,727	174,581,078
7	5,938,185	5,507,662	15,763,434	27,090,000	47,452,427	75,495,568	92,251,342	109,004,810	142,429,481
8	111,250	14,962,296	28,061,741	42,622,095	68,466,919	104,306,314	125,701,128	147,018,707	189,555,351
9	19,059,278	9,419,035	801,183	8,705,015	25,515,494	48,973,544	62,994,043	76,985,439	104,907,886
10	16,588,057	3,969,742	7,097,270	19,383,953	40,775,639	70,850,313	88,762,812	106,604,734	142,169,265

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	45,671,046	54,481,756	61,888,782	69,937,210	84,751,251	104,872,336	116,944,983	129,017,630	153,162,935
2	64,212,681	77,234,420	88,173,680	100,068,818	121,947,340	151,685,185	169,527,889	187,370,596	223,056,007
3	69,096,412	83,351,656	95,284,046	108,305,972	132,170,752	164,674,487	184,138,515	203,602,544	242,530,602
4	51,549,612	64,454,006	74,973,311	86,695,223	107,733,835	137,029,936	154,541,645	172,053,354	207,076,773
5	39,599,519	51,043,920	60,288,406	70,715,743	89,122,577	115,042,336	130,551,314	146,036,778	177,007,706
6	38,693,716	49,748,776	58,687,578	68,711,471	86,495,391	111,426,823	126,363,118	141,260,828	171,056,246
7	28,262,032	38,021,977	45,776,071	54,596,888	69,977,937	91,849,628	104,935,426	117,985,612	144,046,562
8	33,698,721	46,370,294	56,242,701	67,623,444	87,128,580	115,137,320	131,855,557	148,495,967	181,689,378
9	15,557,890	23,790,006	30,298,240	37,713,784	50,367,291	68,687,669	79,640,093	90,544,925	112,320,233
10	17,488,475	28,279,455	36,632,437	46,255,708	62,339,396	85,887,301	99,898,938	113,852,197	141,638,773

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,471,046	45,281,756	52,688,782	60,737,210	75,551,251	95,672,336	107,744,983	119,817,630	143,962,935
2	55,012,681	68,034,420	78,973,680	90,868,818	112,747,340	142,485,185	160,327,889	178,170,596	213,856,007
3	59,896,412	74,151,656	86,084,046	99,105,972	122,970,752	155,474,487	174,938,515	194,402,544	233,330,602
4	42,349,612	55,254,006	65,773,311	77,495,223	98,533,835	127,829,936	145,341,645	162,853,354	197,876,773
5	30,399,519	41,843,920	51,088,406	61,515,743	79,922,577	105,842,336	121,351,314	136,836,778	167,807,706
6	29,493,716	40,548,776	49,487,578	59,511,471	77,295,391	102,226,823	117,163,118	132,060,828	161,856,246
7	19,062,032	28,821,977	36,576,071	45,396,888	60,777,937	82,649,628	95,735,426	108,785,612	134,846,562
8	24,498,721	37,170,294	47,042,701	58,423,444	77,928,580	105,937,320	122,655,557	139,295,967	172,489,378
9	6,357,890	14,590,006	21,098,240	28,513,784	41,167,291	59,487,669	70,440,093	81,344,925	103,120,233
10	8,288,475	19,079,455	27,432,437	37,055,708	53,139,396	76,687,301	90,698,938	104,652,197	132,438,773

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,871,046	40,681,756	48,088,782	56,137,210	70,951,251	91,072,336	103,144,983	115,217,630	139,362,935
2	50,412,681	63,434,420	74,373,680	86,268,818	108,147,340	137,885,185	155,727,889	173,570,596	209,256,007
3	55,296,412	69,551,656	81,484,046	94,505,972	118,370,752	150,874,487	170,338,515	189,802,544	228,730,602
4	37,749,612	50,654,006	61,173,311	72,895,223	93,933,835	123,229,936	140,741,645	158,253,354	193,276,773
5	25,799,519	37,243,920	46,488,406	56,915,743	75,322,577	101,242,336	116,751,314	132,236,778	163,207,706
6	24,893,716	35,948,776	44,887,578	54,911,471	72,695,391	97,626,823	112,563,118	127,460,828	157,256,246
7	14,462,032	24,221,977	31,976,071	40,796,888	56,177,937	78,049,628	91,135,426	104,185,612	130,246,562
8	19,898,721	32,570,294	42,442,701	53,823,444	73,328,580	101,337,320	118,055,557	134,695,967	167,889,378
9	1,757,890	9,990,006	16,498,240	23,913,784	36,567,291	54,887,669	65,840,093	76,744,925	98,520,233
10	3,688,475	14,479,455	22,832,437	32,455,708	48,539,396	72,087,301	86,098,938	100,052,197	127,838,773

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,871,046	17,681,756	25,088,782	33,137,210	47,951,251	68,072,336	80,144,983	92,217,630	116,362,935
2	27,412,681	40,434,420	51,373,680	63,268,818	85,147,340	114,885,185	132,727,889	150,570,596	186,256,007
3	32,296,412	46,551,656	58,484,046	71,505,972	95,370,752	127,874,487	147,338,515	166,802,544	205,730,602
4	14,749,612	27,654,006	38,173,311	49,895,223	70,933,835	100,229,936	117,741,645	135,253,354	170,276,773
5	2,799,519	14,243,920	23,488,406	33,915,743	52,322,577	78,242,336	93,751,314	109,236,778	140,207,706
6	1,893,716	12,948,776	21,887,578	31,911,471	49,695,391	74,626,823	89,563,118	104,460,828	134,256,246
7	8,537,968	1,221,977	8,976,071	17,796,888	33,177,937	55,049,628	68,135,426	81,185,612	107,246,562
8	3,101,279	9,570,294	19,442,701	30,823,444	50,328,580	78,337,320	95,055,557	111,695,967	144,889,378
9	21,242,110	13,009,994	6,501,760	913,784	13,567,291	31,887,669	42,840,093	53,744,925	75,520,233
10	19,311,525	8,520,545	167,563	9,455,708	25,539,396	49,087,301	63,098,938	77,052,197	104,838,773

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,298,326	59,622,366	69,306,467	79,630,497	98,998,708	124,808,794	140,294,849	155,780,904	186,753,004
2	69,574,571	84,832,921	99,137,605	114,395,955	143,005,327	181,151,199	204,038,722	226,926,248	272,701,294
3	74,972,236	91,675,957	107,292,668	123,996,391	155,209,700	196,821,795	221,789,051	246,756,308	296,690,823
4	56,913,765	71,987,607	85,823,931	100,860,077	128,532,724	165,994,146	188,457,086	210,920,028	255,845,911
5	44,389,902	57,765,448	69,960,880	83,266,190	107,537,509	140,697,001	160,560,799	180,424,598	220,125,447
6	43,309,518	56,247,113	67,980,898	80,838,780	104,203,131	136,118,724	155,228,588	174,338,451	212,456,887
7	32,364,067	43,761,177	53,971,277	65,250,001	85,546,114	113,503,483	130,218,173	146,932,864	180,259,441
8	39,048,123	53,803,780	66,841,346	81,338,000	107,093,425	142,791,944	164,118,664	185,377,121	227,787,352
9	19,011,310	28,610,648	37,190,222	46,656,343	63,409,552	86,795,743	100,783,790	114,725,484	142,583,302
10	22,056,359	34,587,245	45,597,819	57,830,631	79,122,254	109,078,920	126,939,148	144,726,892	180,185,745

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,098,326	50,422,366	60,106,467	70,430,497	89,798,708	115,608,794	131,094,849	146,580,904	177,553,004
2	60,374,571	75,632,921	89,937,605	105,195,955	133,805,327	171,951,199	194,838,722	217,726,248	263,501,294
3	65,772,236	82,475,957	98,092,668	114,796,391	146,009,700	187,621,795	212,589,051	237,556,308	287,490,823
4	47,713,765	62,787,607	76,623,931	91,660,077	119,332,724	156,794,146	179,257,086	201,720,028	246,645,911
5	35,189,902	48,565,448	60,760,880	74,066,190	98,337,509	131,497,001	151,360,799	171,224,598	210,925,447
6	34,109,518	47,047,113	58,780,898	71,638,780	95,003,131	126,918,724	146,028,588	165,138,451	203,256,887
7	23,164,067	34,561,177	44,771,277	56,050,001	76,346,114	104,303,483	121,018,173	137,732,864	171,059,441
8	29,848,123	44,603,780	57,641,346	72,138,000	97,893,425	133,591,944	154,918,664	176,177,121	218,587,352
9	9,811,310	19,410,648	27,990,222	37,456,343	54,209,552	77,595,743	91,583,790	105,525,484	133,383,302
10	12,856,359	25,387,245	36,397,819	48,630,631	69,922,254	99,878,920	117,739,148	135,526,892	170,985,745

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,498,326	45,822,366	55,506,467	65,830,497	85,198,708	111,008,794	126,494,849	141,980,904	172,953,004
2	55,774,571	71,032,921	85,337,605	100,595,955	129,205,327	167,351,199	190,238,722	213,126,248	258,901,294
3	61,172,236	77,875,957	93,492,668	110,196,391	141,409,700	183,021,795	207,989,051	232,956,308	282,890,823
4	43,113,765	58,187,607	72,023,931	87,060,077	114,732,724	152,194,146	174,657,086	197,120,028	242,045,911
5	30,589,902	43,965,448	56,160,880	69,466,190	93,737,509	126,897,001	146,760,799	166,624,598	206,325,447
6	29,509,518	42,447,113	54,180,898	67,038,780	90,403,131	122,318,724	141,428,588	160,538,451	198,656,887
7	18,564,067	29,961,177	40,171,277	51,450,001	71,746,114	99,703,483	116,418,173	133,132,864	166,459,441
8	25,248,123	40,003,780	53,041,346	67,538,000	93,293,425	128,991,944	150,318,664	171,577,121	213,987,352
9	5,211,310	14,810,648	23,390,222	32,856,343	49,609,552	72,995,743	86,983,790	100,925,484	128,783,302
10	8,256,359	20,787,245	31,797,819	44,030,631	65,322,254	95,278,920	113,139,148	130,926,892	166,385,745

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,498,326	22,822,366	32,506,467	42,830,497	62,198,708	88,008,794	103,494,849	118,980,904	149,953,004
2	32,774,571	48,032,921	62,337,605	77,595,955	106,205,327	144,351,199	167,238,722	190,126,248	235,901,294
3	38,172,236	54,875,957	70,492,668	87,196,391	118,409,700	160,021,795	184,989,051	209,956,308	259,890,823
4	20,113,765	35,187,607	49,023,931	64,060,077	91,732,724	129,194,146	151,657,086	174,120,028	219,045,911
5	7,589,902	20,965,448	33,160,880	46,466,190	70,737,509	103,897,001	123,760,799	143,624,598	183,325,447
6	6,509,518	19,447,113	31,180,898	44,038,780	67,403,131	99,318,724	118,428,588	137,538,451	175,656,887
7	4,435,933	6,961,177	17,171,277	28,450,001	48,746,114	76,703,483	93,418,173	110,132,864	143,459,441
8	2,248,123	17,003,780	30,041,346	44,538,000	70,293,425	105,991,944	127,318,664	148,577,121	190,987,352
9	17,788,690	8,189,352	390,222	9,856,343	26,609,552	49,995,743	63,983,790	77,925,484	105,783,302
10	14,743,641	2,212,755	8,797,819	21,030,631	42,322,254	72,278,920	90,139,148	107,926,892	143,385,745

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,118,065	58,442,095	68,126,195	78,450,235	97,818,447	123,628,532	139,114,577	154,600,632	185,572,732
2	68,100,117	83,358,464	97,663,151	112,921,501	141,530,872	179,676,745	202,564,268	225,451,791	271,226,840
3	73,341,040	90,044,763	105,661,472	122,365,195	153,598,615	195,213,361	220,180,617	245,147,874	295,082,387
4	55,167,442	70,265,651	84,101,975	99,138,122	126,810,769	164,296,217	186,759,159	209,222,100	254,147,983
5	42,732,314	56,124,705	68,320,137	81,648,340	105,919,659	139,101,726	158,965,525	178,829,323	218,552,431
6	41,742,725	54,681,513	66,437,144	79,295,177	102,680,917	134,617,751	153,727,614	172,837,477	210,976,857
7	30,875,811	42,293,687	52,524,263	63,823,179	84,138,474	112,115,293	128,830,891	145,545,582	178,891,516
8	36,954,445	51,768,122	64,834,093	79,358,755	105,141,797	140,894,401	162,239,694	183,506,055	225,942,394
9	17,753,546	27,370,435	35,967,314	45,450,498	62,220,533	85,623,315	99,611,362	113,569,416	141,427,234
10	20,252,849	32,838,953	43,877,432	56,134,250	77,472,883	107,475,257	125,346,295	143,145,606	178,626,524

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,918,065	49,242,095	58,926,195	69,250,235	88,618,447	114,428,532	129,914,577	145,400,632	176,372,732
2	58,900,117	74,158,464	88,463,151	103,721,501	132,330,872	170,476,745	193,364,268	216,251,791	262,026,840
3	64,141,040	80,844,763	96,461,472	113,165,195	144,398,615	186,013,361	210,980,617	235,947,874	285,882,387
4	45,967,442	61,065,651	74,901,975	89,938,122	117,610,769	155,096,217	177,559,159	200,022,100	244,947,983
5	33,532,314	46,924,705	59,120,137	72,448,340	96,719,659	129,901,726	149,765,525	169,629,323	209,352,431
6	32,542,725	45,481,513	57,237,144	70,095,177	93,480,917	125,417,751	144,527,614	163,637,477	201,776,857
7	21,675,811	33,093,687	43,324,263	54,623,179	74,938,474	102,915,293	119,630,891	136,345,582	169,891,516
8	27,754,445	42,568,122	55,634,093	70,158,755	95,941,797	131,694,401	153,039,694	174,306,055	216,742,394
9	8,553,546	18,170,435	26,767,314	36,250,498	53,020,533	76,423,315	90,411,362	104,369,416	132,227,234
10	11,052,849	23,638,953	34,677,432	46,934,250	68,272,883	98,275,257	116,146,295	133,945,606	169,426,524

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,318,065	44,642,095	54,326,195	64,650,235	84,018,447	109,828,532	125,314,577	140,800,632	171,772,732
2	54,300,117	69,558,464	83,863,151	99,121,501	127,730,872	165,876,745	188,764,268	211,651,791	257,426,840
3	59,541,040	76,244,763	91,861,472	108,565,195	139,798,615	181,413,361	206,380,617	231,347,874	281,282,387
4	41,367,442	56,465,651	70,301,975	85,338,122	113,010,769	150,496,217	172,959,159	195,422,100	240,347,983
5	28,932,314	42,324,705	54,520,137	67,848,340	92,119,659	125,301,726	145,165,525	165,029,323	204,752,431
6	27,942,725	40,881,513	52,637,144	65,495,177	88,880,917	120,817,751	139,927,614	159,037,477	197,176,857
7	17,075,811	28,493,687	38,724,263	50,023,179	70,338,474	98,315,293	115,030,891	131,745,582	165,091,516
8	23,154,445	37,968,122	51,034,093	65,558,755	91,341,797	127,094,401	148,439,694	169,706,055	212,142,394
9	3,953,546	13,570,435	22,167,314	31,650,498	48,420,533	71,823,315	85,811,362	99,769,416	127,627,234
10	6,452,849	19,038,953	30,077,432	42,334,250	63,672,883	93,675,257	111,546,295	129,345,606	164,826,524

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,318,065	21,642,095	31,326,195	41,650,235	61,018,447	86,828,532	102,314,577	117,800,632	148,772,732
2	31,300,117	46,558,464	60,863,151	76,121,501	104,730,872	142,876,745	165,764,268	188,651,791	234,426,840
3	36,541,040	53,244,763	68,861,472	85,565,195	116,798,615	158,413,361	183,380,617	208,347,874	258,282,387
4	18,367,442	33,465,651	47,301,975	62,338,122	90,010,769	127,496,217	149,959,159	172,422,100	217,347,983
5	5,932,314	19,324,705	31,520,137	44,848,340	69,119,659	102,301,726	122,165,525	142,029,323	181,752,431
6	4,942,725	17,881,513	29,637,144	42,495,177	65,880,917	97,817,751	116,927,614	136,037,477	174,176,857
7	5,924,189	5,493,687	15,724,263	27,023,179	47,338,474	75,315,293	92,030,891	108,745,582	142,091,516
8	154,445	14,968,122	28,034,093	42,558,755	68,341,797	104,094,401	125,439,694	146,706,055	189,142,394
9	19,046,454	9,429,565	832,686	8,650,498	25,420,533	48,823,315	62,811,362	76,769,416	104,627,234
10	16,547,151	3,961,047	7,077,432	19,334,250	40,672,883	70,675,257	88,546,295	106,345,606	141,826,524

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	45,627,564	54,417,873	61,807,753	69,837,554	84,617,305	104,691,820	116,736,525	128,781,230	152,870,640
2	64,149,378	77,140,976	88,054,919	99,922,522	121,750,407	151,419,420	169,220,827	187,022,235	222,625,050
3	69,033,134	83,255,383	95,160,155	108,151,939	131,961,482	164,388,361	183,807,338	203,226,316	242,064,271
4	51,534,895	64,407,679	74,902,637	86,597,418	107,587,334	136,813,913	154,285,090	171,756,267	206,698,620
5	39,606,400	51,022,652	60,245,740	70,648,943	89,011,539	114,871,305	130,342,778	145,792,399	176,691,642
6	38,697,206	49,725,094	58,641,647	68,642,340	86,383,561	111,257,286	126,157,498	141,020,725	170,747,180
7	28,282,375	38,018,247	45,752,932	54,553,331	69,897,340	91,716,989	104,772,500	117,791,081	143,791,712
8	33,751,932	46,389,973	56,237,473	67,589,849	87,047,842	114,987,846	131,665,476	148,267,371	181,382,069
9	15,577,107	23,788,062	30,281,232	37,678,583	50,301,240	68,578,224	79,504,320	90,383,912	112,107,857
10	17,536,088	28,299,076	36,631,249	46,230,793	62,273,652	85,765,673	99,743,519	113,663,141	141,384,083

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,427,564	45,217,873	52,607,753	60,637,554	75,417,305	95,491,820	107,536,525	119,581,230	143,670,640
2	54,949,378	67,940,976	78,854,919	90,722,522	112,550,407	142,219,420	160,020,827	177,822,235	213,425,050
3	59,833,134	74,055,383	85,960,155	98,951,939	122,761,482	155,188,361	174,607,338	194,026,316	232,864,271
4	42,334,895	55,207,679	65,702,637	77,397,418	98,387,334	127,613,913	145,085,090	162,556,267	197,498,620
5	30,406,400	41,822,652	51,045,740	61,448,943	79,811,539	105,671,305	121,142,778	136,592,399	167,491,642
6	29,497,206	40,525,094	49,441,647	59,442,340	77,183,561	102,057,286	116,957,498	131,820,725	161,547,180
7	19,082,375	28,818,247	36,552,932	45,353,331	60,697,340	82,516,989	95,572,500	108,591,081	134,591,712
8	24,551,932	37,189,973	47,037,473	58,389,849	77,847,842	105,787,846	122,465,476	139,067,371	172,182,069
9	6,377,107	14,588,062	21,081,232	28,478,583	41,101,240	59,378,224	70,304,320	81,183,912	102,907,857
10	8,336,088	19,099,076	27,431,249	37,030,793	53,073,652	76,565,673	90,543,519	104,463,141	132,184,083

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,827,564	40,617,873	48,007,753	56,037,554	70,817,305	90,891,820	102,936,525	114,981,230	139,070,640
2	50,349,378	63,340,976	74,254,919	86,122,522	107,950,407	137,619,420	155,420,827	173,222,235	208,825,050
3	55,233,134	69,455,383	81,360,155	94,351,939	118,161,482	150,588,361	170,007,338	189,426,316	228,264,271
4	37,734,895	50,607,679	61,102,637	72,797,418	93,787,334	123,013,913	140,485,090	157,956,267	192,898,620
5	25,806,400	37,222,652	46,445,740	56,848,943	75,211,539	101,071,305	116,542,778	131,992,399	162,891,642
6	24,897,206	35,925,094	44,841,647	54,842,340	72,583,561	97,457,286	112,357,498	127,220,725	156,947,180
7	14,482,375	24,218,247	31,952,932	40,753,331	56,097,340	77,916,989	90,972,500	103,991,081	129,991,712
8	19,951,932	32,589,973	42,437,473	53,789,849	73,247,842	101,187,846	117,865,476	134,467,371	167,582,069
9	1,777,107	9,988,062	16,481,232	23,878,583	36,501,240	54,778,224	65,704,320	76,583,912	98,307,857
10	3,736,088	14,499,076	22,831,249	32,430,793	48,473,652	71,965,673	85,943,519	99,863,141	127,584,083

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,827,564	17,617,873	25,007,753	33,037,554	47,817,305	67,891,820	79,936,525	91,981,230	116,070,640
2	27,349,378	40,340,976	51,254,919	63,122,522	84,950,407	114,619,420	132,420,827	150,222,235	185,825,050
3	32,233,134	46,455,383	58,360,155	71,351,939	95,161,482	127,588,361	147,007,338	166,426,316	205,264,271
4	14,734,895	27,607,679	38,102,637	49,797,418	70,787,334	100,013,913	117,485,090	134,956,267	169,898,620
5	2,806,400	14,222,652	23,445,740	33,848,943	52,211,539	78,071,305	93,542,778	108,992,399	139,891,642
6	1,897,206	12,925,094	21,841,647	31,842,340	49,583,561	74,457,286	89,357,498	104,220,725	133,947,180
7	8,517,625	1,218,247	8,952,932	17,753,331	33,097,340	54,916,989	67,972,500	80,991,081	106,991,712
8	3,048,068	9,589,973	19,437,473	30,789,849	50,247,842	78,187,846	94,865,476	111,467,371	144,582,069
9	21,222,893	13,011,938	6,518,768	878,583	13,501,240	31,778,224	42,704,320	53,583,912	75,307,857
10	19,263,912	8,500,924	168,751	9,430,793	25,473,652	48,965,673	62,943,519	76,863,141	104,584,083

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,736,233	39,537,897	45,022,140	51,027,521	61,996,005	77,009,458	86,017,530	95,025,602	113,041,735
2	43,885,822	53,938,307	62,037,297	70,912,914	87,110,890	109,299,937	122,613,364	135,926,791	162,553,649
3	46,818,530	57,823,254	66,654,405	76,370,783	94,033,085	118,324,028	132,898,593	147,444,139	176,490,511
4	31,823,101	41,789,757	49,598,674	58,398,513	73,949,843	95,815,757	108,935,306	122,054,855	148,201,163
5	22,149,853	31,044,191	37,905,788	45,713,643	59,352,380	78,750,327	90,354,425	101,958,522	125,112,033
6	21,759,940	30,382,722	37,019,875	44,558,135	57,743,454	76,441,905	87,617,310	98,778,940	121,067,583
7	13,380,193	21,030,437	26,796,151	33,460,745	44,883,679	61,319,067	71,132,993	80,925,086	100,453,159
8	14,512,950	24,566,049	31,974,836	40,636,474	55,173,661	76,339,297	88,933,848	101,474,198	126,413,349
9	2,959,635	9,458,141	14,329,522	19,951,064	29,312,410	43,130,053	51,357,175	59,560,904	75,904,870
10	1,049,161	9,715,145	16,042,523	23,426,836	35,400,027	53,289,093	63,898,124	74,439,924	95,383,721

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,536,233	30,337,897	35,822,140	41,827,521	52,796,005	67,809,458	76,817,530	85,825,602	103,841,735
2	34,685,822	44,738,307	52,837,297	61,712,914	77,910,890	100,099,937	113,413,364	126,726,791	153,353,649
3	37,618,530	48,623,254	57,454,405	67,170,783	84,833,085	109,124,028	123,698,593	138,244,139	167,290,511
4	22,623,101	32,589,757	40,398,674	49,198,513	64,749,843	86,615,757	99,735,306	112,854,855	139,001,163
5	12,949,853	21,844,191	28,705,788	36,513,643	50,152,380	69,550,327	81,154,425	92,758,522	115,912,033
6	12,559,940	21,182,722	27,819,875	35,358,135	48,543,454	67,241,905	78,417,310	89,578,940	111,867,583
7	4,180,193	11,830,437	17,596,151	24,260,745	35,683,679	52,119,067	61,932,993	71,725,086	91,253,159
8	5,312,950	15,366,049	22,774,836	31,436,474	45,973,661	67,139,297	79,733,848	92,274,198	117,213,349
9	6,240,365	258,141	5,129,522	10,751,064	20,112,410	33,930,053	42,157,175	50,360,904	66,704,870
10	8,150,839	515,145	6,842,523	14,226,836	26,200,027	44,089,093	54,698,124	65,239,924	86,183,721

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,936,233	25,737,897	31,222,140	37,227,521	48,196,005	63,209,458	72,217,530	81,225,602	99,241,735
2	30,085,822	40,138,307	48,237,297	57,112,914	73,310,890	95,499,937	108,813,364	122,126,791	148,753,649
3	33,018,530	44,023,254	52,854,405	62,570,783	80,233,085	104,524,028	119,098,593	133,644,139	162,690,511
4	18,023,101	27,989,757	35,798,674	44,598,513	60,149,843	82,015,757	95,135,306	108,254,855	134,401,163
5	8,349,853	17,244,191	24,105,788	31,913,643	45,552,380	64,950,327	76,554,425	88,158,522	111,312,033
6	7,959,940	16,582,722	23,219,875	30,758,135	43,943,454	62,641,905	73,817,310	84,978,940	107,267,583
7	419,807	7,230,437	12,996,151	19,660,745	31,083,679	47,519,067	57,332,993	67,125,086	86,653,159
8	712,950	10,766,049	18,174,836	26,836,474	41,373,661	62,539,297	75,133,848	87,674,198	112,613,349
9	10,840,365	4,341,859	529,522	6,151,064	15,512,410	29,330,053	37,557,175	45,760,904	62,104,870
10	12,750,839	4,084,855	2,242,523	9,626,836	21,600,027	39,489,093	50,098,124	60,639,924	81,583,721

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,063,767	2,737,897	8,222,140	14,227,521	25,196,005	40,209,458	49,217,530	58,225,602	76,241,735
2	7,085,822	17,138,307	25,237,297	34,112,914	50,310,890	72,499,937	85,813,364	99,126,791	125,753,649
3	10,018,530	21,023,254	29,854,405	39,570,783	57,233,085	81,524,028	96,098,593	110,644,139	139,690,511
4	4,976,899	4,989,757	12,798,674	21,598,513	37,149,843	59,015,757	72,135,306	85,254,855	111,401,163
5	14,650,147	5,755,809	1,105,788	8,913,643	22,552,380	41,950,327	53,554,425	65,158,522	88,312,033
6	15,040,060	6,417,278	219,875	7,758,135	20,943,454	39,641,905	50,817,310	61,978,940	84,267,583
7	23,419,807	15,769,563	10,003,849	3,339,255	8,083,679	24,519,067	34,332,993	44,125,086	63,653,159
8	22,287,050	12,233,951	4,825,164	3,836,474	18,373,661	39,539,297	52,133,848	64,674,198	89,613,349
9	33,840,365	27,341,859	22,470,478	16,848,936	7,487,590	6,330,053	14,557,175	22,760,904	39,104,870
10	35,750,839	27,084,855	20,757,477	13,373,164	1,399,973	16,489,093	27,098,124	37,639,924	58,583,721

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,033,797	35,835,462	41,319,704	47,325,085	58,293,580	73,307,023	82,315,094	91,323,166	109,339,309
2	39,260,543	49,313,028	57,412,018	66,287,635	82,485,611	104,674,658	117,988,085	131,301,512	157,928,370
3	41,691,833	52,706,287	61,537,440	71,253,816	88,916,120	113,207,061	127,781,626	142,356,193	171,444,945
4	26,285,978	36,311,643	44,120,561	52,920,398	68,538,234	90,414,083	103,533,630	116,653,179	142,874,860
5	16,856,237	25,807,947	32,686,037	40,522,278	54,205,462	73,656,493	85,279,324	96,883,422	120,091,618
6	16,678,474	25,364,778	32,039,180	39,619,221	52,838,796	71,599,236	82,818,307	94,003,843	116,327,104
7	8,544,796	16,277,819	22,091,542	28,805,230	40,284,817	56,798,726	66,657,133	76,471,059	96,039,754
8	7,498,242	17,758,177	25,271,506	34,050,397	48,734,469	70,072,055	82,744,599	95,352,056	120,391,292
9	1,184,615	5,397,342	10,319,171	15,993,069	25,418,775	39,300,089	47,574,511	55,801,633	72,187,564
10	5,076,305	3,801,590	10,246,402	17,755,655	29,873,618	47,933,000	58,622,244	69,230,731	90,281,936

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,833,797	26,635,462	32,119,704	38,125,085	49,093,580	64,107,023	73,115,094	82,123,166	100,139,309
2	30,060,543	40,113,028	48,212,018	57,087,635	73,285,611	95,474,658	108,788,085	122,101,512	148,728,370
3	32,491,833	43,506,287	52,337,440	62,053,816	79,716,120	104,007,061	118,581,626	133,156,193	162,244,945
4	17,085,978	27,111,643	34,920,561	43,720,398	59,338,234	81,214,083	94,333,630	107,453,179	133,674,860
5	7,656,237	16,607,947	23,486,037	31,322,278	45,005,462	64,456,493	76,079,324	87,683,422	110,891,618
6	7,478,474	16,164,778	22,839,180	30,419,221	43,638,796	62,399,236	73,618,307	84,803,843	107,127,104
7	655,204	7,077,819	12,891,542	19,605,230	31,084,817	47,598,726	57,457,133	67,271,059	86,839,754
8	1,701,758	8,558,177	16,071,506	24,850,397	39,534,469	60,872,055	73,544,599	86,152,056	111,191,292
9	10,384,615	3,802,658	1,119,171	6,793,069	16,218,775	30,100,089	38,374,511	46,601,633	62,987,564
10	14,276,305	5,398,410	1,046,402	8,555,655	20,673,618	38,733,000	49,422,244	60,030,731	81,081,936

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,233,797	22,035,462	27,519,704	33,525,085	44,493,580	59,507,023	68,515,094	77,523,166	95,539,309
2	25,460,543	35,513,028	43,612,018	52,487,635	68,685,611	90,874,658	104,188,085	117,501,512	144,128,370
3	27,891,833	38,906,287	47,737,440	57,453,816	75,116,120	99,407,061	113,981,626	128,556,193	157,644,945
4	12,485,978	22,511,643	30,320,561	39,120,398	54,738,234	76,614,083	89,733,630	102,853,179	129,074,860
5	3,056,237	12,007,947	18,886,037	26,722,278	40,405,462	59,856,493	71,479,324	83,083,422	106,291,618
6	2,878,474	11,564,778	18,239,180	25,819,221	39,038,796	57,799,236	69,018,307	80,203,843	102,527,104
7	5,255,204	2,477,819	8,291,542	15,005,230	26,484,817	42,998,726	52,857,133	62,671,059	82,239,754
8	6,301,758	3,958,177	11,471,506	20,250,397	34,934,469	56,272,055	68,944,599	81,552,056	106,591,292
9	14,984,615	8,402,658	3,480,829	2,193,069	11,618,775	25,500,089	33,774,511	42,001,633	58,387,564
10	18,876,305	9,998,410	3,553,598	3,955,655	16,073,618	34,133,000	44,822,244	55,430,731	76,481,936

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,766,203	984,538	4,519,704	10,525,085	21,493,580	36,507,023	45,515,094	54,523,166	72,539,309
2	2,460,543	12,513,028	20,612,018	29,487,635	45,685,611	67,874,658	81,188,085	94,501,512	121,128,370
3	4,891,833	15,906,287	24,737,440	34,453,816	52,116,120	76,407,061	90,981,626	105,556,193	134,644,945
4	10,514,022	488,357	7,320,561	16,120,398	31,738,234	53,614,083	66,733,630	79,853,179	106,074,860
5	19,943,763	10,992,053	4,113,963	3,722,278	17,405,462	36,856,493	48,479,324	60,083,422	83,291,618
6	20,121,526	11,435,222	4,760,820	2,819,221	16,038,796	34,799,236	46,018,307	57,203,843	79,527,104
7	28,255,204	20,522,181	14,708,458	7,994,770	3,484,817	19,998,726	29,857,133	39,671,059	59,239,754
8	29,301,758	19,041,823	11,528,494	2,749,603	11,934,469	33,272,055	45,944,599	58,552,056	83,591,292
9	37,984,615	31,402,658	26,480,829	20,806,931	11,381,225	2,500,089	10,774,511	19,001,633	35,387,564
10	41,876,305	32,998,410	26,553,598	19,044,345	6,926,382	11,133,000	21,822,244	32,430,731	53,481,936

Appendix 5 - Appraisal results – growth over years 1 to 10

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,937,971	30,384,391	36,463,287	42,909,707	55,067,510	71,183,560	80,853,200	90,522,831	109,862,091
2	30,290,447	39,817,898	48,797,648	58,325,099	76,284,601	100,103,227	114,394,405	128,685,583	157,267,936
3	31,877,845	42,314,707	52,120,377	62,550,333	82,161,674	108,236,564	123,873,568	139,463,348	170,642,911
4	18,988,351	28,487,571	37,234,852	46,680,958	64,118,963	87,590,729	101,673,788	115,733,919	143,786,047
5	10,925,101	19,409,271	27,148,065	35,559,807	50,915,250	71,733,080	84,189,392	96,645,705	121,462,859
6	10,809,641	19,049,564	26,552,692	34,683,785	49,529,145	69,600,641	81,581,991	93,563,340	117,452,022
7	3,824,462	11,166,390	17,755,141	24,943,509	37,904,501	55,546,464	66,081,133	76,570,825	97,504,853
8	2,391,900	12,158,378	20,729,290	30,116,697	46,742,130	69,460,579	82,958,858	96,390,821	123,108,533
9	5,184,419	1,102,874	6,704,538	12,799,528	23,476,043	38,325,514	47,156,843	55,951,640	73,471,451
10	9,482,030	-	938,600	6,467,398	14,525,433	28,332,714	47,566,955	58,951,044	70,251,640

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,737,971	21,184,391	27,263,287	33,709,707	45,867,510	61,983,560	71,653,200	81,322,831	100,662,091
2	21,090,447	30,617,898	39,597,648	49,125,099	67,084,601	90,903,227	105,194,405	119,485,583	148,067,936
3	22,677,845	33,114,707	42,920,377	53,350,333	72,961,674	99,036,564	114,673,568	130,263,348	161,442,911
4	9,788,351	19,287,571	28,034,852	37,480,958	54,918,963	78,390,729	92,473,788	106,533,919	134,586,047
5	1,725,101	10,209,271	17,948,065	26,359,807	41,715,250	62,533,080	74,989,392	87,445,705	112,262,859
6	1,609,641	9,849,564	17,352,692	25,483,785	40,329,145	60,400,641	72,381,991	84,363,340	108,252,022
7	5,375,538	1,966,390	8,555,141	15,743,509	28,704,501	46,346,464	56,881,133	67,370,825	88,304,853
8	6,808,100	2,958,378	11,529,290	20,916,697	37,542,130	60,260,579	73,758,858	87,190,821	113,908,533
9	14,384,419	-	8,097,126	2,495,462	3,599,528	14,276,043	29,125,514	37,956,843	46,751,640
10	18,682,030	-	10,138,600	-	2,732,602	5,325,433	19,132,714	38,366,955	49,751,044

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,137,971	16,584,391	22,663,287	29,109,707	41,267,510	57,383,560	67,053,200	76,722,831	96,062,091
2	16,490,447	26,017,898	34,997,648	44,525,099	62,484,601	86,303,227	100,594,405	114,885,583	143,467,936
3	18,077,845	28,514,707	38,320,377	48,750,333	68,361,674	94,436,564	110,073,568	125,663,348	156,842,911
4	5,188,351	14,687,571	23,434,852	32,880,958	50,318,963	73,790,729	87,873,788	101,933,919	129,986,047
5	2,874,899	5,609,271	13,348,065	21,759,807	37,115,250	57,933,080	70,389,392	82,845,705	107,662,859
6	2,990,359	5,249,564	12,752,692	20,883,785	35,729,145	55,800,641	67,781,991	79,763,340	103,652,022
7	9,975,538	-	2,633,610	3,955,141	11,143,509	24,104,501	41,746,464	52,281,133	83,704,853
8	11,408,100	-	1,641,622	6,929,290	16,316,697	32,942,130	55,660,579	69,158,858	109,308,533
9	18,984,419	-	12,697,126	-	7,095,462	-	1,000,472	9,676,043	24,525,514
10	23,282,030	-	14,738,600	-	7,332,602	-	725,433	14,532,714	33,766,955

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,862,029	-	6,415,609	-	336,713	6,109,707	18,267,510	34,383,560	44,053,200
2	6,509,553	-	3,017,898	-	11,997,648	21,525,099	39,484,601	63,303,227	77,594,405
3	4,922,155	-	5,514,707	-	15,320,377	25,750,333	45,361,674	71,436,564	87,073,568
4	17,811,649	-	8,312,429	-	434,852	9,880,958	27,318,963	50,790,729	64,873,788
5	25,874,899	-	17,390,729	-	9,651,935	1,240,193	14,115,250	34,933,080	47,389,392
6	25,990,359	-	17,750,436	-	10,247,308	-	2,116,215	12,729,145	32,800,641
7	32,975,538	-	25,633,610	-	19,044,859	-	11,856,491	1,104,501	18,746,464
8	34,408,100	-	24,641,622	-	16,070,710	-	6,683,303	9,942,130	32,660,579
9	41,984,419	-	35,697,126	-	30,095,462	-	24,000,472	-	13,323,957
10	46,282,030	-	37,738,600	-	30,332,602	-	22,274,567	-	8,467,286

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,840,095	24,286,515	30,365,411	36,811,832	48,969,634	65,085,684	74,755,315	84,424,955	103,764,216
2	22,584,384	32,179,246	41,179,850	50,707,301	68,666,800	92,485,429	106,776,607	121,067,785	149,650,138
3	23,330,982	33,834,995	43,692,773	54,122,728	73,734,070	99,808,959	115,453,893	131,098,827	162,332,901
4	9,805,834	19,361,446	28,175,914	37,658,546	55,153,108	78,694,211	92,777,270	106,860,329	135,013,667
5	2,061,654	10,657,611	18,477,824	26,961,994	42,411,707	63,317,847	75,830,741	88,287,053	113,199,678
6	2,251,354	10,645,949	18,248,866	26,463,788	41,429,800	61,625,055	73,668,064	85,698,793	109,661,492
7	4,400,950	3,144,346	9,866,609	17,180,860	30,284,664	48,096,453	58,694,048	69,244,095	90,264,211
8	9,802,518	464,031	9,358,146	19,034,515	36,025,638	59,099,034	72,757,447	86,315,704	113,229,606
9	12,278,735	5,791,917	53,853	6,164,131	17,002,150	32,001,923	40,903,894	49,758,152	67,366,332
10	20,002,989	11,212,045	3,448,858	4,910,368	19,081,932	38,689,679	50,239,481	61,665,744	84,297,578

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,640,095	15,086,515	21,165,411	27,611,832	39,769,634	55,885,684	65,555,315	75,224,955	94,564,216
2	13,384,384	22,979,246	31,979,850	41,507,301	59,466,800	83,285,429	97,576,607	111,867,785	140,450,138
3	14,130,982	24,634,995	34,492,773	44,922,728	64,534,070	90,608,959	106,253,893	121,898,827	153,132,901
4	605,834	10,161,446	18,975,914	28,458,546	45,953,108	69,494,211	83,577,270	97,660,329	125,813,667
5	7,138,346	1,457,611	9,277,824	17,761,994	33,211,707	54,117,847	66,630,741	79,087,053	103,999,678
6	6,948,646	1,445,949	9,048,866	17,263,788	32,229,800	52,425,055	64,468,064	76,498,793	100,461,492
7	13,600,950	6,055,654	666,609	7,980,860	21,084,664	38,896,453	49,494,048	60,044,095	81,064,211
8	19,002,518	8,735,969	158,146	9,834,515	26,825,638	49,899,034	63,557,447	77,115,704	104,029,606
9	21,478,735	14,991,917	9,253,853	3,035,869	7,802,150	22,801,923	31,703,894	40,558,152	58,166,332
10	29,202,989	20,412,045	12,648,858	4,289,632	9,881,932	29,489,679	41,039,481	52,465,744	75,097,578

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,040,095	10,486,515	16,565,411	23,011,832	35,169,634	51,285,684	60,955,315	70,624,955	89,964,216
2	8,784,384	18,379,246	27,379,850	36,907,301	54,866,800	78,685,429	92,976,607	107,267,785	135,850,138
3	9,530,982	20,034,995	29,892,773	40,322,728	59,934,070	86,008,959	101,653,893	117,298,827	148,532,901
4	3,994,166	5,561,446	14,375,914	23,858,546	41,353,108	64,894,211	78,977,270	93,060,329	121,213,667
5	11,738,346	3,142,389	4,677,824	13,161,994	28,611,707	49,517,847	62,030,741	74,487,053	99,399,678
6	11,548,646	3,154,051	4,448,866	12,663,788	27,629,800	47,825,055	59,868,064	71,898,793	95,861,492
7	18,200,950	10,655,654	3,933,391	3,380,860	16,484,664	34,296,453	44,894,048	55,444,095	76,464,211
8	23,602,518	13,335,969	4,441,854	5,234,515	22,225,638	45,299,034	58,957,447	72,515,704	99,429,606
9	26,078,735	19,591,917	13,853,853	7,635,869	3,202,150	18,201,923	27,103,894	35,958,152	53,566,332
10	33,802,989	25,012,045	17,248,858	8,889,632	5,281,932	24,889,679	36,439,481	47,865,744	70,497,578

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,959,905	12,513,485	6,434,589	11,832	12,169,634	28,285,684	37,955,315	47,624,955	66,964,216
2	14,215,616	4,620,754	4,379,850	13,907,301	31,866,800	55,685,429	69,976,607	84,267,785	112,850,138
3	13,469,018	2,965,005	6,892,773	17,322,728	36,934,070	63,008,959	78,653,893	94,298,827	125,532,901
4	26,994,166	17,438,554	8,624,086	858,546	18,353,108	41,894,211	55,977,270	70,060,329	98,213,667
5	34,738,346	26,142,389	18,322,176	9,838,006	5,611,707	26,517,847	39,030,741	51,487,053	76,399,678
6	34,548,646	26,154,051	18,551,134	10,336,212	4,629,800	24,825,055	36,868,064	48,898,793	72,861,492
7	41,200,950	33,655,654	26,933,391	19,619,140	6,515,336	11,296,453	21,894,048	32,444,095	53,464,211
8	46,602,518	36,335,969	27,441,854	17,765,485	774,362	22,299,034	35,957,447	49,515,704	76,429,606
9	49,078,735	42,591,917	36,853,853	30,635,869	19,797,850	4,798,077	4,103,894	12,958,152	30,566,332
10	56,802,989	48,012,045	40,248,858	31,889,632	17,718,068	1,889,679	13,439,481	24,865,744	47,497,578

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,812,264	24,534,881	28,035,213	31,903,059	38,903,733	48,573,363	54,375,137	60,176,912	71,780,470
2	24,169,272	31,172,645	36,341,414	42,057,885	52,395,423	66,686,601	75,261,309	83,836,013	100,985,428
3	25,155,277	32,850,469	38,484,205	44,742,179	56,009,555	71,654,489	81,041,449	90,428,409	109,202,330
4	12,893,515	19,870,154	24,875,350	30,552,633	40,490,312	54,659,469	63,110,572	71,560,408	88,460,079
5	5,445,921	11,710,696	16,104,126	21,194,628	29,916,958	42,501,596	50,018,227	57,534,858	72,502,011
6	5,483,296	11,576,335	15,853,281	20,775,631	29,230,904	41,390,976	48,661,492	55,892,702	70,340,253
7	954,948	4,507,045	8,249,008	12,629,954	19,991,911	30,738,478	37,140,494	43,509,555	56,196,772
8	4,039,158	3,306,883	8,191,720	13,993,860	23,476,829	37,473,723	45,759,413	53,987,295	70,296,435
9	9,294,570	4,595,165	1,396,119	2,344,571	8,342,155	17,433,883	22,834,473	28,209,246	38,870,674
10	15,108,234	8,675,452	4,399,590	643,914	8,445,697	20,434,575	27,493,361	34,477,475	48,272,969

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,612,264	15,334,881	18,835,213	22,703,059	29,703,733	39,373,363	45,175,137	50,976,912	62,580,470
2	14,969,272	21,972,645	27,141,414	32,857,885	43,195,423	57,486,601	66,061,309	74,636,013	91,785,428
3	15,955,277	23,650,469	29,284,205	35,542,179	46,809,555	62,454,489	71,841,449	81,228,409	100,002,330
4	3,693,515	10,670,154	15,675,350	21,352,633	31,290,312	45,459,469	53,910,572	62,360,408	79,260,079
5	3,754,079	2,510,696	6,904,126	11,994,628	20,716,958	33,301,596	40,818,227	48,334,858	63,302,011
6	3,716,704	2,376,335	6,653,281	11,575,631	20,030,904	32,190,976	39,461,492	46,692,702	61,140,253
7	10,154,948	4,692,955	950,992	3,429,954	10,791,911	21,538,478	27,940,494	34,309,555	46,996,772
8	13,239,158	5,893,117	1,008,280	4,793,860	14,276,829	28,273,723	36,559,413	44,787,295	61,096,435
9	18,494,570	13,795,165	10,596,119	6,855,429	857,845	8,233,883	13,634,473	19,009,246	29,670,674
10	24,308,234	17,875,452	13,599,590	8,556,086	754,303	11,234,575	18,293,361	25,277,475	39,072,969

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,012,264	10,734,881	14,235,213	18,103,059	25,103,733	34,773,363	40,575,137	46,376,912	57,980,470
2	10,369,272	17,372,645	22,541,414	28,257,885	38,595,423	52,886,601	61,461,309	70,036,013	87,185,428
3	11,355,277	19,050,469	24,684,205	30,942,179	42,209,555	57,854,489	67,241,449	76,628,409	95,402,330
4	906,485	6,070,154	11,075,350	16,752,633	26,690,312	40,859,469	49,310,572	57,760,408	74,660,079
5	8,354,079	2,089,304	2,304,126	7,394,628	16,116,958	28,701,596	36,218,227	43,734,858	58,702,011
6	8,316,704	2,223,665	2,053,281	6,975,631	15,430,904	27,590,976	34,861,492	42,092,702	56,540,253
7	14,754,948	9,292,955	5,550,992	1,170,046	6,191,911	16,938,478	23,340,494	29,709,555	42,396,772
8	17,839,158	10,493,117	5,608,280	193,860	9,676,829	23,673,723	31,959,413	40,187,295	56,496,435
9	23,094,570	18,395,165	15,196,119	11,455,429	5,457,845	3,633,883	9,034,473	14,409,246	25,070,674
10	28,908,234	22,475,452	18,199,590	13,156,086	5,354,303	6,634,575	13,693,361	20,677,475	34,472,969

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,987,736	12,265,119	8,764,787	4,896,941	2,103,733	11,773,363	17,575,137	23,376,912	34,980,470
2	12,630,728	5,627,355	458,586	5,257,885	15,595,423	29,886,601	38,461,309	47,036,013	64,185,428
3	11,644,723	3,949,531	1,684,205	7,942,179	19,209,555	34,854,489	44,241,449	53,628,409	72,402,330
4	23,906,485	16,929,846	11,924,650	6,247,367	3,690,312	17,859,469	26,310,572	34,760,408	51,660,079
5	31,354,079	25,089,304	20,695,874	15,605,372	6,883,042	5,701,596	13,218,227	20,734,858	35,702,011
6	31,316,704	25,223,665	20,946,719	16,024,369	7,569,096	4,590,976	11,861,492	19,092,702	33,540,253
7	37,754,948	32,292,955	28,550,992	24,170,046	16,808,089	6,061,522	340,494	6,709,555	19,396,772
8	40,839,158	33,493,117	28,608,280	22,806,140	13,323,171	673,723	8,959,413	17,187,295	33,496,435
9	46,094,570	41,395,165	38,196,119	34,455,429	28,457,845	19,366,117	13,965,527	8,590,754	2,070,674
10	51,908,234	45,475,452	41,199,590	36,156,086	28,354,303	16,365,425	9,306,639	2,322,525	11,472,969

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,872,750	30,391,503	36,538,617	43,057,370	55,351,598	71,648,480	81,426,619	91,204,749	110,761,017
2	30,185,819	39,820,178	48,900,689	58,535,047	76,696,073	100,781,966	115,233,505	129,685,044	158,588,118
3	31,724,463	42,287,008	52,202,707	62,749,697	82,581,096	108,948,571	124,769,056	140,534,203	172,063,629
4	18,647,371	28,262,352	37,107,786	46,659,886	64,302,606	88,037,747	102,278,831	116,505,648	144,872,548
5	10,521,274	19,104,289	26,938,654	35,444,784	50,981,144	72,041,062	84,637,146	97,233,230	122,337,231
6	10,428,498	18,769,332	26,364,986	34,593,013	49,607,474	69,912,549	82,036,074	94,151,867	118,316,480
7	3,387,639	10,827,592	17,498,191	24,775,026	37,889,149	55,744,145	66,397,023	77,011,799	98,188,003
8	1,671,678	11,577,343	20,267,173	29,782,028	46,615,515	69,609,791	83,269,767	96,862,541	123,890,002
9	5,561,427	808,111	6,478,357	12,647,385	23,457,483	38,483,882	47,414,680	56,313,389	74,034,942
10	10,124,213	1,452,919	6,055,850	14,220,580	28,202,507	47,675,334	59,194,539	70,629,212	93,327,430

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,672,750	21,191,503	27,338,617	33,857,370	46,151,598	62,448,480	72,226,619	82,004,749	101,561,017
2	20,985,819	30,620,178	39,700,689	49,335,047	67,496,073	91,581,966	106,033,505	120,485,044	149,388,118
3	22,524,463	33,087,008	43,002,707	53,549,697	73,381,096	99,748,571	115,569,056	131,334,203	162,863,629
4	9,447,371	19,062,352	27,907,786	37,459,886	55,102,606	78,837,747	93,078,831	107,305,648	135,672,548
5	1,321,274	9,904,289	17,738,654	26,244,784	41,781,144	62,841,062	75,437,146	88,033,230	113,137,231
6	1,228,498	9,569,332	17,164,986	25,393,013	40,407,474	60,712,549	72,836,074	84,951,867	109,116,480
7	5,812,361	1,627,592	8,298,191	15,575,026	28,689,149	46,544,145	57,197,023	67,811,799	88,988,003
8	7,528,322	2,377,343	11,067,173	20,582,028	37,415,515	60,409,791	74,069,767	87,662,541	114,690,002
9	14,761,427	8,391,889	2,721,643	3,447,385	14,257,483	29,283,882	38,214,680	47,113,389	64,834,942
10	19,324,213	10,652,919	3,144,150	5,020,580	19,002,507	38,475,334	49,994,539	61,429,212	84,127,430

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,072,750	16,591,503	22,738,617	29,257,370	41,551,598	57,848,480	67,626,619	77,404,749	96,961,017
2	16,385,819	26,020,178	35,100,689	44,735,047	62,896,073	86,981,966	101,433,505	115,885,044	144,788,118
3	17,924,463	28,487,008	38,402,707	48,949,697	68,781,096	95,148,571	110,969,056	126,734,203	158,263,629
4	4,847,371	14,462,352	23,307,786	32,859,886	50,502,606	74,237,747	88,478,831	102,705,648	131,072,548
5	3,278,726	5,304,289	13,138,654	21,644,784	37,181,144	58,241,062	70,837,146	83,433,230	108,537,231
6	3,371,502	4,969,332	12,564,986	20,793,013	35,807,474	56,112,549	68,236,074	80,351,867	104,516,480
7	10,412,361	2,972,408	3,698,191	10,975,026	24,089,149	41,944,145	52,597,023	63,211,799	84,388,003
8	12,128,322	2,222,657	6,467,173	15,982,028	32,815,515	55,809,791	69,469,767	83,062,541	110,090,002
9	19,361,427	12,991,889	7,321,643	1,152,615	9,657,483	24,683,882	33,614,680	42,513,389	60,234,942
10	23,924,213	15,252,919	7,744,150	420,580	14,402,507	33,875,334	45,394,539	56,829,212	79,527,430

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,927,250	6,408,497	261,383	6,257,370	18,551,598	34,848,480	44,626,619	54,404,749	73,961,017
2	6,614,181	3,020,178	12,100,689	21,735,047	39,896,073	63,981,966	78,433,505	92,885,044	121,788,118
3	5,075,537	5,487,008	15,402,707	25,949,697	45,781,096	72,148,571	87,969,056	103,734,203	135,263,629
4	18,152,629	8,537,648	307,786	9,859,886	27,502,606	51,237,747	65,478,831	79,705,648	108,072,548
5	26,278,726	17,695,711	9,861,346	1,355,216	14,181,144	35,241,062	47,837,146	60,433,230	85,537,231
6	26,371,502	18,030,668	10,435,014	2,206,987	12,807,474	33,112,549	45,236,074	57,351,867	81,516,480
7	33,412,361	25,972,408	19,301,809	12,024,974	1,089,149	18,944,145	29,597,023	40,211,799	61,388,003
8	35,128,322	25,222,657	16,532,827	7,017,972	9,815,515	32,809,791	46,469,767	60,062,541	87,090,002
9	42,361,427	35,991,889	30,321,643	24,152,615	13,342,517	1,683,882	10,614,680	19,513,389	37,234,942
10	46,924,213	38,252,919	30,744,150	22,579,420	8,597,493	10,875,334	22,394,539	33,829,212	56,527,430

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,707,816	24,226,569	30,373,683	36,892,436	49,186,664	65,483,556	75,261,685	85,039,815	104,596,083
2	22,387,270	32,089,796	41,199,121	50,833,479	68,994,502	93,080,399	107,531,937	121,983,473	150,886,551
3	23,083,615	33,705,492	43,682,428	54,229,418	74,060,818	100,428,291	116,248,776	132,069,261	163,662,237
4	9,354,598	19,026,705	27,940,081	37,538,258	55,229,127	79,043,398	93,284,483	107,525,567	136,003,702
5	1,546,185	10,247,553	18,164,347	26,743,717	42,375,498	63,524,811	76,186,578	88,782,662	113,974,831
6	1,758,864	10,256,319	17,953,092	26,268,618	41,410,871	61,849,004	74,027,146	86,200,835	110,432,420
7	4,945,352	2,701,188	9,506,998	16,911,325	30,177,839	48,204,731	58,921,241	69,597,130	90,860,467
8	10,711,971	-	289,787	8,736,681	18,544,621	35,748,756	59,113,435	72,935,601	86,656,341
9	12,745,769	-	6,174,918	-	365,861	5,933,386	16,901,446	32,080,470	41,087,684
10	20,760,866	-	11,871,279	-	4,003,339	4,475,238	18,834,318	38,685,403	50,372,363

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,507,816	15,026,569	21,173,683	27,692,436	39,986,664	56,283,556	66,061,685	75,839,815	95,396,083
2	13,187,270	22,889,796	31,999,121	41,633,479	59,794,502	83,880,399	98,331,937	112,783,473	141,686,551
3	13,883,615	24,505,492	34,482,428	45,029,418	64,860,818	91,228,291	107,048,776	122,869,261	154,462,237
4	154,598	9,826,705	18,740,081	28,338,258	46,029,127	69,843,398	84,084,483	98,325,567	126,803,702
5	7,653,815	1,047,553	8,964,347	17,543,717	33,175,498	54,324,811	66,986,578	79,582,662	104,774,831
6	7,441,136	1,056,319	8,753,092	17,068,618	32,210,871	52,649,004	64,827,146	77,000,835	101,232,420
7	14,145,352	-	6,498,812	306,998	7,711,325	20,977,839	39,004,731	49,721,241	60,397,130
8	19,911,971	-	9,489,787	-	463,319	9,344,621	26,548,756	49,913,435	63,735,601
9	21,945,769	-	15,374,918	-	9,565,861	-	3,266,614	7,701,446	22,880,470
10	29,960,866	-	21,071,279	-	13,203,339	-	4,724,762	9,634,318	29,485,403

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,907,816	10,426,569	16,573,683	23,092,436	35,386,664	51,683,556	61,461,685	71,239,815	90,796,083
2	8,587,270	18,289,796	27,399,121	37,033,479	55,194,502	79,280,399	93,731,937	108,183,473	137,086,551
3	9,283,615	19,905,492	29,882,428	40,429,418	60,260,818	86,628,291	102,448,776	118,269,261	149,862,237
4	4,445,402	5,226,705	14,140,081	23,738,258	41,429,127	65,243,398	79,484,483	93,725,567	122,203,702
5	12,253,815	-	3,552,447	4,364,347	12,943,717	28,575,498	49,724,811	62,386,578	74,982,662
6	12,041,136	-	3,543,681	4,153,092	12,468,618	27,610,871	48,049,004	60,227,146	72,400,835
7	18,745,352	-	11,098,812	-	4,293,002	3,111,325	16,377,839	34,404,731	45,121,241
8	24,511,971	-	14,089,787	-	5,063,319	4,744,621	21,948,756	45,313,435	59,135,601
9	26,545,769	-	19,974,918	-	14,165,861	-	7,866,614	3,101,446	18,280,470
10	34,560,866	-	25,671,279	-	17,803,339	-	9,324,762	5,034,318	24,885,403

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,092,184	-	12,573,431	-	6,426,317	92,436	12,386,664	28,683,556	38,461,685
2	14,412,730	-	4,710,204	-	4,399,121	14,033,479	32,194,502	56,280,399	70,731,937
3	13,716,385	-	3,094,508	-	6,882,428	17,429,418	37,260,818	63,628,291	79,448,776
4	27,445,402	-	17,773,295	-	8,859,919	738,258	18,429,127	42,243,398	56,484,483
5	35,253,815	-	26,552,447	-	18,635,653	-	10,056,283	5,575,498	26,724,811
6	35,041,136	-	26,543,681	-	18,846,908	-	10,531,382	4,610,871	25,049,004
7	41,745,352	-	34,098,812	-	27,293,002	-	19,888,675	-	6,622,161
8	47,511,971	-	37,089,787	-	28,063,319	-	18,255,379	-	1,051,244
9	49,545,769	-	42,974,918	-	37,165,861	-	30,866,614	-	19,898,554
10	57,560,866	-	48,671,279	-	40,803,339	-	32,324,762	-	17,965,682

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,700,742	24,476,357	28,015,962	31,927,215	39,006,435	48,784,574	54,651,450	60,518,325	72,252,087
2	23,988,207	31,077,914	36,304,683	42,085,299	52,538,835	66,990,373	75,661,296	84,332,219	101,674,064
3	24,926,461	32,708,000	38,413,525	44,741,719	56,135,525	71,956,010	81,448,301	90,940,592	109,925,173
4	12,484,144	19,539,068	24,600,426	30,350,587	40,399,774	54,727,925	63,282,900	71,827,552	88,916,853
5	4,975,398	11,319,328	15,762,057	20,909,679	29,738,617	42,473,080	50,074,054	57,675,030	72,818,621
6	5,033,816	11,203,796	15,535,996	20,514,768	29,073,250	41,377,987	48,730,085	56,050,538	70,664,310
7	1,454,186	4,085,495	7,869,446	12,307,579	19,760,061	30,642,717	37,116,569	43,564,686	56,401,750
8	4,861,493	2,603,135	7,554,562	13,439,796	23,045,542	37,229,329	45,621,772	53,948,873	70,455,026
9	9,729,728	4,965,562	1,724,731	2,063,741	8,137,193	17,342,074	22,808,715	28,245,088	39,035,532
10	15,813,548	9,301,078	4,967,035	150,280	8,060,461	20,207,941	27,353,735	34,423,911	48,389,270

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,500,742	15,276,357	18,815,962	22,727,215	29,806,435	39,584,574	45,451,450	51,318,325	63,052,087
2	14,788,207	21,877,914	27,104,683	32,885,299	43,338,835	57,790,373	66,461,296	75,132,219	92,474,064
3	15,726,461	23,508,000	29,213,525	35,541,719	46,935,525	62,756,010	72,248,301	81,740,592	100,725,173
4	3,284,144	10,339,068	15,400,426	21,150,587	31,199,774	45,527,925	54,082,900	62,627,552	79,716,853
5	4,224,602	2,119,328	6,562,057	11,709,679	20,538,617	33,273,080	40,874,054	48,475,030	63,618,621
6	4,166,184	2,003,796	6,335,996	11,314,768	19,873,250	32,177,987	39,530,085	46,850,538	61,464,310
7	10,654,186	5,114,505	1,330,554	3,107,579	10,560,061	21,442,717	27,916,569	34,364,686	47,201,750
8	14,061,493	6,596,865	1,645,438	4,239,796	13,845,542	28,029,329	36,421,772	44,748,873	61,255,026
9	18,929,728	14,165,562	10,924,731	7,136,259	1,062,807	8,142,074	13,608,715	19,045,088	29,835,532
10	25,013,548	18,501,078	14,167,035	9,049,720	1,139,539	11,007,941	18,153,735	25,223,911	39,189,270

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,900,742	10,676,357	14,215,962	18,127,215	25,206,435	34,984,574	40,851,450	46,718,325	58,452,087
2	10,188,207	17,277,914	22,504,683	28,285,299	38,738,835	53,190,373	61,861,296	70,532,219	87,874,064
3	11,126,461	18,908,000	24,613,525	30,941,719	42,335,525	58,156,010	67,648,301	77,140,592	96,125,173
4	1,315,856	5,739,068	10,800,426	16,550,587	26,599,774	40,927,925	49,482,900	58,027,552	75,116,853
5	8,824,602	2,480,672	1,962,057	7,109,679	15,938,617	28,673,080	36,274,054	43,875,030	59,018,621
6	8,766,184	2,596,204	1,735,996	6,714,768	15,273,250	27,577,987	34,930,085	42,250,538	56,864,310
7	15,254,186	9,714,505	5,930,554	1,492,421	5,960,061	16,842,717	23,316,569	29,764,686	42,601,750
8	18,661,493	11,196,865	6,245,438	360,204	9,245,542	23,429,329	31,821,772	40,148,873	56,655,026
9	23,529,728	18,765,562	15,524,731	11,736,259	5,662,807	3,542,074	9,008,715	14,445,088	25,235,532
10	29,613,548	23,101,078	18,767,035	13,649,720	5,739,539	6,407,941	13,553,735	20,623,911	34,589,270

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,099,258	12,323,643	8,784,038	4,872,785	2,206,435	11,984,574	17,851,450	23,718,325	35,452,087
2	12,811,793	5,722,086	495,317	5,285,299	15,738,835	30,190,373	38,861,296	47,532,219	64,874,064
3	11,873,539	4,092,000	1,613,525	7,941,719	19,335,525	35,156,010	44,648,301	54,140,592	73,125,173
4	24,315,856	17,260,932	12,199,574	6,449,413	3,599,774	17,927,925	26,482,900	35,027,552	52,116,853
5	31,824,602	25,480,672	21,037,943	15,890,321	7,061,383	5,673,080	13,274,054	20,875,030	36,018,621
6	31,766,184	25,596,204	21,264,004	16,285,232	7,726,750	4,577,987	11,930,085	19,250,538	33,864,310
7	38,254,186	32,714,505	28,930,554	24,492,421	17,039,939	6,157,283	316,569	6,764,686	19,601,750
8	41,661,493	34,196,865	29,245,438	23,360,204	13,754,458	429,329	8,821,772	17,148,873	33,655,026
9	46,529,728	41,765,562	38,524,731	34,736,259	28,662,807	19,457,926	13,991,285	8,554,912	2,235,532
10	52,613,548	46,101,078	41,767,035	36,649,720	28,739,539	16,592,059	9,446,265	2,376,089	11,589,270

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,993,338	30,367,426	36,378,114	42,752,202	54,773,578	70,708,787	80,269,918	89,831,050	108,953,302
2	30,382,764	39,803,308	48,682,296	58,102,839	75,860,819	99,412,180	113,542,997	127,673,814	155,935,445
3	32,015,865	42,328,788	52,024,430	62,337,351	81,728,635	107,510,939	122,964,217	138,379,065	169,208,763
4	19,314,545	28,698,210	37,347,338	46,687,449	63,920,944	87,129,334	101,054,367	114,948,013	142,685,370
5	11,311,195	19,700,164	27,343,583	35,659,764	50,835,659	71,411,590	83,728,131	96,044,672	120,575,168
6	11,177,149	19,316,352	26,727,142	34,758,965	49,429,893	69,268,290	81,115,198	92,962,105	116,575,033
7	4,240,711	11,492,408	17,999,489	25,099,567	37,905,440	55,336,871	65,753,331	76,118,106	96,810,122
8	3,086,897	12,719,023	21,173,429	30,433,886	46,851,750	69,294,842	82,631,654	95,903,034	122,311,222
9	4,818,675	1,386,684	6,919,918	12,940,055	23,484,248	38,156,705	46,888,938	55,579,964	72,998,171
10	8,861,636	-	443,282	6,863,318	14,815,091	28,445,534	47,444,413	58,693,583	69,860,298

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,793,338	21,167,426	27,178,114	33,552,202	45,573,578	61,508,787	71,069,918	80,631,050	99,753,302
2	21,182,764	30,603,308	39,482,296	48,902,839	66,660,819	90,212,180	104,342,997	118,473,814	146,735,445
3	22,815,865	33,128,788	42,824,430	53,137,351	72,528,635	98,310,939	113,764,217	129,179,065	160,008,763
4	10,114,545	19,498,210	28,147,338	37,487,449	54,720,944	77,929,334	91,854,367	105,748,013	133,485,370
5	2,111,195	10,500,164	18,143,583	26,459,764	41,635,659	62,211,590	74,528,131	86,844,672	111,375,168
6	1,977,149	10,116,352	17,527,142	25,558,965	40,229,893	60,068,290	71,915,198	83,762,105	107,375,033
7	4,959,289	2,292,408	8,799,489	15,899,567	28,705,440	46,136,871	56,553,331	66,918,106	87,610,122
8	6,113,103	3,519,023	11,973,429	21,233,886	37,651,750	60,094,842	73,431,654	86,703,034	113,111,222
9	14,018,675	-	7,813,316	-	2,280,082	3,740,055	14,284,248	28,956,705	37,688,938
10	18,061,636	-	9,643,282	-	2,336,682	5,615,091	19,245,534	38,244,413	49,493,583

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,193,338	16,567,426	22,578,114	28,952,202	40,973,578	56,908,787	66,469,918	76,031,050	95,153,302
2	16,582,764	26,003,308	34,882,296	44,302,839	62,060,819	85,612,180	99,742,997	113,873,814	142,135,445
3	18,215,865	28,528,788	38,224,430	48,537,351	67,928,635	93,710,939	109,164,217	124,579,065	155,408,763
4	5,514,545	14,898,210	23,547,338	32,887,449	50,120,944	73,329,334	87,254,367	101,148,013	128,885,370
5	2,488,805	5,900,164	13,543,583	21,859,764	37,035,659	57,611,590	69,928,131	82,244,672	106,775,168
6	2,622,851	5,516,352	12,927,142	20,958,965	35,629,893	55,468,290	67,315,198	79,162,105	102,775,033
7	9,559,289	-	2,307,592	4,199,489	11,299,567	24,105,440	41,536,871	51,953,331	62,318,106
8	10,713,103	-	1,080,977	7,373,429	16,633,886	33,051,750	55,494,842	68,831,654	82,103,034
9	18,618,675	-	12,413,316	-	6,880,082	859,945	9,684,248	24,356,705	33,088,938
10	22,661,636	-	14,243,282	-	6,936,682	1,015,091	14,645,534	33,644,413	44,893,583

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,806,862	-	6,432,574	-	421,886	5,952,202	17,973,578	33,908,787	43,469,918
2	6,417,236	-	3,003,308	-	11,882,296	21,302,839	39,060,819	62,612,180	76,742,997
3	4,784,135	-	5,528,788	-	15,224,430	25,537,351	44,928,635	70,710,939	86,164,217
4	17,485,455	-	8,101,790	-	547,338	9,887,449	27,120,944	50,329,334	64,254,367
5	25,488,805	-	17,099,836	-	9,456,417	1,140,236	14,035,659	34,611,590	46,928,131
6	25,622,851	-	17,483,648	-	10,072,858	-	2,041,035	12,629,893	32,468,290
7	32,559,289	-	25,307,592	-	18,800,511	-	11,700,433	1,105,440	18,536,871
8	33,713,103	-	24,080,977	-	15,626,571	-	6,366,114	10,051,750	32,494,842
9	41,618,675	-	35,413,316	-	29,880,082	-	23,859,945	-	13,315,752
10	45,661,636	-	37,243,282	-	29,936,682	-	21,984,909	-	8,354,466

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,962,543	24,336,631	30,347,319	36,721,407	48,742,783	64,678,002	74,239,133	83,800,255	102,922,517
2	22,769,053	32,256,251	41,148,304	50,568,848	68,326,828	91,878,189	106,009,006	120,139,820	148,401,454
3	23,564,582	33,950,730	43,689,542	54,002,463	73,393,747	99,176,051	114,645,432	130,114,816	160,990,177
4	10,242,121	19,681,446	28,397,008	37,764,298	55,062,555	78,330,692	92,255,725	106,180,759	134,009,499
5	2,562,678	11,053,425	18,777,255	27,158,624	42,434,066	63,097,227	75,461,438	87,777,978	112,411,060
6	2,729,865	11,020,136	18,531,048	26,645,556	41,435,515	61,388,258	73,296,132	85,184,079	108,877,894
7	3,870,025	3,574,401	10,213,300	17,435,541	30,379,102	47,976,130	58,454,810	68,879,184	89,656,243
8	8,917,403	1,189,718	9,960,918	19,506,233	36,277,425	59,067,689	72,562,586	85,958,593	112,550,690
9	11,823,251	5,420,887	247,080	6,384,109	17,089,343	31,913,053	40,709,925	49,459,692	66,865,224
10	19,262,061	10,569,759	2,918,195	5,329,700	19,314,400	38,679,433	50,085,197	61,375,925	83,746,546

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,762,543	15,136,631	21,147,319	27,521,407	39,542,783	55,478,002	65,039,133	74,600,255	93,722,517
2	13,569,053	23,056,251	31,948,304	41,368,848	59,126,828	82,678,189	96,809,006	110,939,820	139,201,454
3	14,364,582	24,750,730	34,489,542	44,802,463	64,193,747	89,976,051	105,445,432	120,914,816	151,790,177
4	1,042,121	10,481,446	19,197,008	28,564,298	45,862,555	69,130,692	83,055,725	96,980,759	124,809,499
5	6,637,322	1,853,425	9,577,255	17,958,624	33,234,066	53,897,227	66,261,438	78,577,978	103,211,060
6	6,470,135	1,820,136	9,331,048	17,445,556	32,235,515	52,188,258	64,096,132	75,984,079	99,677,894
7	13,070,025	5,625,599	1,013,300	8,235,541	21,179,102	38,776,130	49,254,810	59,679,184	80,456,243
8	18,117,403	8,010,282	760,918	10,306,233	27,077,425	49,867,689	63,362,586	76,758,593	103,350,690
9	21,023,251	14,620,887	8,952,920	2,815,891	7,889,343	22,713,053	31,509,925	40,259,692	57,665,224
10	28,462,061	19,769,759	12,118,195	3,870,300	10,114,400	29,479,433	40,885,197	52,175,925	74,546,546

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,162,543	10,536,631	16,547,319	22,921,407	34,942,783	50,878,002	60,439,133	70,000,255	89,122,517
2	8,969,053	18,456,251	27,348,304	36,768,848	54,526,828	78,078,189	92,209,006	106,339,820	134,601,454
3	9,764,582	20,150,730	29,889,542	40,202,463	59,593,747	85,376,051	100,845,432	116,314,816	147,190,177
4	3,557,879	5,881,446	14,597,008	23,964,298	41,262,555	64,530,692	78,455,725	92,380,759	120,209,499
5	11,237,322	2,746,575	4,977,255	13,358,624	28,634,066	49,297,227	61,661,438	73,977,978	98,611,060
6	11,070,135	2,779,864	4,731,048	12,845,556	27,635,515	47,588,258	59,496,132	71,384,079	95,077,894
7	17,670,025	10,225,599	3,586,700	3,635,541	16,579,102	34,176,130	44,654,810	55,079,184	75,856,243
8	22,717,403	12,610,282	3,839,082	5,706,233	22,477,425	45,267,689	58,762,586	72,158,593	98,750,690
9	25,623,251	19,220,887	13,552,920	7,415,891	3,289,343	18,113,053	26,909,925	35,659,692	53,065,224
10	33,062,061	24,369,759	16,718,195	8,470,300	5,514,400	24,879,433	36,285,197	47,575,925	69,946,546

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,837,457	12,463,369	6,452,681	78,593	11,942,783	27,878,002	37,439,133	47,000,255	66,122,517
2	14,030,947	4,543,749	4,348,304	13,768,848	31,526,828	55,078,189	69,209,006	83,339,820	111,601,454
3	13,235,418	2,849,270	6,889,542	17,202,463	36,593,747	62,376,051	77,845,432	93,314,816	124,190,177
4	26,557,879	17,118,554	8,402,992	964,298	18,262,555	41,530,692	55,455,725	69,380,759	97,209,499
5	34,237,322	25,746,575	18,022,745	9,641,376	5,634,066	26,297,227	38,661,438	50,977,978	75,611,060
6	34,070,135	25,779,864	18,268,952	10,154,444	4,635,515	24,588,258	36,496,132	48,384,079	72,077,894
7	40,670,025	33,225,599	26,586,700	19,364,459	6,420,898	11,176,130	21,654,810	32,079,184	52,856,243
8	45,717,403	35,610,282	26,839,082	17,293,767	522,575	22,267,689	35,762,586	49,158,593	75,750,690
9	48,623,251	42,220,887	36,552,920	30,415,891	19,710,657	4,886,947	3,909,925	12,659,692	30,065,224
10	56,062,061	47,369,759	39,718,195	31,470,300	17,485,600	1,879,433	13,285,197	24,575,925	46,946,546

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,913,924	24,583,552	28,044,601	31,869,060	38,791,168	48,352,299	54,088,972	59,825,645	71,299,000
2	24,337,852	31,255,061	36,365,834	42,018,159	52,239,704	66,370,518	74,849,010	83,327,499	100,284,477
3	25,370,282	32,970,795	38,541,267	44,729,020	55,869,965	71,339,349	80,620,979	89,902,607	108,465,867
4	13,288,098	20,186,453	25,135,486	30,740,100	40,566,268	54,568,848	62,923,869	71,278,889	87,988,929
5	5,902,156	12,087,974	16,432,106	21,459,848	30,081,407	42,516,413	49,948,701	57,380,988	72,171,893
6	5,918,949	11,935,241	16,155,934	21,023,051	29,375,302	41,390,894	48,577,252	55,721,977	69,999,602
7	469,040	4,915,635	8,610,395	12,939,550	20,211,161	30,821,988	37,152,167	43,442,342	55,979,882
8	3,248,481	3,991,613	8,810,126	14,524,615	23,884,057	37,697,777	45,880,060	54,005,328	70,121,319
9	8,875,589	4,236,034	1,078,617	2,614,448	8,533,644	17,515,192	22,849,877	28,159,109	38,695,748
10	14,419,921	8,068,000	3,853,442	1,121,476	8,815,307	20,646,227	27,618,213	34,516,472	48,142,505

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,713,924	15,383,552	18,844,601	22,669,060	29,591,168	39,152,299	44,888,972	50,625,645	62,099,000
2	15,137,852	22,055,061	27,165,834	32,818,159	43,039,704	57,170,518	65,649,010	74,127,499	91,084,477
3	16,170,282	23,770,795	29,341,267	35,529,020	46,669,965	62,139,349	71,420,979	80,702,607	99,265,867
4	4,088,098	10,986,453	15,935,486	21,540,100	31,366,268	45,368,848	53,723,869	62,078,889	78,788,929
5	3,297,844	2,887,974	7,232,106	12,259,848	20,881,407	33,316,413	40,748,701	48,180,988	62,971,893
6	3,281,051	2,735,241	6,955,934	11,823,051	20,175,302	32,190,894	39,377,252	46,521,977	60,799,602
7	9,669,040	4,284,365	589,605	3,739,550	11,011,161	21,621,988	27,952,167	34,242,342	46,779,882
8	12,448,481	5,208,387	389,874	5,324,615	14,684,057	28,497,777	36,680,060	44,805,328	60,921,319
9	18,075,589	13,436,034	10,278,617	6,585,552	666,356	8,315,192	13,649,877	18,959,109	29,495,748
10	23,619,921	17,268,000	13,053,442	8,078,524	384,693	11,446,227	18,418,213	25,316,472	38,942,505

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,113,924	10,783,552	14,244,601	18,069,060	24,991,168	34,552,299	40,288,972	46,025,645	57,499,000
2	10,537,852	17,455,061	22,565,834	28,218,159	38,439,704	52,570,518	61,049,010	69,527,499	86,484,477
3	11,570,282	19,170,795	24,741,267	30,929,020	42,069,965	57,539,349	66,820,979	76,102,607	94,665,867
4	511,902	6,386,453	11,335,486	16,940,100	26,766,268	40,768,848	49,123,869	57,478,889	74,188,929
5	7,897,844	1,712,026	2,632,106	7,659,848	16,281,407	28,716,413	36,148,701	43,580,988	58,371,893
6	7,881,051	1,864,759	2,355,934	7,223,051	15,575,302	27,590,894	34,777,252	41,921,977	56,199,602
7	14,269,040	8,884,365	5,189,605	860,450	6,411,161	17,021,988	23,352,167	29,642,342	42,179,882
8	17,048,481	9,808,387	4,989,874	724,615	10,084,057	23,897,777	32,080,060	40,205,328	56,321,319
9	22,675,589	18,036,034	14,878,617	11,185,552	5,266,356	3,715,192	9,049,877	14,359,109	24,895,748
10	28,219,921	21,868,000	17,653,442	12,678,524	4,984,693	6,846,227	13,818,213	20,716,472	34,342,505

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,886,076	12,216,448	8,755,399	4,930,940	1,991,168	11,552,299	17,288,972	23,025,645	34,499,000
2	12,462,148	5,544,939	434,166	5,218,159	15,439,704	29,570,518	38,049,010	46,527,499	63,484,477
3	11,429,718	3,829,205	1,741,267	7,929,020	19,069,965	34,539,349	43,820,979	53,102,607	71,665,867
4	23,511,902	16,613,547	11,664,514	6,059,900	3,766,268	17,768,848	26,123,869	34,478,889	51,188,929
5	30,897,844	24,712,026	20,367,894	15,340,152	6,718,593	5,716,413	13,148,701	20,580,988	35,371,893
6	30,881,051	24,864,759	20,644,066	15,776,949	7,424,698	4,590,894	11,777,252	18,921,977	33,199,602
7	37,269,040	31,884,365	28,189,605	23,860,450	16,588,839	5,978,012	352,167	6,642,342	19,179,882
8	40,048,481	32,808,387	27,989,874	22,275,385	12,915,943	897,777	9,080,060	17,205,328	33,321,319
9	45,675,589	41,036,034	37,878,617	34,185,552	28,266,356	19,284,808	13,950,123	8,640,891	1,895,748
10	51,219,921	44,868,000	40,653,442	35,678,524	27,984,693	16,153,773	9,181,787	2,283,528	11,342,505

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,038,853	30,340,598	36,283,078	42,584,833	54,469,784	70,224,161	79,676,793	89,129,416	108,034,671
2	30,462,769	39,776,408	48,554,635	57,868,272	75,424,728	98,708,821	112,679,277	126,649,734	154,590,643
3	32,133,361	42,329,248	51,914,861	62,110,749	81,281,974	106,771,693	122,041,437	137,281,355	167,761,188
4	19,625,953	28,894,269	37,445,244	46,679,361	63,708,547	86,653,561	100,420,571	114,147,932	141,570,517
5	11,683,199	19,974,163	27,525,209	35,738,694	50,742,369	71,076,594	83,253,363	95,424,587	119,674,159
6	11,531,024	19,569,695	26,888,335	34,821,073	49,317,683	68,923,231	80,635,696	92,348,161	115,685,511
7	4,643,999	11,805,647	18,231,236	25,243,200	37,888,981	55,115,366	65,407,741	75,653,640	96,103,808
8	3,762,877	13,252,036	21,599,151	30,733,594	46,944,373	69,112,581	82,288,156	95,399,180	121,498,068
9	4,464,197	1,659,540	7,124,499	13,065,578	23,482,098	37,977,829	46,610,967	55,198,361	72,315,103
10	8,261,943	35,965	7,243,612	15,089,555	28,538,859	47,307,708	58,422,157	69,455,185	91,356,685

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,838,853	21,140,598	27,083,078	33,384,833	45,269,784	61,024,161	70,476,793	79,929,416	98,834,671
2	21,262,769	30,576,408	39,354,635	48,668,272	66,224,728	89,508,821	103,479,277	117,449,734	145,390,643
3	22,933,361	33,129,248	42,714,861	52,910,749	72,081,974	97,571,693	112,841,437	128,081,355	158,561,188
4	10,425,953	19,694,269	28,245,244	37,479,361	54,508,547	77,453,561	91,220,571	104,947,932	132,370,517
5	2,483,199	10,774,163	18,325,209	26,538,694	41,542,369	61,876,594	74,053,363	86,224,587	110,474,159
6	2,331,024	10,369,695	17,688,335	25,621,073	40,117,683	59,723,231	71,435,696	83,148,161	106,485,511
7	4,556,001	2,605,647	9,031,236	16,043,200	28,688,981	45,915,366	56,207,741	66,453,640	86,903,808
8	5,437,123	4,052,036	12,399,151	21,533,594	37,744,373	59,912,581	73,088,156	86,199,180	112,298,068
9	13,664,197	7,540,460	2,075,501	3,865,578	14,282,098	28,777,829	37,410,967	45,998,361	63,115,103
10	17,461,943	9,164,035	1,956,388	5,889,555	19,338,859	38,107,708	49,222,157	60,255,185	82,156,685

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,238,853	16,540,598	22,483,078	28,784,833	40,669,784	56,424,161	65,876,793	75,329,416	94,234,671
2	16,662,769	25,976,408	34,754,635	44,068,272	61,624,728	84,908,821	98,879,277	112,849,734	140,790,643
3	18,333,361	28,529,248	38,114,861	48,310,749	67,481,974	92,971,693	108,241,437	123,481,355	153,961,188
4	5,825,953	15,094,269	23,645,244	32,879,361	49,908,547	72,853,561	86,620,571	100,347,932	127,770,517
5	2,116,801	6,174,163	13,725,209	21,938,694	36,942,369	57,276,594	69,453,363	81,624,587	105,874,159
6	2,268,976	5,769,695	13,088,335	21,021,073	35,517,683	55,123,231	66,835,696	78,548,161	101,885,511
7	9,156,001	1,994,353	4,431,236	11,443,200	24,088,981	41,315,366	51,607,741	61,853,640	82,303,808
8	10,037,123	547,964	7,799,151	16,933,594	33,144,373	55,312,581	68,488,156	81,599,180	107,698,068
9	18,264,197	12,140,460	6,675,501	734,422	9,682,098	24,177,829	32,810,967	41,398,361	58,515,103
10	22,061,943	13,764,035	6,556,388	1,289,555	14,738,859	33,507,708	44,622,157	55,655,185	77,556,685

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,761,147	6,459,402	516,922	5,784,833	17,669,784	33,424,161	42,876,793	52,329,416	71,234,671
2	6,337,231	2,976,408	11,754,635	21,068,272	38,624,728	61,908,821	75,879,277	89,849,734	117,790,643
3	4,666,639	5,529,248	15,114,861	25,310,749	44,481,974	69,971,693	85,241,437	100,481,355	130,961,188
4	17,174,047	7,905,731	645,244	9,879,361	26,908,547	49,853,561	63,620,571	77,347,932	104,770,517
5	25,116,801	16,825,837	9,274,791	1,061,306	13,942,369	34,276,594	46,453,363	58,624,587	82,874,159
6	25,268,976	17,230,305	9,911,665	1,978,927	12,517,683	32,123,231	43,835,696	55,548,161	78,885,511
7	32,156,001	24,994,353	18,568,764	11,556,800	1,088,981	18,315,366	28,607,741	38,853,640	59,303,808
8	33,037,123	23,547,964	15,200,849	6,066,406	10,144,373	32,312,581	45,488,156	58,599,180	84,698,068
9	41,264,197	35,140,460	29,675,501	23,734,422	13,317,902	1,177,829	9,810,967	18,398,361	35,515,103
10	45,061,943	36,764,035	29,556,388	21,710,445	8,261,141	10,507,708	21,622,157	32,655,185	54,556,685

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,075,181	24,376,926	30,319,407	36,621,162	48,506,112	64,260,489	73,713,122	83,165,744	102,070,999
2	22,941,275	32,320,812	41,104,489	50,418,125	67,974,581	91,258,674	105,229,131	119,199,587	147,140,497
3	23,784,413	34,052,696	43,672,733	53,868,619	73,039,845	98,529,565	113,823,395	129,117,228	159,634,065
4	10,663,458	19,986,705	28,603,360	37,855,515	54,957,466	77,952,839	91,719,847	105,486,856	132,991,200
5	3,049,255	11,434,996	19,062,642	27,340,484	42,442,576	62,862,949	75,078,669	87,255,438	111,608,976
6	3,194,397	11,373,962	18,794,116	26,813,922	41,422,586	61,138,611	72,911,352	84,656,697	108,081,628
7	3,352,576	3,991,352	10,547,070	17,671,997	30,461,153	47,843,764	58,203,529	68,502,397	89,036,566
8	8,060,751	1,896,178	10,544,994	19,959,775	36,508,474	59,019,402	72,348,416	85,585,008	111,855,757
9	11,379,317	5,061,087	536,939	6,593,320	17,163,574	31,813,635	40,505,778	49,151,194	66,354,220
10	18,538,082	9,944,423	2,404,863	5,733,231	19,531,721	38,654,666	49,916,622	61,072,185	83,175,159

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,875,181	15,176,926	21,119,407	27,421,162	39,306,112	55,060,489	64,513,122	73,965,744	92,870,999
2	13,741,275	23,120,812	31,904,489	41,218,125	58,774,581	82,058,674	96,029,131	109,999,587	137,940,497
3	14,584,413	24,852,696	34,472,733	44,668,619	63,839,845	89,329,565	104,623,395	119,917,228	150,434,065
4	1,463,458	10,786,705	19,403,360	28,655,515	45,757,466	68,752,839	82,519,847	96,286,856	123,791,200
5	6,150,745	2,234,996	9,862,642	18,140,484	33,242,576	53,662,949	65,878,669	78,055,438	102,408,976
6	6,005,603	2,173,962	9,594,116	17,613,922	32,222,586	51,938,611	63,711,352	75,456,697	98,881,628
7	12,552,576	5,208,648	1,347,070	8,471,997	21,261,153	38,643,764	49,003,529	59,302,397	79,836,566
8	17,260,751	7,303,822	1,344,994	10,759,775	27,308,474	49,819,402	63,148,416	76,385,008	102,655,757
9	20,579,317	14,261,087	8,663,061	2,806,680	7,963,574	22,613,635	31,305,778	39,951,194	57,154,220
10	27,738,082	19,144,423	11,604,863	3,466,769	10,331,721	29,454,666	40,716,622	51,872,185	73,975,159

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,275,181	10,576,926	16,519,407	22,821,162	34,706,112	50,460,489	59,913,122	69,365,744	88,270,999
2	9,141,275	18,520,812	27,304,489	36,618,125	54,174,581	77,458,674	91,429,131	105,399,587	133,340,497
3	9,984,413	20,252,696	29,872,733	40,068,619	59,239,845	84,729,565	100,023,395	115,317,228	145,834,065
4	3,136,542	6,186,705	14,803,360	24,055,515	41,157,466	64,152,839	77,919,847	91,686,856	119,191,200
5	10,750,745	2,365,004	5,262,642	13,540,484	28,642,576	49,062,949	61,278,669	73,455,438	97,808,976
6	10,605,603	2,426,038	4,994,116	13,013,922	27,622,586	47,338,611	59,111,352	70,856,697	94,281,628
7	17,152,576	9,808,648	3,252,930	3,871,997	16,661,153	34,043,764	44,403,529	54,702,397	75,236,566
8	21,860,751	11,903,822	3,255,006	6,159,775	22,708,474	45,219,402	58,548,416	71,785,008	98,055,757
9	25,179,317	18,861,087	13,263,061	7,206,680	3,363,574	18,013,635	26,705,778	35,351,194	52,554,220
10	32,338,082	23,744,423	16,204,863	8,066,769	5,731,721	24,854,666	36,116,622	47,272,185	69,375,159

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,724,819	12,423,074	6,480,593	178,838	11,706,112	27,460,489	36,913,122	46,365,744	65,270,999
2	13,858,725	4,479,188	4,304,489	13,618,125	31,174,581	54,458,674	68,429,131	82,399,587	110,340,497
3	13,015,587	2,747,304	6,872,733	17,068,619	36,239,845	61,729,565	77,023,395	92,317,228	122,834,065
4	26,136,542	16,813,295	8,196,640	1,055,515	18,157,466	41,152,839	54,919,847	68,686,856	96,191,200
5	33,750,745	25,365,004	17,737,358	9,459,516	5,642,576	26,062,949	38,278,669	50,455,438	74,808,976
6	33,605,603	25,426,038	18,005,884	9,986,078	4,622,586	24,338,611	36,111,352	47,856,697	71,281,628
7	40,152,576	32,808,648	26,252,930	19,128,003	6,338,847	11,043,764	21,403,529	31,702,397	52,236,566
8	44,860,751	34,903,822	26,255,006	16,840,225	291,526	22,219,402	35,548,416	48,785,008	75,055,757
9	48,179,317	41,861,087	36,263,061	30,206,680	19,636,426	4,986,365	3,705,778	12,351,194	29,554,220
10	55,338,082	46,744,423	39,204,863	31,066,769	17,268,279	1,854,666	13,116,622	24,272,185	46,375,159

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,005,731	24,622,360	28,044,146	31,825,197	38,668,750	48,121,372	53,792,954	59,464,525	70,807,678
2	24,493,945	31,325,169	36,377,942	41,966,124	52,071,669	66,042,126	74,424,400	82,806,673	99,571,221
3	25,571,476	33,077,453	38,584,710	44,702,242	55,716,758	71,010,589	80,186,889	89,363,188	107,715,785
4	13,667,896	20,487,966	25,372,517	30,912,987	40,627,645	54,462,583	62,722,788	70,982,993	87,503,403
5	6,344,101	12,451,164	16,745,997	21,708,244	30,231,963	42,517,533	49,865,476	57,213,420	71,828,269
6	6,340,776	12,280,512	16,445,144	21,257,027	29,506,444	41,377,741	48,474,719	55,538,363	69,646,244
7	2,647	5,311,265	8,956,340	13,231,967	20,411,152	30,893,245	37,147,189	43,363,049	55,751,079
8	2,477,365	4,656,987	9,398,902	15,037,136	24,268,701	37,904,594	45,983,711	54,006,603	69,929,679
9	8,469,352	3,888,168	772,222	2,873,371	8,711,669	17,585,999	22,854,927	28,098,763	38,510,755
10	13,748,610	7,477,313	3,327,309	1,580,264	9,163,235	20,842,897	27,725,522	34,533,677	47,997,877

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,805,731	15,422,360	18,844,146	22,625,197	29,468,750	38,921,372	44,592,954	50,264,525	61,607,678
2	15,293,945	22,125,169	27,177,942	32,766,124	42,871,669	56,842,126	65,224,400	73,606,673	90,371,221
3	16,371,476	23,877,453	29,384,710	35,502,242	46,516,758	61,810,589	70,986,889	80,163,188	98,515,785
4	4,467,896	11,267,966	16,172,517	21,712,987	31,427,645	45,262,583	53,522,788	61,782,993	78,303,403
5	2,855,899	3,251,164	7,545,997	12,508,244	21,031,963	33,317,533	40,665,476	48,013,420	62,628,269
6	2,859,224	3,080,512	7,245,144	12,057,027	20,306,444	32,177,741	39,274,719	46,338,363	60,446,244
7	9,202,647	3,888,735	243,660	4,031,967	11,211,152	21,693,245	27,947,189	34,163,049	46,551,079
8	11,677,365	4,543,013	198,902	5,837,136	15,068,701	28,704,594	36,783,711	44,806,603	60,729,679
9	17,669,352	13,088,168	9,972,222	6,326,629	488,331	8,385,999	13,654,927	18,898,763	29,310,755
10	22,948,610	16,677,313	12,527,309	7,619,736	36,765	11,642,897	18,525,522	25,333,677	38,797,877

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,205,731	10,822,360	14,244,146	18,025,197	24,868,750	34,321,372	39,992,954	45,664,525	57,007,678
2	10,693,945	17,525,169	22,577,942	28,166,124	38,271,669	52,242,126	60,624,400	69,006,673	85,771,221
3	11,771,476	19,277,453	24,784,710	30,902,242	41,916,758	57,210,589	66,386,889	75,563,188	93,915,785
4	132,104	6,687,966	11,572,517	17,112,987	26,827,645	40,662,583	48,922,788	57,182,993	73,703,403
5	7,455,899	1,348,836	2,945,997	7,908,244	16,431,963	28,717,533	36,065,476	43,413,420	58,028,269
6	7,459,224	1,519,488	2,645,144	7,457,027	15,706,444	27,577,741	34,674,719	41,738,363	55,846,244
7	13,802,647	8,488,735	4,843,660	568,033	6,611,152	17,093,245	23,347,189	29,563,049	41,951,079
8	16,277,365	9,143,013	4,401,098	1,237,136	10,468,701	24,104,594	32,183,711	40,206,603	56,129,679
9	22,269,352	17,688,168	14,572,222	10,926,629	5,088,331	3,785,999	9,054,927	14,298,763	24,710,755
10	27,548,610	21,277,313	17,127,309	12,219,736	4,636,765	7,042,897	13,925,522	20,733,677	34,197,877

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,794,269	12,177,640	8,755,854	4,974,803	1,868,750	11,321,372	16,992,954	22,664,525	34,007,678
2	12,306,055	5,474,831	422,058	5,166,124	15,271,669	29,242,126	37,624,400	46,006,673	62,771,221
3	11,228,524	3,722,547	1,784,710	7,902,242	18,916,758	34,210,589	43,386,889	52,563,188	70,915,785
4	23,132,104	16,312,034	11,427,483	5,887,013	3,827,645	17,662,583	25,922,788	34,182,993	50,703,403
5	30,455,899	24,348,836	20,054,003	15,091,756	6,568,037	5,717,533	13,065,476	20,413,420	35,028,269
6	30,459,224	24,519,488	20,354,856	15,542,973	7,293,556	4,577,741	11,674,719	18,738,363	32,846,244
7	36,802,647	31,488,735	27,843,660	23,568,033	16,388,848	5,906,755	347,189	6,563,049	18,951,079
8	39,277,365	32,143,013	27,401,098	21,762,864	12,531,299	1,104,594	9,183,711	17,206,603	33,129,679
9	45,269,352	40,688,168	37,572,222	33,926,629	28,088,331	19,214,001	13,945,073	8,701,237	1,710,755
10	50,548,610	44,277,313	40,127,309	35,219,736	27,636,765	15,957,103	9,074,478	2,266,323	11,197,877

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,509,147	39,190,373	46,433,680	54,114,906	68,601,510	87,804,570	99,326,403	110,848,247	133,891,914
2	42,079,082	53,431,501	64,131,309	75,483,731	96,883,349	125,264,404	142,293,034	159,321,665	193,378,929
3	44,764,046	57,191,845	68,875,778	81,303,577	104,671,441	135,727,306	154,303,287	172,879,269	210,031,230
4	30,198,729	41,454,222	51,877,032	63,098,486	83,830,556	111,798,305	128,540,465	145,253,202	178,678,675
5	20,727,575	30,771,042	39,973,345	49,924,935	68,200,557	92,937,726	107,776,794	122,555,732	152,113,609
6	20,362,506	30,096,015	38,983,732	48,609,481	66,221,508	90,061,642	104,338,003	118,568,000	147,004,000
7	12,152,059	20,792,082	28,561,803	37,050,631	52,397,165	73,334,710	85,823,467	98,310,096	123,182,014
8	13,103,061	24,457,398	34,479,254	45,495,157	65,091,757	91,943,288	107,929,533	123,856,740	155,569,520
9	1,924,564	9,264,388	15,831,274	22,993,211	35,647,274	53,217,683	63,678,821	74,120,759	94,933,110
10	150,933	9,642,955	18,213,932	27,584,336	43,826,145	66,470,019	79,907,230	93,273,748	119,840,718

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,309,147	29,990,373	37,233,680	44,914,906	59,401,510	78,604,570	90,126,403	101,648,247	124,691,914
2	32,879,082	44,231,501	54,931,309	66,283,731	87,683,349	116,064,404	133,093,034	150,121,665	184,178,929
3	35,564,046	47,991,845	59,675,778	72,103,577	95,471,441	126,527,306	145,103,287	163,679,269	200,831,230
4	20,998,729	32,254,222	42,677,032	53,898,486	74,630,556	102,598,305	119,340,465	136,053,202	169,478,675
5	11,527,575	21,571,042	30,773,345	40,724,935	59,000,557	83,737,726	98,576,794	113,355,732	142,913,609
6	11,162,506	20,896,015	29,783,732	39,409,481	57,021,508	80,861,642	95,138,003	109,368,000	137,804,000
7	2,952,059	11,592,082	19,361,803	27,850,631	43,197,165	64,134,710	76,623,467	89,110,096	113,982,014
8	3,903,061	15,257,398	25,279,254	36,295,157	55,891,757	82,743,288	98,729,533	114,656,740	146,369,520
9	7,275,436	64,388	6,631,274	13,793,211	26,447,274	44,017,683	54,478,821	64,920,759	85,733,110
10	9,350,933	442,955	9,013,932	18,384,336	34,626,145	57,270,019	70,707,230	84,073,748	110,640,718

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,709,147	25,390,373	32,633,680	40,314,906	54,801,510	74,004,570	85,526,403	97,048,247	120,091,914
2	28,279,082	39,631,501	50,331,309	61,683,731	83,083,349	111,464,404	128,493,034	145,521,665	179,578,929
3	30,964,046	43,391,845	55,075,778	67,503,577	90,871,441	121,927,306	140,503,287	159,079,269	196,231,230
4	16,398,729	27,654,222	38,077,032	49,298,486	70,030,556	97,998,305	114,740,465	131,453,202	164,878,675
5	6,927,575	16,971,042	26,173,345	36,124,935	54,400,557	79,137,726	93,976,794	108,755,732	138,313,609
6	6,562,506	16,296,015	25,183,732	34,809,481	52,421,508	76,261,642	90,538,003	104,768,000	133,204,000
7	1,647,941	6,992,082	14,761,803	23,250,631	38,597,165	59,534,710	72,023,467	84,510,096	109,382,014
8	696,939	10,657,398	20,679,254	31,695,157	51,291,757	78,143,288	94,129,533	110,056,740	141,769,520
9	11,875,436	4,535,612	2,031,274	9,193,211	21,847,274	39,417,683	49,878,821	60,320,759	81,133,110
10	13,950,933	4,157,045	4,413,932	13,784,336	30,026,145	52,670,019	66,107,230	79,473,748	106,040,718

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,290,853	2,390,373	9,633,680	17,314,906	31,801,510	51,004,570	62,526,403	74,048,247	97,091,914
2	5,279,082	16,631,501	27,331,309	38,683,731	60,083,349	88,464,404	105,493,034	122,521,665	156,578,929
3	7,964,046	20,391,845	32,075,778	44,503,577	67,871,441	98,927,306	117,503,287	136,079,269	173,231,230
4	6,601,271	4,654,222	15,077,032	26,298,486	47,030,556	74,998,305	91,740,465	108,453,202	141,878,675
5	16,072,425	6,028,958	3,173,345	13,124,935	31,400,557	56,137,726	70,976,794	85,755,732	115,313,609
6	16,437,494	6,703,985	2,183,732	11,809,481	29,421,508	53,261,642	67,538,003	81,768,000	110,204,000
7	24,647,941	16,007,918	8,238,197	250,631	15,597,165	36,534,710	49,023,467	61,510,096	86,382,014
8	23,696,939	12,342,602	2,320,746	8,695,157	28,291,757	55,143,288	71,129,533	87,056,740	118,769,520
9	34,875,436	27,535,612	20,968,726	13,806,789	1,152,726	16,417,683	26,878,821	37,320,759	58,133,110
10	36,950,933	27,157,045	18,586,068	9,215,664	7,026,145	29,670,019	43,107,230	56,473,748	83,040,718

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,665,212	34,346,428	41,589,735	49,270,961	63,757,576	82,960,625	94,482,469	106,004,302	129,047,969
2	36,025,189	47,380,185	58,079,994	69,432,412	90,832,030	119,213,085	136,241,715	153,270,346	187,327,610
3	38,037,373	50,497,245	62,181,178	74,608,977	97,976,842	129,046,340	147,688,038	166,278,082	203,430,043
4	22,948,259	34,287,127	44,709,938	55,965,432	76,763,467	104,731,216	121,511,865	138,284,724	171,710,197
5	13,794,163	23,911,162	33,145,959	43,168,958	61,479,174	86,297,899	101,140,201	115,982,502	145,566,432
6	13,697,897	23,529,345	32,482,683	42,177,987	59,873,057	83,802,158	98,090,675	112,367,035	140,843,845
7	5,802,934	14,564,901	22,422,732	30,994,938	46,445,408	67,480,019	80,032,588	92,538,104	117,488,462
8	3,863,499	15,525,159	25,757,892	36,962,922	56,791,950	83,880,536	99,973,424	115,987,167	147,831,402
9	3,526,129	3,940,846	10,603,438	17,847,659	30,598,840	48,268,770	58,791,727	69,259,436	90,123,587
10	8,242,529	1,879,491	10,669,854	20,238,101	36,713,255	59,593,066	73,141,680	86,591,032	113,289,111

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,465,212	25,146,428	32,389,735	40,070,961	54,557,576	73,760,625	85,282,469	96,804,302	119,847,969
2	26,825,189	38,180,185	48,879,994	60,232,412	81,632,030	110,013,085	127,041,715	144,070,346	178,127,610
3	28,837,373	41,297,245	52,981,178	65,408,977	88,776,842	119,846,340	138,488,038	157,078,082	194,230,043
4	13,748,259	25,087,127	35,509,938	46,765,432	67,563,467	95,531,216	112,311,865	129,084,724	162,510,197
5	4,594,163	14,711,162	23,945,959	33,968,958	52,279,174	77,097,899	91,940,201	106,782,502	136,366,432
6	4,497,897	14,329,345	23,282,683	32,977,987	50,673,057	74,602,158	88,890,675	103,167,035	131,643,845
7	3,397,066	5,364,901	13,222,732	21,794,938	37,245,408	58,280,019	70,832,588	83,338,104	108,288,462
8	5,336,501	6,325,159	16,557,892	27,762,962	47,591,950	74,680,536	90,773,424	106,787,167	138,631,402
9	12,726,129	5,259,154	1,403,438	8,647,659	21,398,840	39,068,770	49,591,727	60,059,436	80,923,587
10	17,442,529	7,320,509	1,469,854	11,038,101	27,513,255	50,393,066	63,941,680	77,391,032	104,089,111

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,865,212	20,546,428	27,789,735	35,470,961	49,957,576	69,160,625	80,682,469	92,204,302	115,247,969
2	22,225,189	33,580,185	44,279,994	55,632,412	77,032,030	105,413,085	122,441,715	139,470,346	173,527,610
3	24,237,373	36,697,245	48,381,178	60,808,977	84,176,842	115,246,340	133,888,038	152,478,082	189,630,043
4	9,148,259	20,487,127	30,909,938	42,165,432	62,963,467	90,931,216	107,711,865	124,484,724	157,910,197
5	5,837	10,111,162	19,345,959	29,368,958	47,679,174	72,497,899	87,340,201	102,182,502	131,766,432
6	102,103	9,729,345	18,682,683	28,377,987	46,073,057	70,002,158	84,290,675	98,567,035	127,043,845
7	7,997,066	764,901	8,622,732	17,194,938	32,645,408	53,680,019	66,232,588	78,738,104	103,688,462
8	9,936,501	1,725,159	11,957,892	23,162,962	42,991,950	70,080,536	86,173,424	102,187,167	134,031,402
9	17,326,129	9,859,154	3,196,562	4,047,659	16,798,840	34,468,770	44,991,727	55,459,436	76,323,587
10	22,042,529	11,920,509	3,130,146	6,438,101	22,913,255	45,793,066	59,341,680	72,791,032	99,489,111

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,134,788	2,453,572	4,789,735	12,470,961	26,957,576	46,160,625	57,682,469	69,204,302	92,247,969
2	774,811	10,580,185	21,279,994	32,632,412	54,032,030	82,413,085	99,441,715	116,470,346	150,527,610
3	1,237,373	13,697,245	25,381,178	37,808,977	61,176,842	92,246,340	110,888,038	129,478,082	166,630,043
4	13,851,741	2,512,873	7,909,938	19,165,432	39,963,467	67,931,216	84,711,865	101,484,724	134,910,197
5	23,005,837	12,888,838	3,654,041	6,368,958	24,679,174	49,497,899	64,340,201	79,182,502	108,766,432
6	23,102,103	13,270,655	4,317,317	5,377,987	23,073,057	47,002,158	61,290,675	75,567,035	104,043,845
7	30,997,066	22,235,099	14,377,268	5,805,062	9,645,408	30,680,019	43,232,588	55,738,104	80,688,462
8	32,936,501	21,274,841	11,042,108	162,962	19,991,950	47,080,536	63,173,424	79,187,167	111,031,402
9	40,326,129	32,859,154	26,196,562	18,952,341	6,201,160	11,468,770	21,991,727	32,459,436	53,323,587
10	45,042,529	34,920,509	26,130,146	16,561,899	86,745	22,793,066	36,341,680	49,791,032	76,489,111

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,412,497	33,382,055	38,064,954	43,185,771	52,551,569	65,353,612	73,034,828	80,716,053	96,078,505
2	36,024,456	44,847,134	51,762,804	59,331,086	73,162,422	92,083,125	103,435,543	114,787,965	137,492,807
3	38,135,887	47,794,310	55,335,643	63,620,842	78,703,508	99,416,507	111,844,306	124,272,104	149,066,877
4	24,164,863	32,943,150	39,614,128	47,117,791	60,455,070	79,100,235	90,287,333	101,474,433	123,829,287
5	15,335,947	23,191,946	29,054,940	35,736,939	47,419,074	64,005,058	73,911,507	83,806,374	103,596,109
6	15,138,030	22,746,029	28,435,927	34,899,463	46,185,409	62,176,414	71,742,967	81,278,472	100,313,618
7	7,495,824	14,272,131	19,232,079	24,950,309	34,757,711	48,837,567	57,244,819	65,613,198	82,302,993
8	6,928,109	15,895,086	22,306,734	29,782,832	42,323,835	60,514,233	71,321,372	82,075,193	103,431,797
9	2,048,562	3,729,033	7,937,650	12,779,548	20,805,812	32,660,668	39,723,921	46,743,699	60,730,103
10	5,525,589	2,270,291	7,784,240	14,199,921	24,523,784	39,955,145	49,085,782	58,149,166	76,125,062

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,212,497	24,182,055	28,864,954	33,985,771	43,351,569	56,153,612	63,834,828	71,516,053	86,878,505
2	26,824,456	35,647,134	42,562,804	50,131,086	63,962,422	82,883,125	94,235,543	105,587,965	128,292,807
3	28,935,887	38,594,310	46,135,643	54,420,842	69,503,508	90,216,507	102,644,306	115,072,104	139,866,877
4	14,964,863	23,743,150	30,414,128	37,917,791	51,255,070	69,900,235	81,087,333	92,274,433	114,629,287
5	6,135,947	13,991,946	19,854,940	26,536,939	38,219,074	54,805,058	64,711,507	74,606,374	94,396,109
6	5,938,030	13,546,029	19,235,927	25,699,463	36,985,409	52,976,414	62,542,967	72,078,472	91,113,618
7	1,704,176	5,072,131	10,032,079	15,750,309	25,557,711	39,637,567	48,044,819	56,413,198	73,102,993
8	2,271,891	6,695,086	13,106,734	20,582,832	33,123,835	51,314,233	62,121,372	72,875,193	94,231,797
9	11,248,562	5,470,967	1,262,350	3,579,548	11,605,812	23,460,668	30,523,921	37,543,699	51,530,103
10	14,725,589	6,929,709	1,415,760	4,999,921	15,323,784	30,755,145	39,885,782	48,949,166	66,925,062

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,612,497	19,582,055	24,264,954	29,385,771	38,751,569	51,553,612	59,234,828	66,916,053	82,278,505
2	22,224,456	31,047,134	37,962,804	45,531,086	59,362,422	78,283,125	89,635,543	100,987,965	123,692,807
3	24,335,887	33,994,310	41,535,643	49,820,842	64,903,508	85,616,507	98,044,306	110,472,104	135,266,877
4	10,364,863	19,143,150	25,814,128	33,317,791	46,655,070	65,300,235	76,487,333	87,674,433	110,029,287
5	1,535,947	9,391,946	15,254,940	21,936,939	33,619,074	50,205,058	60,111,507	70,006,374	89,796,109
6	1,338,030	8,946,029	14,635,927	21,099,463	32,385,409	48,376,414	57,942,967	67,478,472	86,513,618
7	6,304,176	472,131	5,432,079	11,150,309	20,957,711	35,037,567	43,444,819	51,813,198	68,502,993
8	6,871,891	2,095,086	8,506,734	15,982,832	28,523,835	46,714,233	57,521,372	68,275,193	89,631,797
9	15,848,562	10,070,967	5,862,350	1,020,452	7,005,812	18,860,668	25,923,921	32,943,699	46,930,103
10	19,325,589	11,529,709	6,015,760	399,921	10,723,784	26,155,145	35,285,782	44,349,166	62,325,062

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,387,503	3,417,945	1,264,954	6,385,771	15,751,569	28,553,612	36,234,828	43,916,053	59,278,505
2	775,544	8,047,134	14,962,804	22,531,086	36,362,422	55,283,125	66,635,543	77,987,965	100,692,807
3	1,335,887	10,994,310	18,535,643	26,820,842	41,903,508	62,616,507	75,044,306	87,472,104	112,266,877
4	12,635,137	3,856,850	2,814,128	10,317,791	23,655,070	42,300,235	53,487,333	64,674,433	87,029,287
5	21,464,053	13,608,054	7,745,060	1,063,061	10,619,074	27,205,058	37,111,507	47,006,374	66,796,109
6	21,661,970	14,053,971	8,364,073	1,900,537	9,385,409	25,376,414	34,942,967	44,478,472	63,513,618
7	29,304,176	22,527,869	17,567,921	11,849,691	2,042,289	12,037,567	20,444,819	28,813,198	45,502,993
8	29,871,891	20,904,914	14,493,266	7,017,168	5,523,835	23,714,233	34,521,372	45,275,193	66,631,797
9	38,848,562	33,070,967	28,862,350	24,020,452	15,994,188	4,139,332	2,923,921	9,943,699	23,930,103
10	42,325,589	34,529,709	29,015,760	22,600,079	12,276,216	3,155,145	12,285,782	21,349,166	39,325,062

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,530,830	39,281,493	46,590,281	54,340,955	68,958,531	88,335,190	99,961,186	111,587,182	134,839,173
2	42,108,582	53,563,634	64,360,174	75,815,226	97,408,306	126,045,934	143,228,513	160,411,091	194,776,246
3	44,771,864	57,312,014	69,101,575	81,641,728	105,220,849	136,564,168	155,308,086	174,052,001	211,539,835
4	30,041,300	41,398,547	51,915,585	63,245,653	84,165,149	112,385,739	129,286,322	146,150,149	179,877,803
5	20,502,043	30,643,230	39,930,431	49,977,108	68,424,680	93,385,483	108,361,965	123,277,886	153,102,980
6	20,156,489	29,984,596	38,959,174	48,671,943	66,449,612	90,511,603	104,917,027	119,281,912	147,974,987
7	11,895,508	20,619,914	28,466,061	37,037,732	52,529,020	73,662,930	86,269,288	98,870,950	123,971,339
8	12,654,326	24,129,334	34,259,316	45,383,387	65,173,948	92,284,564	108,423,327	124,502,409	156,509,661
9	1,700,936	9,116,100	15,746,751	22,977,772	35,752,675	53,486,116	64,045,955	74,586,363	95,589,133
10	546,396	9,350,562	18,010,581	27,478,201	43,882,046	66,746,880	80,312,466	93,799,822	120,618,063

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,330,830	30,081,493	37,390,281	45,140,955	59,758,531	79,135,190	90,761,186	102,387,182	125,639,173
2	32,908,582	44,363,634	55,160,174	66,615,226	88,208,306	116,845,934	134,028,513	151,211,091	185,576,246
3	35,571,864	48,112,014	59,901,575	72,441,728	96,020,849	127,364,168	146,108,086	164,852,001	202,339,835
4	20,841,300	32,198,547	42,715,585	54,045,653	74,965,149	103,185,739	120,086,322	136,950,149	170,677,803
5	11,302,043	21,443,230	30,730,431	40,777,108	59,224,680	84,185,483	99,161,965	114,077,886	143,902,980
6	10,956,489	20,784,596	29,759,174	39,471,943	57,249,612	81,311,603	95,717,027	110,081,912	138,774,987
7	2,695,508	11,419,914	19,266,061	27,837,732	43,329,020	64,462,930	77,069,288	89,670,950	114,771,339
8	3,454,326	14,929,334	25,059,316	36,183,387	55,973,948	83,084,564	99,223,327	115,302,409	147,309,661
9	7,499,064	83,900	6,546,751	13,777,772	26,552,675	44,286,116	54,845,955	65,386,363	86,389,133
10	9,746,396	150,562	8,810,581	18,278,201	34,682,046	57,546,880	71,112,466	84,599,822	111,418,063

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,730,830	25,481,493	32,790,281	40,540,955	55,158,531	74,535,190	86,161,186	97,787,182	121,039,173
2	28,308,582	39,763,634	50,560,174	62,015,226	83,608,306	112,245,934	129,428,513	146,611,091	180,976,246
3	30,971,864	43,512,014	55,301,575	67,841,728	91,420,849	122,764,168	141,508,086	160,252,001	197,739,835
4	16,241,300	27,598,547	38,115,585	49,445,653	70,365,149	98,585,739	115,486,322	132,350,149	166,077,803
5	6,702,043	16,843,230	26,130,431	36,177,108	54,624,680	79,585,483	94,561,965	109,477,886	139,302,980
6	6,356,489	16,184,596	25,159,174	34,871,943	52,649,612	76,711,603	91,117,027	105,481,912	134,174,987
7	1,904,492	6,819,914	14,666,061	23,237,732	38,729,020	59,862,930	72,469,288	85,070,950	110,171,339
8	1,145,674	10,329,334	20,459,316	31,583,387	51,373,948	78,484,564	94,623,327	110,702,409	142,709,661
9	12,099,064	4,683,900	1,946,751	9,177,772	21,952,675	39,686,116	50,245,955	60,786,363	81,789,133
10	14,346,396	4,449,438	4,210,581	13,678,201	30,082,046	52,946,880	66,512,466	79,999,822	106,818,063

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,269,170	2,481,493	9,790,281	17,540,955	32,158,531	51,535,190	63,161,186	74,787,182	98,039,173
2	5,308,582	16,763,634	27,560,174	39,015,226	60,608,306	89,245,934	106,428,513	123,611,091	157,976,246
3	7,971,864	20,512,014	32,301,575	44,841,728	68,420,849	99,764,168	118,508,086	137,252,001	174,739,835
4	6,758,700	4,598,547	15,115,585	26,445,653	47,365,149	75,585,739	92,486,322	109,350,149	143,077,803
5	16,297,957	6,156,770	3,130,431	13,177,108	31,624,680	56,585,483	71,561,965	86,477,886	116,302,980
6	16,643,511	6,815,404	2,159,174	11,871,943	29,649,612	53,711,603	68,117,027	82,481,912	111,174,987
7	24,904,492	16,180,086	8,333,939	237,732	15,729,020	36,862,930	49,469,288	62,070,950	87,171,339
8	24,145,674	12,670,666	2,540,684	8,583,387	28,373,948	55,484,564	71,623,327	87,702,409	119,709,661
9	35,099,064	27,683,900	21,053,249	13,822,228	1,047,325	16,686,116	27,245,955	37,786,363	58,789,133
10	37,346,396	27,449,438	18,789,419	9,321,799	7,082,046	29,946,880	43,512,466	56,999,822	83,818,063

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,644,182	34,394,846	41,703,634	49,454,298	64,071,873	83,448,543	95,074,539	106,700,534	129,952,526
2	35,995,192	47,458,965	58,255,505	69,710,557	91,303,637	119,941,265	137,123,844	154,306,422	188,671,576
3	37,979,105	50,558,392	62,347,953	74,888,104	98,467,225	129,817,604	148,627,832	167,392,614	204,880,447
4	22,719,642	34,168,265	44,685,301	56,042,550	77,035,754	105,256,342	122,188,696	139,120,233	172,847,887
5	13,500,503	23,715,962	33,041,147	43,154,757	61,637,310	86,687,117	101,663,599	116,640,081	146,498,079
6	13,426,432	23,353,437	32,394,300	42,177,253	60,038,786	84,190,617	98,614,620	113,020,045	141,760,521
7	5,477,616	14,331,570	22,266,692	30,922,561	46,518,790	67,755,470	80,421,520	93,045,920	118,227,588
8	3,305,354	15,100,357	25,443,565	36,763,377	56,792,637	84,142,629	100,389,088	116,555,575	148,695,556
9	3,807,034	3,736,652	10,463,984	17,782,522	30,655,495	48,493,570	59,111,659	69,678,114	90,734,941
10	8,729,849	1,504,152	10,387,162	20,054,722	36,700,463	59,798,975	73,475,879	87,052,543	114,003,193

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,444,182	25,194,846	32,503,634	40,254,298	54,871,873	74,248,543	85,874,539	97,500,534	120,752,526
2	26,795,192	38,258,965	49,055,505	60,510,557	82,103,637	110,741,265	127,923,844	145,106,422	179,471,576
3	28,779,105	41,358,392	53,147,953	65,688,104	89,267,225	120,617,604	139,427,832	158,192,614	195,680,447
4	13,519,642	24,968,265	35,485,301	46,842,550	67,835,754	96,056,342	112,988,696	129,920,233	163,647,887
5	4,300,503	14,515,962	23,841,147	33,954,757	52,437,310	77,487,117	92,463,599	107,440,081	137,298,079
6	4,226,432	14,153,437	23,194,300	32,977,253	50,838,786	74,990,617	89,414,620	103,820,045	132,560,521
7	3,722,384	5,131,570	13,066,692	21,722,561	37,318,790	58,555,470	71,221,520	83,845,920	109,027,588
8	5,894,646	5,900,357	16,243,565	27,563,377	47,592,637	74,942,629	91,189,088	107,355,575	139,495,556
9	13,007,034	5,463,348	1,263,984	8,582,522	21,455,495	39,293,570	49,911,659	60,478,114	81,534,941
10	17,929,849	7,695,848	1,187,162	10,854,722	27,500,463	50,598,975	64,275,879	77,852,543	104,803,193

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,844,182	20,594,846	27,903,634	35,654,298	50,271,873	69,648,543	81,274,539	92,900,534	116,152,526
2	22,195,192	33,658,965	44,455,505	55,910,557	77,503,637	106,141,265	123,323,844	140,506,422	174,871,576
3	24,179,105	36,758,392	48,547,953	61,088,104	84,667,225	116,017,604	134,827,832	153,592,614	191,080,447
4	8,919,642	20,368,265	30,885,301	42,242,550	63,235,754	91,456,342	108,388,696	125,320,233	159,047,887
5	299,497	9,915,962	19,241,147	29,354,757	47,837,310	72,887,117	87,863,599	102,840,081	132,698,079
6	373,568	9,553,437	18,594,300	28,377,253	46,238,786	70,390,617	84,814,620	99,220,045	127,960,521
7	8,322,384	531,570	8,466,692	17,122,561	32,718,790	53,955,470	66,621,520	79,245,920	104,427,588
8	10,494,646	1,300,357	11,643,565	22,963,377	42,992,637	70,342,629	86,589,088	102,755,575	134,895,556
9	17,607,034	10,063,348	3,336,016	3,982,522	16,855,495	34,693,570	45,311,659	55,878,114	76,934,941
10	22,529,849	12,295,848	3,412,838	6,254,722	22,900,463	45,998,975	59,675,879	73,252,543	100,203,193

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,155,818	2,405,154	4,903,634	12,654,298	27,271,873	46,648,543	58,274,539	69,900,534	93,152,526
2	804,808	10,658,965	21,455,505	32,910,557	54,503,637	83,141,265	100,323,844	117,506,422	151,871,576
3	1,179,105	13,758,392	25,547,953	38,088,104	61,667,225	93,017,604	111,827,832	130,592,614	168,080,447
4	14,080,358	2,631,735	7,885,301	19,242,550	40,235,754	68,456,342	85,388,696	102,320,233	136,047,887
5	23,299,497	13,084,038	3,758,853	6,354,757	24,837,310	49,887,117	64,863,599	79,840,081	109,698,079
6	23,373,568	13,446,563	4,405,700	5,377,253	23,238,786	47,390,617	61,814,620	76,220,045	104,960,521
7	31,322,384	22,468,430	14,533,308	5,877,439	9,718,790	30,955,470	43,621,520	56,245,920	81,427,588
8	33,494,646	21,699,643	11,356,435	36,623	19,992,637	47,342,629	63,589,088	79,755,575	111,895,556
9	40,607,034	33,063,348	26,336,016	19,017,478	6,144,505	11,693,570	22,311,659	32,878,114	53,934,941
10	45,529,849	35,295,848	26,412,838	16,745,278	99,537	22,998,975	36,675,879	50,252,543	77,203,193

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,397,142	33,420,675	38,145,909	43,313,018	52,763,484	65,681,257	73,431,921	81,182,585	96,683,913
2	35,999,222	44,901,663	51,879,851	59,516,552	73,472,931	92,564,684	104,019,736	115,474,789	138,384,890
3	38,083,783	47,829,522	55,439,032	63,799,133	79,018,153	99,918,407	112,458,558	124,998,708	150,024,335
4	23,945,617	32,810,532	39,541,819	47,113,318	60,575,893	79,392,063	90,680,299	101,968,535	124,532,553
5	15,061,673	22,989,273	28,911,613	35,654,020	47,448,593	64,184,521	74,187,259	84,171,580	104,140,223
6	14,878,083	22,561,559	28,309,501	34,831,469	46,225,957	62,367,948	72,020,987	81,649,028	100,856,261
7	7,190,816	14,034,746	19,045,807	24,821,918	34,724,083	48,937,241	57,426,428	65,870,462	82,716,987
8	6,413,169	15,480,667	21,959,227	29,511,736	42,183,394	60,555,041	71,468,106	82,321,428	103,884,930
9	2,312,696	3,521,718	7,772,907	12,663,038	20,768,488	32,739,069	39,866,177	46,953,604	61,070,579
10	5,983,245	1,896,995	7,473,741	13,955,611	24,386,949	39,976,050	49,195,141	58,346,288	76,490,440

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,197,142	24,220,675	28,945,909	34,113,018	43,563,484	56,481,257	64,231,921	71,982,585	87,483,913
2	26,799,222	35,701,663	42,679,851	50,316,552	64,272,931	83,364,684	94,819,736	106,274,789	129,184,890
3	28,883,783	38,629,522	46,239,032	54,599,133	69,818,153	90,718,407	103,258,558	115,798,708	140,824,335
4	14,745,617	23,610,532	30,341,819	37,913,318	51,375,893	70,192,063	81,480,299	92,768,535	115,332,553
5	5,861,673	13,789,273	19,711,613	26,454,020	38,248,593	54,984,521	64,987,259	74,971,580	94,940,223
6	5,678,083	13,361,559	19,109,501	25,631,469	37,025,957	53,167,948	62,820,987	72,449,028	91,656,261
7	2,009,184	4,834,746	9,845,807	15,621,918	25,524,083	39,737,241	48,226,428	56,670,462	73,516,987
8	2,786,831	6,280,667	12,759,227	20,311,736	32,983,394	51,355,041	62,268,106	73,121,428	94,684,930
9	11,512,696	5,678,282	1,427,093	3,463,038	11,568,488	23,539,069	30,666,177	37,753,604	51,870,579
10	15,183,245	7,303,005	1,726,259	4,755,611	15,186,949	30,776,050	39,995,141	49,146,288	67,290,440

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,597,142	19,620,675	24,345,909	29,513,018	38,963,484	51,881,257	59,631,921	67,382,585	82,883,913
2	22,199,222	31,101,663	38,079,851	45,716,552	59,672,931	78,764,684	90,219,736	101,674,789	124,584,890
3	24,283,783	34,029,522	41,639,032	49,999,133	65,218,153	86,118,407	98,658,558	111,198,708	136,224,335
4	10,145,617	19,010,532	25,741,819	33,313,318	46,775,893	65,592,063	76,880,299	88,168,535	110,732,553
5	1,261,673	9,189,273	15,111,613	21,854,020	33,648,593	50,384,521	60,387,259	70,371,580	90,340,223
6	1,078,083	8,761,559	14,509,501	21,031,469	32,425,957	48,567,948	58,220,987	67,849,028	87,056,261
7	6,609,184	234,746	5,245,807	11,021,918	20,924,083	35,137,241	43,626,428	52,070,462	68,916,987
8	7,386,831	1,680,667	8,159,227	15,711,736	28,383,394	46,755,041	57,668,106	68,521,428	90,084,930
9	16,112,696	10,278,282	6,027,093	1,136,962	6,968,488	18,939,069	26,066,177	33,153,604	47,270,579
10	19,783,245	11,903,005	6,326,259	155,611	10,586,949	26,176,050	35,395,141	44,546,288	62,690,440

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,402,858	3,379,325	1,345,909	6,513,018	15,963,484	28,881,257	36,631,921	44,382,585	59,883,913
2	800,778	8,101,663	15,079,851	22,716,552	36,672,931	55,764,684	67,219,736	78,674,789	101,584,890
3	1,283,783	11,029,522	18,639,032	26,999,133	42,218,153	63,118,407	75,658,558	88,198,708	113,224,335
4	12,854,383	3,989,468	2,741,819	10,313,318	23,775,893	42,592,063	53,880,299	65,168,535	87,732,553
5	21,738,327	13,810,727	7,888,387	1,145,980	10,648,593	27,384,521	37,387,259	47,371,580	67,340,223
6	21,921,917	14,238,441	8,490,499	1,968,531	9,425,957	25,567,948	35,220,987	44,849,028	64,056,261
7	29,609,184	22,765,254	17,754,193	11,978,082	2,075,917	12,137,241	20,626,428	29,070,462	45,916,987
8	30,386,831	21,319,333	14,840,773	7,288,264	5,383,394	23,755,041	34,668,106	45,521,428	67,084,930
9	39,112,696	33,278,282	29,027,093	24,136,962	16,031,512	4,060,931	3,066,177	10,153,604	24,270,579
10	42,783,245	34,903,005	29,326,259	22,844,389	12,413,051	3,176,050	12,395,141	21,546,288	39,690,440

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,481,167	39,092,945	46,270,772	53,882,549	68,238,194	87,267,652	98,685,324	110,102,995	132,938,338
2	42,041,702	53,291,492	63,894,570	75,144,361	96,350,517	124,474,989	141,349,675	158,224,360	191,973,731
3	44,747,513	57,062,959	68,641,264	80,956,709	104,113,321	134,881,849	153,289,894	171,697,942	208,514,035
4	30,346,826	41,500,565	51,829,149	62,942,119	83,486,763	111,201,670	127,785,536	144,347,182	177,470,474
5	20,944,090	30,889,963	40,002,371	49,863,995	67,967,789	92,481,323	107,179,723	121,825,054	151,115,716
6	20,559,920	30,198,950	38,999,925	48,538,652	65,985,155	89,603,548	103,750,844	117,846,066	146,024,993
7	12,400,432	20,956,186	28,649,592	37,055,689	52,257,579	72,994,275	85,370,129	97,738,212	122,385,277
8	13,539,962	24,766,615	34,688,005	45,591,875	64,998,840	91,591,585	107,425,455	123,200,932	154,619,381
9	2,141,182	9,405,860	15,909,075	23,002,022	35,535,338	52,939,427	63,305,335	73,648,891	94,269,162
10	234,245	9,920,315	18,406,464	27,681,017	43,761,052	66,183,114	79,493,305	92,737,849	119,054,923

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,281,167	29,892,945	37,070,772	44,682,549	59,038,194	78,067,652	89,485,324	100,902,995	123,738,338
2	32,841,702	44,091,492	54,694,570	65,944,361	87,150,517	115,274,989	132,149,675	149,024,360	182,773,731
3	35,547,513	47,862,959	59,441,264	71,756,709	94,913,321	125,681,849	144,089,894	162,497,942	199,314,035
4	21,146,826	32,300,565	42,629,149	53,742,119	74,286,763	102,001,670	118,585,536	135,147,182	168,270,474
5	11,744,090	21,689,963	30,802,371	40,663,995	58,767,789	83,281,323	97,979,723	112,625,054	141,915,716
6	11,359,920	20,998,950	29,799,925	39,338,652	56,785,155	80,403,548	94,550,844	108,646,066	136,824,993
7	3,200,432	11,756,186	19,449,592	27,855,689	43,057,579	63,794,275	76,170,129	88,538,212	113,185,277
8	4,339,962	15,566,615	25,488,005	36,391,875	55,798,840	82,391,585	98,225,455	114,000,932	145,419,381
9	7,058,818	205,860	6,709,075	13,802,022	26,335,338	43,739,427	54,105,335	64,448,891	85,069,162
10	8,965,755	720,315	9,206,464	18,481,017	34,561,052	56,983,114	70,293,305	83,537,849	109,854,923

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,681,167	25,292,945	32,470,772	40,082,549	54,438,194	73,467,652	84,885,324	96,302,995	119,138,338
2	28,241,702	39,491,492	50,094,570	61,344,361	82,550,517	110,674,989	127,549,675	144,424,360	178,173,731
3	30,947,513	43,262,959	54,841,264	67,156,709	90,313,321	121,081,849	139,489,894	157,897,942	194,714,035
4	16,546,826	27,700,565	38,029,149	49,142,119	69,686,763	97,401,670	113,985,536	130,547,182	163,670,474
5	7,144,090	17,089,963	26,202,371	36,063,995	54,167,789	78,681,323	93,379,723	108,025,054	137,315,716
6	6,759,920	16,398,950	25,199,925	34,738,652	52,185,155	75,803,548	89,950,844	104,046,066	132,224,993
7	1,399,568	7,156,186	14,849,592	23,255,689	38,457,579	59,194,275	71,570,129	83,938,212	108,585,277
8	260,038	10,966,615	20,888,005	31,791,875	51,198,840	77,791,585	93,625,455	109,400,932	140,819,381
9	11,658,818	4,394,140	2,109,075	9,202,022	21,735,338	39,139,427	49,505,335	59,848,891	80,469,162
10	13,565,755	3,879,685	4,606,464	13,881,017	29,961,052	52,383,114	65,693,305	78,937,849	105,254,923

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,318,833	2,292,945	9,470,772	17,082,549	31,438,194	50,467,652	61,885,324	73,302,995	96,138,338
2	5,241,702	16,491,492	27,094,570	38,344,361	59,550,517	87,674,989	104,549,675	121,424,360	155,173,731
3	7,947,513	20,262,959	31,841,264	44,156,709	67,313,321	98,081,849	116,489,894	134,897,942	171,714,035
4	6,453,174	4,700,565	15,029,149	26,142,119	46,686,763	74,401,670	90,985,536	107,547,182	140,670,474
5	15,855,910	5,910,037	3,202,371	13,063,995	31,167,789	55,681,323	70,379,723	85,025,054	114,315,716
6	16,240,080	6,601,050	2,199,925	11,738,652	29,185,155	52,803,548	66,950,844	81,046,066	109,224,993
7	24,399,568	15,843,814	8,150,408	255,689	15,457,579	36,194,275	48,570,129	60,938,212	85,585,277
8	23,260,038	12,033,385	2,111,995	8,791,875	28,198,840	54,791,585	70,625,455	86,400,932	117,819,381
9	34,658,818	27,394,140	20,890,925	13,797,978	1,264,662	16,139,427	26,505,335	36,848,891	57,469,162
10	36,565,755	26,879,685	18,393,536	9,118,983	6,961,052	29,383,114	42,693,305	55,937,849	82,254,923

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,679,946	34,291,724	41,469,551	49,081,328	63,436,983	82,466,431	93,884,103	105,301,774	128,137,117
2	36,043,759	47,293,550	57,896,628	69,146,415	90,352,574	118,477,047	135,351,732	152,226,418	185,975,789
3	38,086,828	50,427,408	62,005,714	74,321,159	97,477,770	128,266,385	146,739,553	165,154,980	201,971,073
4	23,167,441	34,396,688	44,725,271	55,879,010	76,482,009	104,196,917	120,825,862	137,440,170	170,563,462
5	14,078,707	24,097,373	33,241,908	43,174,295	61,312,298	85,900,064	100,608,184	115,316,305	144,626,287
6	13,960,664	23,696,677	32,562,608	42,169,938	59,698,988	83,405,475	97,558,622	111,705,917	139,919,174
7	6,119,866	14,790,080	22,570,732	31,059,387	46,364,209	67,196,967	79,636,055	92,022,792	116,741,945
8	4,403,820	15,938,165	26,060,750	37,147,370	56,780,419	83,607,899	99,547,363	115,408,508	146,957,140
9	3,252,412	4,138,052	10,736,002	17,906,097	30,535,578	48,037,546	58,465,372	68,834,425	89,505,988
10	7,765,906	2,244,575	10,942,577	20,411,786	36,716,753	59,378,122	72,797,183	86,120,736	112,566,487

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,479,946	25,091,724	32,269,551	39,881,328	54,236,983	73,266,431	84,684,103	96,101,774	118,937,117
2	26,843,759	38,093,550	48,696,628	59,946,415	81,152,574	109,277,047	126,151,732	143,026,418	176,775,789
3	28,886,828	41,227,408	52,805,714	65,121,159	88,277,770	119,066,385	137,539,553	155,954,980	192,771,073
4	13,967,441	25,196,688	35,525,271	46,679,010	67,282,009	94,996,917	111,625,862	128,240,170	161,363,462
5	4,878,707	14,897,373	24,041,908	33,974,295	52,112,298	76,700,064	91,408,184	106,116,305	135,426,287
6	4,760,664	14,496,677	23,362,608	32,969,938	50,498,988	74,205,475	88,358,622	102,505,917	130,719,174
7	3,080,134	5,590,080	13,370,732	21,859,387	37,164,209	57,996,967	70,436,055	82,822,792	107,541,945
8	4,796,180	6,738,165	16,860,750	27,947,370	47,580,419	74,407,899	90,347,363	106,208,508	137,757,140
9	12,452,412	5,061,948	1,536,002	8,706,097	21,335,578	38,837,546	49,265,372	59,634,425	80,305,988
10	16,965,906	6,955,425	1,742,577	11,211,786	27,516,753	50,178,122	63,597,183	76,920,736	103,366,487

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,879,946	20,491,724	27,669,551	35,281,328	49,636,983	68,666,431	80,084,103	91,501,774	114,337,117
2	22,243,759	33,493,550	44,096,628	55,346,415	76,552,574	104,677,047	121,551,732	138,426,418	172,175,789
3	24,286,828	36,627,408	48,205,714	60,521,159	83,677,770	114,466,385	132,939,553	151,354,980	188,171,073
4	9,367,441	20,596,688	30,925,271	42,079,010	62,682,009	90,396,917	107,025,862	123,640,170	156,763,462
5	278,707	10,297,373	19,441,908	29,374,295	47,512,298	72,100,064	86,808,184	101,516,305	130,826,287
6	160,664	9,896,677	18,762,608	28,369,938	45,898,988	69,605,475	83,758,622	97,905,917	126,119,174
7	7,680,134	990,080	8,770,732	17,259,387	32,564,209	53,396,967	65,836,055	78,222,792	102,941,945
8	9,396,180	2,138,165	12,260,750	23,347,370	42,980,419	69,807,899	85,747,363	101,608,508	133,157,140
9	17,052,412	9,661,948	3,063,998	4,106,097	16,735,578	34,237,546	44,665,372	55,034,425	75,705,988
10	21,565,906	11,555,425	2,857,423	6,611,786	22,916,753	45,578,122	58,997,183	72,320,736	98,766,487

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,120,054	2,508,276	4,669,551	12,281,328	26,636,983	45,666,431	57,084,103	68,501,774	91,337,117
2	756,241	10,493,550	21,096,628	32,346,415	53,552,574	81,677,047	98,551,732	115,426,418	149,175,789
3	1,286,828	13,627,408	25,205,714	37,521,159	60,677,770	91,466,385	109,939,553	128,354,980	165,171,073
4	13,632,559	2,403,312	7,925,271	19,079,010	39,682,009	67,396,917	84,025,862	100,640,170	133,763,462
5	22,721,293	12,702,627	3,558,092	6,374,295	24,512,298	49,100,064	63,808,184	78,516,305	107,826,287
6	22,839,336	13,103,323	4,237,392	5,369,938	22,898,988	46,605,475	60,758,622	74,905,917	103,119,174
7	30,680,134	22,009,920	14,229,268	5,740,613	9,564,209	30,396,967	42,836,055	55,222,792	79,941,945
8	32,396,180	20,861,835	10,739,250	347,370	19,980,419	46,807,899	62,747,363	78,608,508	110,157,140
9	40,052,412	32,661,948	26,063,998	18,893,903	6,264,422	11,237,546	21,665,372	32,034,425	52,705,988
10	44,565,906	34,555,425	25,857,423	16,388,214	83,247	22,578,122	35,997,183	49,320,736	75,766,487

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,421,545	33,337,139	37,977,703	43,052,228	52,333,347	65,019,650	72,631,437	80,243,215	95,466,780
2	36,041,811	44,784,731	51,637,879	59,137,739	72,844,035	91,593,686	102,843,476	114,093,266	136,592,847
3	38,179,276	47,750,382	55,223,538	63,433,835	78,380,147	98,905,891	111,221,336	123,536,783	148,100,823
4	24,374,646	33,066,436	39,677,107	47,112,933	60,322,600	78,799,205	89,885,168	100,971,131	123,116,950
5	15,601,205	23,379,385	29,189,375	35,810,965	47,380,788	63,816,827	73,627,110	83,432,523	103,043,351
6	15,389,251	22,921,894	28,553,870	34,958,972	46,136,495	61,976,630	71,456,697	80,899,781	99,762,842
7	7,792,538	14,501,337	19,410,286	25,070,747	34,783,498	48,730,161	57,055,585	65,348,311	81,881,481
8	7,429,871	16,297,836	22,642,735	30,042,583	42,453,245	60,462,699	71,164,062	81,812,701	102,968,381
9	1,791,537	3,929,338	8,095,481	12,889,242	20,836,415	32,575,733	39,575,130	46,527,352	60,383,274
10	5,078,513	2,627,063	8,084,739	14,429,837	24,650,179	39,925,047	48,967,358	57,943,105	75,750,871

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,221,545	24,137,139	28,777,703	33,852,228	43,133,347	55,819,650	63,431,437	71,043,215	86,266,780
2	26,841,811	35,584,731	42,437,879	49,937,739	63,644,035	82,393,686	93,643,476	104,893,266	127,392,847
3	28,979,276	38,550,382	46,023,538	54,233,835	69,180,147	89,705,891	102,021,336	114,336,783	138,900,823
4	15,174,646	23,866,436	30,477,107	37,912,933	51,122,600	69,599,205	80,685,168	91,771,131	113,916,950
5	6,401,205	14,179,385	19,989,375	26,610,965	38,180,788	54,616,827	64,427,110	74,232,523	93,843,351
6	6,189,251	13,721,894	19,353,870	25,758,972	36,936,495	52,776,630	62,256,697	71,699,781	90,562,842
7	1,407,462	5,301,337	10,210,286	15,870,747	25,583,498	39,530,161	47,855,585	56,148,311	72,681,481
8	1,770,129	7,097,836	13,442,735	20,842,583	33,253,245	51,262,699	61,964,062	72,612,701	93,768,381
9	10,991,537	5,270,662	1,104,519	3,689,242	11,636,415	23,375,733	30,375,130	37,327,352	51,183,274
10	14,278,513	6,572,937	1,115,261	5,229,837	15,450,179	30,725,047	39,767,358	48,743,105	66,550,871

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,621,545	19,537,139	24,177,703	29,252,228	38,533,347	51,219,650	58,831,437	66,443,215	81,666,780
2	22,241,811	30,984,731	37,837,879	45,337,739	59,044,035	77,793,686	89,043,476	100,293,266	122,792,847
3	24,379,276	33,950,382	41,423,538	49,633,835	64,580,147	85,105,891	97,421,336	109,736,783	134,300,823
4	10,574,646	19,266,436	25,877,107	33,312,933	46,522,600	64,999,205	76,085,168	87,171,131	109,316,950
5	1,801,205	9,579,385	15,389,375	22,010,965	33,580,788	50,016,827	59,827,110	69,632,523	89,243,351
6	1,589,251	9,121,894	14,753,870	21,158,972	32,336,495	48,176,630	57,656,697	67,099,781	85,962,842
7	6,007,462	701,337	5,610,286	11,270,747	20,983,498	34,930,161	43,255,585	51,548,311	68,081,481
8	6,370,129	2,497,836	8,842,735	16,242,583	28,653,245	46,662,699	57,364,062	68,012,701	89,168,381
9	15,591,537	9,870,662	5,704,519	910,758	7,036,415	18,775,733	25,775,130	32,727,352	46,583,274
10	18,878,513	11,172,937	5,715,261	629,837	10,850,179	26,125,047	35,167,358	44,143,105	61,950,871

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,378,455	3,462,861	1,177,703	6,252,228	15,533,347	28,219,650	35,831,437	43,443,215	58,666,780
2	758,189	7,984,731	14,837,879	22,337,739	36,044,035	54,793,686	66,043,476	77,293,266	99,792,847
3	1,379,276	10,950,382	18,423,538	26,633,835	41,580,147	62,105,891	74,421,336	86,736,783	111,300,823
4	12,425,354	3,733,564	2,877,107	10,312,933	23,522,600	41,999,205	53,085,168	64,171,131	86,316,950
5	21,198,795	13,420,615	7,610,625	989,035	10,580,788	27,016,827	36,827,110	46,632,523	66,243,351
6	21,410,749	13,878,106	8,246,130	1,841,028	9,336,495	25,176,630	34,656,697	44,099,781	62,962,842
7	29,007,462	22,298,663	17,389,714	11,729,253	2,016,502	11,930,161	20,255,585	28,548,311	45,081,481
8	29,370,129	20,502,164	14,157,265	6,757,417	5,653,245	23,662,699	34,364,062	45,012,701	66,168,381
9	38,591,537	32,870,662	28,704,519	23,910,758	15,963,585	4,224,287	2,775,130	9,727,352	23,583,274
10	41,878,513	34,172,937	28,715,261	22,370,163	12,149,821	3,125,047	12,167,358	21,143,105	38,950,871

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,446,871	38,989,210	46,101,547	53,643,887	67,868,570	86,724,419	98,037,928	109,351,437	131,978,465
2	41,996,441	53,143,601	63,649,948	74,797,107	95,809,801	123,677,701	140,398,438	157,119,178	190,560,656
3	44,722,263	56,925,357	68,398,033	80,601,127	103,546,481	134,027,796	152,267,907	170,508,019	206,988,242
4	30,485,592	41,537,577	51,771,933	62,776,551	83,133,768	110,595,834	127,021,534	143,432,090	176,253,201
5	21,151,587	30,999,993	40,022,631	49,794,288	67,726,377	92,016,276	106,574,130	121,085,852	150,109,297
6	20,748,730	30,293,401	39,007,752	48,459,458	65,740,554	89,137,321	103,155,186	117,116,113	145,037,966
7	12,640,626	21,106,697	28,729,429	37,052,906	52,110,261	72,646,323	84,909,273	97,158,915	121,581,127
8	13,961,519	25,063,152	34,885,569	45,673,393	64,895,198	91,229,453	106,911,095	122,534,985	153,659,244
9	2,350,790	9,540,517	15,980,157	23,004,207	35,416,868	52,654,154	62,925,494	73,170,757	93,599,037
10	609,135	10,187,812	18,584,297	27,768,243	43,686,766	65,887,396	79,070,689	92,189,011	118,260,679

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,246,871	29,789,210	36,901,547	44,443,887	58,668,570	77,524,419	88,837,928	100,151,437	122,778,465
2	32,796,441	43,943,601	54,449,948	65,597,107	86,609,801	114,477,701	131,198,438	147,919,178	181,360,656
3	35,522,263	47,725,357	59,198,033	71,401,127	94,346,481	124,827,796	143,067,907	161,308,019	197,788,242
4	21,285,592	32,337,577	42,571,933	53,576,551	73,933,768	101,395,834	117,821,534	134,232,090	167,053,201
5	11,951,587	21,799,993	30,822,631	40,594,288	58,526,377	82,816,276	97,374,130	111,885,852	140,909,297
6	11,548,730	21,093,401	29,807,752	39,259,458	56,540,554	79,937,321	93,955,186	107,916,113	135,837,966
7	3,440,626	11,906,697	19,529,429	27,852,906	42,910,261	63,446,323	75,709,273	87,958,915	112,381,127
8	4,761,519	15,863,152	25,685,569	36,473,393	55,695,198	82,029,453	97,711,095	113,334,985	144,459,244
9	6,849,210	340,517	6,780,157	13,804,207	26,216,868	43,454,154	53,725,494	63,970,757	84,399,037
10	8,590,865	987,812	9,384,297	18,568,243	34,486,766	56,687,396	69,870,689	82,989,011	109,060,679

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,646,871	25,189,210	32,301,547	39,843,887	54,068,570	72,924,419	84,237,928	95,551,437	118,178,465
2	28,196,441	39,343,601	49,849,948	60,997,107	82,009,801	109,877,701	126,598,438	143,319,178	176,760,656
3	30,922,263	43,125,357	54,598,033	66,801,127	89,746,481	120,227,796	138,467,907	156,708,019	193,188,242
4	16,685,592	27,737,577	37,971,933	48,976,551	69,333,768	96,795,834	113,221,534	129,632,090	162,453,201
5	7,351,587	17,199,993	26,222,631	35,994,288	53,926,377	78,216,276	92,774,130	107,285,852	136,309,297
6	6,948,730	16,493,401	25,207,752	34,659,458	51,940,554	75,337,321	89,355,186	103,316,113	131,237,966
7	1,159,374	7,306,697	14,929,429	23,252,906	38,310,261	58,846,323	71,109,273	83,358,915	107,781,127
8	161,519	11,263,152	21,085,569	31,873,393	51,095,198	77,429,453	93,111,095	108,734,985	139,859,244
9	11,449,210	4,259,483	2,180,157	9,204,207	21,616,868	38,854,154	49,125,494	59,370,757	79,799,037
10	13,190,865	3,612,188	4,784,297	13,968,243	29,886,766	52,087,396	65,270,689	78,389,011	104,460,679

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,353,129	2,189,210	9,301,547	16,843,887	31,068,570	49,924,419	61,237,928	72,551,437	95,178,465
2	5,196,441	16,343,601	26,849,948	37,997,107	59,009,801	86,877,701	103,598,438	120,319,178	153,760,656
3	7,922,263	20,125,357	31,598,033	43,801,127	66,746,481	97,227,796	115,467,907	133,708,019	170,188,242
4	6,314,408	4,737,577	14,971,933	25,976,551	46,333,768	73,795,834	90,221,534	106,632,090	139,453,201
5	15,648,413	5,800,007	3,222,631	12,994,288	30,926,377	55,216,276	69,774,130	84,285,852	113,309,297
6	16,051,270	6,506,599	2,207,752	11,659,458	28,940,554	52,337,321	66,355,186	80,316,113	108,237,966
7	24,159,374	15,693,303	8,070,571	252,906	15,310,261	35,846,323	48,109,273	60,358,915	84,781,127
8	22,838,481	11,736,848	1,914,431	8,873,393	28,095,198	54,429,453	70,111,095	85,734,985	116,859,244
9	34,449,210	27,259,483	20,819,843	13,795,793	1,383,132	15,854,154	26,125,494	36,370,757	56,799,037
10	36,190,865	26,612,188	18,215,703	9,031,757	6,886,766	29,087,396	42,270,689	55,389,011	81,460,679

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,688,394	34,230,734	41,343,081	48,885,420	63,110,103	81,965,952	93,279,461	104,592,970	127,219,988
2	36,051,901	47,199,060	57,705,407	68,852,567	89,865,261	117,733,157	134,453,898	151,174,635	184,616,113
3	38,127,472	50,348,883	61,821,561	74,024,655	96,970,009	127,477,741	145,782,381	164,023,311	200,503,533
4	23,377,189	34,496,946	44,731,303	55,783,287	76,191,378	103,653,446	120,130,686	136,586,572	169,407,682
5	14,348,079	24,274,594	33,328,994	43,170,768	61,136,682	85,493,610	100,067,550	114,641,489	143,677,646
6	14,214,732	23,855,430	32,634,076	42,147,446	59,516,580	83,000,228	97,018,459	111,036,690	138,986,507
7	6,422,370	15,007,104	22,710,693	31,115,909	46,275,192	66,906,314	79,231,922	91,499,987	115,988,038
8	4,928,227	16,339,373	26,352,136	37,320,624	56,758,045	83,324,720	99,110,906	114,819,598	146,072,770
9	2,985,882	4,328,269	10,857,824	17,957,834	30,465,710	47,799,899	58,131,740	68,403,080	88,882,144
10	7,299,979	2,599,404	11,205,328	20,575,778	36,710,957	59,154,140	72,439,650	85,638,567	111,835,320

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,488,394	25,030,734	32,143,081	39,685,420	53,910,103	72,765,952	84,079,461	95,392,970	118,019,988
2	26,851,901	37,999,060	48,505,407	59,652,567	80,665,261	108,533,157	125,253,898	141,974,635	175,416,113
3	28,927,472	41,148,883	52,621,561	64,824,655	87,770,009	118,277,741	136,582,381	154,823,311	191,303,533
4	14,177,189	25,296,946	35,531,303	46,583,287	66,991,378	94,453,446	110,930,686	127,386,572	160,207,682
5	5,148,079	15,074,594	24,128,994	33,970,768	51,936,682	76,293,610	90,867,550	105,441,489	134,477,646
6	5,014,732	14,655,430	23,434,076	32,947,446	50,316,580	73,800,228	87,818,459	101,836,690	129,786,507
7	2,777,630	5,807,104	13,510,693	21,915,909	37,075,192	57,706,314	70,031,922	82,299,987	106,788,038
8	4,271,773	7,139,373	17,152,136	28,120,624	47,558,045	74,124,720	89,910,906	105,619,598	136,872,770
9	12,185,882	4,871,731	1,657,824	8,757,834	21,265,710	38,599,899	48,931,740	59,203,080	79,682,144
10	16,499,979	6,600,596	2,005,328	11,375,778	27,510,957	49,954,140	63,239,650	76,438,567	102,635,320

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,888,394	20,430,734	27,543,081	35,085,420	49,310,103	68,165,952	79,479,461	90,792,970	113,419,988
2	22,251,901	33,399,060	43,905,407	55,052,567	76,065,261	103,933,157	120,653,898	137,374,635	170,816,113
3	24,327,472	36,548,883	48,021,561	60,224,655	83,170,009	113,677,741	131,982,381	150,223,311	186,703,533
4	9,577,189	20,696,946	30,931,303	41,983,287	62,391,378	89,853,446	106,330,686	122,786,572	155,607,682
5	548,079	10,474,594	19,528,994	29,370,768	47,336,682	71,693,610	86,267,550	100,841,489	129,877,646
6	414,732	10,055,430	18,834,076	28,347,446	45,716,580	69,200,228	83,218,459	97,236,690	125,186,507
7	7,377,630	1,207,104	8,910,693	17,315,909	32,475,192	53,106,314	65,431,922	77,699,987	102,188,038
8	8,871,773	2,539,373	12,552,136	23,520,624	42,958,045	69,524,720	85,310,906	101,019,598	132,272,770
9	16,785,882	9,471,731	2,942,176	4,157,834	16,665,710	33,999,899	44,331,740	54,603,080	75,082,144
10	21,099,979	11,200,596	2,594,672	6,775,778	22,910,957	45,354,140	58,639,650	71,838,567	98,035,320

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	10,111,806	2,589,266	4,543,081	12,085,420	26,310,103	45,165,952	56,479,461	67,792,970	90,419,988
2	748,099	10,399,060	20,905,407	32,052,567	53,065,261	80,933,157	97,653,898	114,374,635	147,816,113
3	1,327,472	13,548,883	25,021,561	37,224,655	60,170,009	90,677,741	108,982,381	127,223,311	163,703,533
4	13,422,811	2,303,054	7,931,303	18,983,287	39,391,378	66,853,446	83,330,686	99,786,572	132,607,682
5	22,451,921	12,525,406	3,471,006	6,370,768	24,336,682	48,693,610	63,267,550	77,841,489	106,877,646
6	22,585,268	12,944,570	4,165,924	5,347,446	22,716,580	46,200,228	60,218,459	74,236,690	102,186,507
7	30,377,630	21,792,896	14,089,307	5,684,091	9,475,192	30,106,314	42,431,922	54,699,987	79,188,038
8	31,871,773	20,460,627	10,447,864	520,624	19,958,045	46,524,720	62,310,906	78,019,598	109,272,770
9	39,785,882	32,471,731	25,942,176	18,842,166	6,334,290	10,999,899	21,331,740	31,603,080	52,082,144
10	44,099,979	34,200,596	25,594,672	16,224,222	89,043	22,354,140	35,639,650	48,838,567	75,035,320

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,424,287	33,285,915	37,884,145	42,912,368	52,108,819	64,679,391	72,221,730	79,764,070	94,848,749
2	36,051,290	44,714,448	51,505,077	58,936,515	72,517,771	91,096,369	102,243,528	113,390,687	135,685,006
3	38,213,947	47,697,737	55,102,717	63,238,112	78,048,071	98,386,560	110,589,653	122,792,747	147,126,176
4	24,574,964	33,180,391	39,730,754	47,098,743	60,180,929	78,488,974	89,473,801	100,458,628	122,395,539
5	15,857,446	23,557,933	29,314,919	35,876,102	47,333,735	63,618,108	73,334,068	83,050,027	102,481,947
6	15,629,466	23,089,156	28,663,329	35,009,998	46,079,216	61,768,598	71,162,179	80,512,957	99,203,932
7	8,080,956	14,716,302	19,580,428	25,183,234	34,801,444	48,615,023	56,858,727	65,075,799	81,452,452
8	7,919,630	16,688,917	22,967,229	30,286,744	42,571,623	60,400,440	70,996,176	81,539,780	102,494,682
9	1,541,621	4,118,811	8,246,400	12,992,120	20,860,297	32,484,262	39,416,098	46,304,560	60,030,091
10	4,642,016	2,973,693	8,375,236	14,650,028	24,761,894	39,885,756	48,839,871	57,728,107	75,367,867

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,224,287	24,085,915	28,684,145	33,712,368	42,908,819	55,479,391	63,021,730	70,564,070	85,648,749
2	26,851,290	35,514,448	42,305,077	49,736,515	63,317,771	81,896,369	93,043,528	104,190,687	126,485,006
3	29,013,947	38,497,737	45,902,717	54,038,112	68,848,071	89,186,560	101,389,653	113,592,747	137,926,176
4	15,374,964	23,980,391	30,530,754	37,898,743	50,980,929	69,288,974	80,273,801	91,258,628	113,195,539
5	6,657,446	14,357,933	20,114,919	26,676,102	38,133,735	54,418,108	64,134,068	73,850,027	93,281,947
6	6,429,466	13,889,156	19,463,329	25,809,998	36,879,216	52,568,598	61,962,179	71,312,957	90,003,932
7	1,119,044	5,516,302	10,380,428	15,983,234	25,601,444	39,415,023	47,658,727	55,875,799	72,252,452
8	1,280,370	7,488,917	13,767,229	21,086,744	33,371,623	51,200,440	61,796,176	72,339,780	93,294,682
9	10,741,621	5,081,189	953,600	3,792,120	11,660,297	23,284,262	30,216,098	37,104,560	50,830,091
10	13,842,016	6,226,307	824,764	5,450,028	15,561,894	30,685,756	39,639,871	48,528,107	66,167,867

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,624,287	19,485,915	24,084,145	29,112,368	38,308,819	50,879,391	58,421,730	65,964,070	81,048,749
2	22,251,290	30,914,448	37,705,077	45,136,515	58,717,771	77,296,369	88,443,528	99,590,687	121,885,006
3	24,413,947	33,897,737	41,302,717	49,438,112	64,248,071	84,586,560	96,789,653	108,992,747	133,326,176
4	10,774,964	19,380,391	25,930,754	33,298,743	46,380,929	64,688,974	75,673,801	86,658,628	108,595,539
5	2,057,446	9,757,933	15,514,919	22,076,102	33,533,735	49,818,108	59,534,068	69,250,027	88,681,947
6	1,829,466	9,289,156	14,863,329	21,209,998	32,279,216	47,968,598	57,362,179	66,712,957	85,403,932
7	5,719,044	916,302	5,780,428	11,383,234	21,001,444	34,815,023	43,058,727	51,275,799	67,652,452
8	5,880,370	2,888,917	9,167,229	16,486,744	28,771,623	46,600,440	57,196,176	67,739,780	88,694,682
9	15,341,621	9,681,189	5,553,600	807,880	7,060,297	18,684,262	25,616,098	32,504,560	46,230,091
10	18,442,016	10,826,307	5,424,764	850,028	10,961,894	26,085,756	35,039,871	43,928,107	61,567,867

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,375,713	3,514,085	1,084,145	6,112,368	15,308,819	27,879,391	35,421,730	42,964,070	58,048,749
2	748,710	7,914,448	14,705,077	22,136,515	35,717,771	54,296,369	65,443,528	76,590,687	98,885,006
3	1,413,947	10,897,737	18,302,717	26,438,112	41,248,071	61,586,560	73,789,653	85,992,747	110,326,176
4	12,225,036	3,619,609	2,930,754	10,298,743	23,380,929	41,688,974	52,673,801	63,658,628	85,595,539
5	20,942,554	13,242,067	7,485,081	923,898	10,533,735	26,818,108	36,534,068	46,250,027	65,681,947
6	21,170,534	13,710,844	8,136,671	1,790,002	9,279,216	24,968,598	34,362,179	43,712,957	62,403,932
7	28,719,044	22,083,698	17,219,572	11,616,766	1,998,556	11,815,023	20,058,727	28,275,799	44,652,452
8	28,880,370	20,111,083	13,832,771	6,513,256	5,771,623	23,600,440	34,196,176	44,739,780	65,694,682
9	38,341,621	32,681,189	28,553,600	23,807,880	15,939,703	4,315,738	2,616,098	9,504,560	23,230,091
10	41,442,016	33,826,307	28,424,764	22,149,972	12,038,106	3,085,756	12,039,871	20,928,107	38,567,867

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,969,556	47,867,421	56,258,006	65,155,871	81,937,050	104,181,704	117,528,502	130,875,301	157,568,898
2	53,696,481	66,847,029	79,241,599	92,392,150	117,181,291	150,057,667	169,783,492	189,509,316	228,960,969
3	57,456,465	71,852,725	85,387,295	99,783,555	126,852,696	162,769,713	184,287,977	205,806,240	248,842,766
4	41,194,818	54,233,089	66,280,224	79,239,267	103,255,125	135,621,386	154,981,281	174,341,177	213,060,968
5	30,343,950	41,954,323	52,546,672	64,074,512	85,178,078	113,833,409	130,957,031	148,076,831	182,316,431
6	29,720,997	40,937,409	51,182,785	62,292,206	82,661,752	110,224,447	126,713,999	143,184,013	176,110,521
7	20,279,342	30,199,677	39,142,479	48,923,205	66,631,689	90,802,824	105,267,063	119,672,775	148,468,735
8	23,452,254	36,395,197	47,884,329	60,515,417	83,069,418	114,013,119	132,465,293	150,861,932	187,515,008
9	8,812,699	17,198,496	24,734,445	32,964,070	47,576,968	67,827,091	79,918,652	91,974,381	116,018,264
10	8,742,566	19,821,144	29,571,357	40,272,656	58,954,346	84,973,535	100,453,797	115,856,118	146,536,557

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,769,556	38,667,421	47,058,006	55,955,871	72,737,050	94,981,704	108,328,502	121,675,301	148,368,898
2	44,496,481	57,647,029	70,041,599	83,192,150	107,981,291	140,857,667	160,583,492	180,309,316	219,760,969
3	48,256,465	62,652,725	76,187,295	90,583,555	117,652,696	153,569,713	175,087,977	196,606,240	239,642,766
4	31,994,818	45,033,089	57,080,224	70,039,267	94,055,125	126,421,386	145,781,281	165,141,177	203,860,968
5	21,143,950	32,754,323	43,346,672	54,874,512	75,978,078	104,633,409	121,757,031	138,876,831	173,116,431
6	20,520,997	31,737,409	41,982,785	53,092,206	73,461,752	101,024,447	117,513,999	133,984,013	166,910,521
7	11,079,342	20,999,677	29,942,479	39,723,205	57,431,689	81,602,824	96,067,063	110,472,775	139,268,735
8	14,252,254	27,195,197	38,684,329	51,315,417	73,869,418	104,813,119	123,265,293	141,661,932	178,315,008
9	387,301	7,998,496	15,534,445	23,764,070	38,376,968	58,627,091	70,718,652	82,774,381	106,818,264
10	457,434	10,621,144	20,371,357	31,072,656	49,754,346	75,773,535	91,253,797	106,656,118	137,336,557

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,169,556	34,067,421	42,458,006	51,355,871	68,137,050	90,381,704	103,728,502	117,075,301	143,768,898
2	39,896,481	53,047,029	65,441,599	78,592,150	103,381,291	136,257,667	155,983,492	175,709,316	215,160,969
3	43,656,465	58,052,725	71,587,295	85,983,555	113,052,696	148,969,713	170,487,977	192,006,240	235,042,766
4	27,394,818	40,433,089	52,480,224	65,439,267	89,455,125	121,821,386	141,181,281	160,541,177	199,260,968
5	16,543,950	28,154,323	38,746,672	50,274,512	71,378,078	100,033,409	117,157,031	134,276,831	168,516,431
6	15,920,997	27,137,409	37,382,785	48,492,206	68,861,752	96,424,447	112,913,999	129,384,013	162,310,521
7	6,479,342	16,399,677	25,342,479	35,123,205	52,831,689	77,002,824	91,467,063	105,872,775	134,668,735
8	9,652,254	22,595,197	34,084,329	46,715,417	69,269,418	100,213,119	118,665,293	137,061,932	173,715,008
9	4,987,301	3,398,496	10,934,445	19,164,070	33,776,968	54,027,091	66,118,652	78,174,381	102,218,264
10	5,057,434	6,021,144	15,771,357	26,472,656	45,154,346	71,173,535	86,653,797	102,056,118	132,736,557

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,169,556	11,067,421	19,458,006	28,355,871	45,137,050	67,381,704	80,728,502	94,075,301	120,768,898
2	16,896,481	30,047,029	42,441,599	55,592,150	80,381,291	113,257,667	132,983,492	152,709,316	192,160,969
3	20,656,465	35,052,725	48,587,295	62,983,555	90,052,696	125,969,713	147,487,977	169,006,240	212,042,766
4	4,394,818	17,433,089	29,480,224	42,439,267	66,455,125	98,821,386	118,181,281	137,541,177	176,260,968
5	6,456,050	5,154,323	15,746,672	27,274,512	48,378,078	77,033,409	94,157,031	111,276,831	145,516,431
6	7,079,003	4,137,409	14,382,785	25,492,206	45,861,752	73,424,447	89,913,999	106,384,013	139,310,521
7	16,520,658	6,600,323	2,342,479	12,123,205	29,831,689	54,002,824	68,467,063	82,872,775	111,668,735
8	13,347,746	404,803	11,084,329	23,715,417	46,269,418	77,213,119	95,665,293	114,061,932	150,715,008
9	27,987,301	19,601,504	12,065,555	3,835,930	10,776,968	31,027,091	43,118,652	55,174,381	79,218,264
10	28,057,434	16,978,856	7,228,643	3,472,656	22,154,346	48,173,535	63,653,797	79,056,118	109,736,557

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,362,370	44,260,236	52,650,820	61,548,686	78,329,854	100,574,518	113,921,317	127,268,115	153,961,712
2	49,190,182	62,340,733	74,735,300	87,885,851	112,674,992	145,551,368	165,277,193	185,003,020	224,454,670
3	52,471,127	66,867,387	80,401,957	94,798,217	121,867,359	157,853,940	179,372,202	200,890,465	243,926,991
4	35,857,623	48,895,894	60,969,591	73,976,545	97,992,403	130,390,011	149,791,992	169,151,887	207,871,678
5	25,231,462	36,869,029	47,530,859	59,059,993	80,233,529	108,888,861	126,081,476	143,201,276	177,440,876
6	24,821,045	36,099,385	46,397,924	57,548,311	77,952,975	105,572,185	122,109,802	138,596,666	171,536,694
7	15,637,868	25,644,950	34,643,901	44,475,882	62,251,791	86,502,949	100,969,822	115,432,898	144,244,322
8	16,788,281	29,936,297	41,541,946	54,300,664	76,997,260	108,098,019	126,614,476	145,062,570	181,796,567
9	4,846,851	13,316,894	20,908,182	29,188,992	43,869,987	64,193,155	76,310,482	88,391,151	112,485,033
10	2,957,406	14,233,420	24,123,388	34,950,278	53,772,237	79,941,837	95,486,652	110,954,927	141,704,659

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,162,370	35,060,236	43,450,820	52,348,686	69,129,854	91,374,518	104,721,317	118,068,115	144,761,712
2	39,990,182	53,140,733	65,535,300	78,685,851	103,474,992	136,351,368	156,077,193	175,803,020	215,254,670
3	43,271,127	57,667,387	71,201,957	85,598,217	112,667,359	148,653,940	170,172,202	191,690,465	234,726,991
4	26,657,623	39,695,894	51,769,591	64,776,545	88,792,403	121,190,011	140,591,992	159,951,887	198,671,678
5	16,031,462	27,669,029	38,330,859	49,859,993	71,033,529	99,688,861	116,881,476	134,001,276	168,240,876
6	15,621,045	26,899,385	37,197,924	48,348,311	68,752,975	96,372,185	112,909,802	129,396,666	162,336,694
7	6,437,868	16,444,950	25,443,901	35,275,882	53,051,791	77,302,949	91,769,822	106,232,898	135,044,322
8	7,588,281	20,736,297	32,341,946	45,100,664	67,797,260	98,898,019	117,414,476	135,862,570	172,596,567
9	4,353,349	4,116,894	11,708,182	19,988,992	34,669,987	54,993,155	67,110,482	79,191,151	103,285,033
10	6,242,594	5,033,420	14,923,388	25,750,278	44,572,237	70,741,837	86,286,652	101,754,927	132,504,659

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,562,370	30,460,236	38,850,820	47,748,686	64,529,854	86,774,518	100,121,317	113,468,115	140,161,712
2	35,390,182	48,540,733	60,935,300	74,085,851	98,874,992	131,751,368	151,477,193	171,203,020	210,654,670
3	38,671,127	53,067,387	66,601,957	80,998,217	108,067,359	144,053,940	165,572,202	187,090,465	230,126,991
4	22,057,623	35,095,894	47,169,591	60,176,545	84,192,403	116,590,011	135,991,992	155,351,887	194,071,678
5	11,431,462	23,069,029	33,730,859	45,259,993	66,433,529	95,088,861	112,281,476	129,401,276	163,640,876
6	11,021,045	22,299,385	32,597,924	43,748,311	64,152,975	91,772,185	108,309,802	124,796,666	157,736,694
7	1,837,868	11,844,950	20,843,901	30,675,882	48,451,791	72,702,949	87,169,822	101,632,898	130,444,322
8	2,988,281	16,136,297	27,741,946	40,500,664	63,197,260	94,298,019	112,814,476	131,262,570	167,996,567
9	8,953,349	483,106	7,108,182	15,388,992	30,069,987	50,393,155	62,510,482	74,591,151	98,685,033
10	10,842,594	433,420	10,323,388	21,150,278	39,972,237	66,141,837	81,686,652	97,154,927	127,904,659

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,437,830	7,460,236	15,850,820	24,748,686	41,529,854	63,774,518	77,121,317	90,468,115	117,161,712
2	12,390,182	25,540,733	37,935,300	51,085,851	75,874,992	108,751,368	128,477,193	148,203,020	187,654,670
3	15,671,127	30,067,387	43,601,957	57,998,217	85,067,359	121,053,940	142,572,202	164,090,465	207,126,991
4	942,377	12,095,894	24,169,591	37,176,545	61,192,403	93,590,011	112,991,992	132,351,887	171,071,678
5	11,568,538	69,029	10,730,859	22,259,993	43,433,529	72,088,861	89,281,476	106,401,276	140,640,876
6	11,978,955	700,615	9,597,924	20,748,311	41,152,975	68,772,185	85,309,802	101,796,666	134,736,694
7	21,162,132	11,155,050	2,156,099	7,675,882	25,451,791	49,702,949	64,169,822	78,632,898	107,444,322
8	20,011,719	6,863,703	4,741,946	17,500,664	40,197,260	71,298,019	89,814,476	108,262,570	144,996,567
9	31,953,349	23,483,106	15,891,818	7,611,008	7,069,987	27,393,155	39,510,482	51,591,151	75,685,033
10	33,842,594	22,566,580	12,676,612	1,849,722	16,972,237	43,141,837	58,686,652	74,154,927	104,904,659

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,901,963	42,100,307	47,948,649	54,304,261	66,000,943	81,889,985	91,423,414	100,956,843	120,023,691
2	47,684,799	58,323,550	66,960,822	76,354,071	93,628,609	117,111,736	131,201,613	145,291,487	173,471,238
3	50,875,319	62,521,844	71,943,198	82,226,240	101,068,948	126,776,553	142,200,257	157,570,445	188,310,819
4	35,234,466	45,782,384	54,130,860	63,434,745	80,045,435	103,186,584	117,071,273	130,943,624	158,600,617
5	25,035,520	34,429,169	41,773,696	50,015,449	64,612,809	85,117,454	97,398,310	109,679,167	134,157,580
6	24,665,735	33,672,654	40,769,880	48,734,442	62,823,503	82,603,440	94,416,023	106,228,607	129,793,071
7	15,711,603	23,786,959	29,952,825	36,986,602	49,208,778	66,580,418	76,966,698	87,307,320	107,960,213
8	17,444,692	28,036,007	35,958,575	45,090,055	60,665,345	83,003,519	96,301,545	109,547,285	135,904,548
9	4,936,513	11,775,171	16,986,817	22,924,063	32,953,486	47,533,987	56,240,921	64,899,287	82,172,473
10	3,572,867	12,671,572	19,432,138	27,202,868	40,034,859	58,899,074	70,094,762	81,219,545	103,333,263

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,701,963	32,900,307	38,748,649	45,104,261	56,800,943	72,689,985	82,223,414	91,756,843	110,823,691
2	38,484,799	49,123,550	57,760,822	67,154,071	84,428,609	107,911,736	122,001,613	136,091,487	164,271,238
3	41,675,319	53,321,844	62,743,198	73,026,240	91,868,948	117,576,553	133,000,257	148,370,445	179,110,819
4	26,034,466	36,582,384	44,930,860	54,234,745	70,845,435	93,986,584	107,871,273	121,743,624	149,400,617
5	15,835,520	25,229,169	32,573,696	40,815,449	55,412,809	75,917,454	88,198,310	100,479,167	124,957,580
6	15,365,735	24,472,654	31,569,880	39,534,442	53,623,503	73,403,440	85,216,023	97,028,607	120,593,071
7	6,511,603	14,586,959	20,752,825	27,786,602	40,008,778	57,380,418	67,766,698	78,107,320	98,760,213
8	8,244,692	18,836,007	26,758,575	35,890,055	51,465,345	73,803,519	87,101,545	100,347,285	126,704,548
9	4,263,487	2,575,171	7,786,817	13,724,063	23,753,486	38,333,987	47,040,921	55,699,287	72,972,473
10	5,627,133	3,471,572	10,232,138	18,002,868	30,834,859	49,699,074	60,894,762	72,019,545	94,133,263

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,101,963	28,300,307	34,148,649	40,504,261	52,200,943	68,089,985	77,623,414	87,156,843	106,223,691
2	33,884,799	44,523,550	53,160,822	62,554,071	79,828,609	103,311,736	117,401,613	131,491,487	159,671,238
3	37,075,319	48,721,844	58,143,198	68,426,240	87,268,948	112,976,553	128,400,257	143,770,445	174,510,819
4	21,434,466	31,982,384	40,330,860	49,634,745	66,245,435	89,386,584	103,271,273	117,143,624	144,800,617
5	11,235,520	20,629,169	27,973,696	36,215,449	50,812,809	71,317,454	83,598,310	95,879,167	120,357,580
6	10,765,735	19,872,654	26,969,880	34,934,442	49,023,503	68,803,440	80,616,023	92,428,607	115,993,071
7	1,911,603	9,986,959	16,152,825	23,186,602	35,408,778	52,780,418	63,166,698	73,507,320	94,160,213
8	3,644,692	14,236,007	22,158,575	31,290,055	46,865,345	69,203,519	82,501,545	95,747,285	122,104,548
9	8,863,487	2,024,829	3,186,817	9,124,063	19,153,486	33,733,987	42,440,921	51,099,287	68,372,473
10	10,227,133	1,128,428	5,632,138	13,402,868	26,234,859	45,099,074	56,294,762	67,419,545	89,533,263

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,898,037	5,300,307	11,148,649	17,504,261	29,200,943	45,089,985	54,623,414	64,156,843	83,223,691
2	10,884,799	21,523,550	30,160,822	39,554,071	56,828,609	80,311,736	94,401,613	108,491,487	136,671,238
3	14,075,319	25,721,844	35,143,198	45,426,240	64,268,948	89,976,553	105,400,257	120,770,445	151,510,819
4	1,565,534	8,982,384	17,330,860	26,634,745	43,245,435	66,386,584	80,271,273	94,143,624	121,800,617
5	11,764,480	2,370,831	4,973,696	13,215,449	27,812,809	48,317,454	60,598,310	72,879,167	97,357,580
6	12,234,265	3,127,346	3,969,880	11,934,442	26,023,503	45,803,440	57,616,023	69,428,607	92,993,071
7	21,088,397	13,013,041	6,847,175	186,602	12,408,778	29,780,418	40,166,698	50,507,320	71,160,213
8	19,355,308	8,763,993	841,425	8,290,055	23,865,345	46,203,519	59,501,545	72,747,285	99,104,548
9	31,863,487	25,024,829	19,813,183	13,875,937	3,846,514	10,733,987	19,440,921	28,099,287	45,372,473
10	33,227,133	24,128,428	17,367,862	9,597,132	3,234,859	22,099,074	33,294,762	44,419,545	66,533,263

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,041,208	47,999,839	56,447,721	65,406,351	82,302,115	104,698,686	118,136,626	131,574,556	158,450,437
2	53,803,510	67,043,860	79,523,070	92,763,423	117,721,843	150,822,722	170,683,250	190,543,779	230,264,836
3	57,555,031	72,049,599	85,676,594	100,171,162	127,425,153	163,592,415	185,257,622	206,922,828	250,253,239
4	41,157,403	54,284,708	66,419,435	79,466,972	103,646,828	136,239,361	155,731,460	175,223,560	214,207,759
5	30,250,597	41,940,442	52,610,007	64,216,568	85,469,245	114,320,257	131,565,741	148,802,449	183,275,863
6	29,640,103	40,937,947	51,253,286	62,443,340	82,956,688	110,707,602	127,314,395	143,896,879	177,052,807
7	20,151,331	30,144,005	39,152,406	49,004,391	66,838,207	91,178,745	105,744,410	120,250,126	149,246,950
8	23,205,489	36,249,833	47,823,795	60,553,618	83,267,745	114,434,718	133,018,755	151,541,020	188,450,167
9	8,698,983	17,148,605	24,739,226	33,028,217	47,745,638	68,137,100	80,314,246	92,452,300	116,863,344
10	8,521,443	19,686,034	29,511,250	40,294,629	59,113,036	85,320,199	100,909,597	116,417,808	147,312,744

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,841,208	38,799,839	47,247,721	56,206,351	73,102,115	95,498,686	108,936,626	122,374,556	149,250,437
2	44,603,510	57,843,860	70,323,070	83,563,423	108,521,843	141,622,722	161,483,250	181,343,779	221,064,836
3	48,355,031	62,849,599	76,476,594	90,971,162	118,225,153	154,392,415	176,057,622	197,722,828	241,053,239
4	31,957,403	45,084,708	57,219,435	70,266,972	94,446,828	127,039,361	146,531,460	166,023,560	205,007,759
5	21,050,597	32,740,442	43,410,007	55,016,568	76,269,245	105,120,257	122,365,741	139,602,449	174,075,863
6	20,440,103	31,737,947	42,053,286	53,243,340	73,756,688	101,507,602	118,114,395	134,696,879	167,852,807
7	10,951,331	20,944,005	29,952,406	39,804,391	57,638,207	81,978,745	96,544,410	111,050,126	140,046,950
8	14,005,489	27,049,833	38,623,795	51,353,618	74,067,745	105,234,718	123,818,755	142,341,020	179,250,167
9	501,017	7,948,605	15,539,226	23,828,217	38,545,638	58,937,100	71,114,246	83,252,300	107,463,344
10	678,557	10,486,034	20,311,250	31,094,629	49,913,036	76,120,199	91,709,597	107,217,808	138,112,744

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,241,208	34,199,839	42,647,721	51,606,351	68,502,115	90,898,686	104,336,626	117,774,556	144,650,437
2	40,003,510	53,243,860	65,723,070	78,963,423	103,921,843	137,022,722	156,883,250	176,743,779	216,464,836
3	43,755,031	58,249,599	71,876,594	86,371,162	113,625,153	149,792,415	171,457,622	193,122,828	236,453,239
4	27,357,403	40,484,708	52,619,435	65,666,972	89,846,828	122,439,361	141,931,460	161,423,560	200,407,759
5	16,450,597	28,140,442	38,810,007	50,416,568	71,669,245	100,520,257	117,765,741	135,002,449	169,475,863
6	15,840,103	27,137,947	37,453,286	48,643,340	69,156,688	96,907,602	113,514,395	130,096,879	163,252,807
7	6,351,331	16,344,005	25,352,406	35,204,391	53,038,207	77,378,745	91,944,410	106,450,126	135,446,950
8	9,405,489	22,449,833	34,023,795	46,753,618	69,467,745	100,634,718	119,218,755	137,741,020	174,650,167
9	5,101,017	3,348,605	10,939,226	19,228,217	33,945,638	54,337,100	66,514,246	78,652,300	102,863,344
10	5,278,557	5,886,034	15,711,250	26,494,629	45,313,036	71,520,199	87,109,597	102,617,808	133,512,744

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,241,208	11,199,839	19,647,721	28,606,351	45,502,115	67,898,686	81,336,626	94,774,556	121,650,437
2	17,003,510	30,243,860	42,723,070	55,963,423	80,921,843	114,022,722	133,883,250	153,743,779	193,464,836
3	20,755,031	35,249,599	48,876,594	63,371,162	90,625,153	126,792,415	148,457,622	170,122,828	213,453,239
4	4,357,403	17,484,708	29,619,435	42,666,972	66,846,828	99,439,361	118,931,460	138,423,560	177,407,759
5	6,549,403	5,140,442	15,810,007	27,416,568	48,669,245	77,520,257	94,765,741	112,002,449	146,475,863
6	7,159,897	4,137,947	14,453,286	25,643,340	46,156,688	73,907,602	90,514,395	107,096,879	140,252,807
7	16,648,669	6,655,995	2,352,406	12,204,391	30,038,207	54,378,745	68,944,410	83,450,126	112,446,950
8	13,594,511	550,167	11,023,795	23,753,618	46,467,745	77,634,718	96,218,755	114,741,020	151,650,167
9	28,101,017	19,651,395	12,060,774	3,771,783	10,945,638	31,337,100	43,514,246	55,652,300	79,863,344
10	28,278,557	17,113,966	7,288,750	3,494,629	22,313,036	48,520,199	64,109,597	79,617,808	110,512,744

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,410,198	44,368,828	52,816,710	61,775,330	78,671,094	101,067,665	114,505,605	127,943,546	154,819,427
2	49,267,446	62,507,796	74,987,006	88,227,360	113,185,779	146,286,658	166,147,186	186,007,715	225,728,772
3	52,536,765	67,031,332	80,658,326	95,152,895	122,406,885	158,643,306	180,309,376	201,974,582	245,304,995
4	35,784,954	48,912,260	61,068,406	74,169,488	98,349,344	130,968,188	150,507,895	169,999,993	208,984,193
5	25,099,207	36,821,371	47,556,008	59,168,926	80,492,036	109,343,048	126,653,654	143,894,689	178,368,103
6	24,702,884	36,063,132	46,436,819	57,663,349	78,212,107	106,024,610	122,675,159	139,279,231	172,444,199
7	15,474,547	25,554,611	34,619,595	44,523,232	62,424,982	86,848,827	101,416,132	115,981,797	144,990,413
8	16,484,133	29,735,809	41,433,158	54,285,355	77,149,382	108,474,617	127,123,440	145,703,352	182,693,954
9	4,703,398	13,238,110	20,884,482	29,225,039	44,011,078	64,479,161	76,679,234	88,845,402	113,106,775
10	2,688,297	14,055,848	24,022,706	34,928,111	53,893,012	80,251,073	95,906,218	111,484,244	142,448,020

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,210,198	35,168,828	43,616,710	52,575,330	69,471,094	91,867,665	105,305,605	118,743,546	145,619,427
2	40,067,446	53,307,796	65,787,006	79,027,360	103,985,779	137,086,658	156,947,186	176,807,715	216,528,772
3	43,336,765	57,831,332	71,458,326	85,952,895	113,206,885	149,443,306	171,109,376	192,774,582	236,104,995
4	26,584,954	39,712,260	51,868,406	64,969,488	89,149,344	121,768,188	141,307,895	160,799,993	199,784,193
5	15,899,207	27,621,371	38,356,008	49,968,926	71,292,036	100,143,048	117,453,654	134,694,689	169,168,103
6	15,502,884	26,863,132	37,236,819	48,463,349	69,012,107	96,824,610	113,475,159	130,079,231	163,244,199
7	6,274,547	16,354,611	25,419,595	35,323,232	53,224,982	77,648,827	92,216,132	106,781,797	135,790,413
8	7,284,133	20,535,809	32,233,158	45,085,355	67,949,382	99,274,617	117,923,440	136,503,352	173,493,954
9	4,496,602	4,038,110	11,684,482	20,025,039	34,811,078	55,279,161	67,479,234	79,645,402	103,906,775
10	6,511,703	4,855,848	14,822,706	25,728,111	44,693,012	71,051,073	86,706,218	102,284,244	133,248,020

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,610,198	30,568,828	39,016,710	47,975,330	64,871,094	87,267,665	100,705,605	114,143,546	141,019,427
2	35,467,446	48,707,796	61,187,006	74,427,360	99,385,779	132,486,658	152,347,186	172,207,715	211,928,772
3	38,736,765	53,231,332	66,858,326	81,352,895	108,606,885	144,843,306	166,509,376	188,174,582	231,504,995
4	21,984,954	35,112,260	47,268,406	60,369,488	84,549,344	117,168,188	136,707,895	156,199,993	195,184,193
5	11,299,207	23,021,371	33,756,008	45,368,926	66,692,036	95,543,048	112,853,654	130,094,689	164,568,103
6	10,902,884	22,263,132	32,636,819	43,863,349	64,412,107	92,224,610	108,875,159	125,479,231	158,644,199
7	1,674,547	11,754,611	20,819,595	30,723,232	48,624,982	73,048,827	87,616,132	102,181,797	131,190,413
8	2,684,133	15,935,809	27,633,158	40,485,355	63,349,382	94,674,617	113,323,440	131,903,352	168,893,954
9	9,096,602	561,890	7,084,482	15,425,039	30,211,078	50,679,161	62,879,234	75,045,402	99,306,775
10	11,111,703	255,848	10,222,706	21,128,111	40,093,012	66,451,073	82,106,218	97,684,244	128,648,020

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,389,802	7,568,828	16,016,710	24,975,330	41,871,094	64,267,665	77,705,605	91,143,546	118,019,427
2	12,467,446	25,707,796	38,187,006	51,427,360	76,385,779	109,486,658	129,347,186	149,207,715	188,928,772
3	15,736,765	30,231,332	43,858,326	58,352,895	85,606,885	121,843,306	143,509,376	165,174,582	208,504,995
4	1,015,046	12,112,260	24,268,406	37,369,488	61,549,344	94,168,188	113,707,895	133,199,993	172,184,193
5	11,700,793	21,371	10,756,008	22,368,926	43,692,036	72,543,048	89,853,654	107,094,689	141,568,103
6	12,097,116	736,868	9,636,819	20,863,349	41,412,107	69,224,610	85,875,159	102,479,231	135,644,199
7	21,325,453	11,245,389	2,180,405	7,723,232	25,624,982	50,048,827	64,616,132	79,181,797	108,190,413
8	20,315,867	7,064,191	4,633,158	17,485,355	40,349,382	71,674,617	90,323,440	108,903,352	145,893,954
9	32,096,602	23,561,890	15,915,518	7,574,961	7,211,078	27,679,161	39,879,234	52,045,402	76,306,775
10	34,111,703	22,744,152	12,777,294	1,871,889	17,093,012	43,451,073	59,106,218	74,684,244	105,648,020

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,945,842	42,193,339	48,081,611	54,480,631	66,257,185	82,254,735	91,853,266	101,451,786	120,648,847
2	47,750,777	58,462,178	67,158,430	76,615,824	94,008,327	117,651,814	131,837,906	146,023,998	174,396,180
3	50,928,944	62,654,999	72,140,691	82,493,952	101,465,333	127,348,491	142,878,385	158,357,642	189,307,935
4	35,156,349	45,776,296	54,181,782	63,554,525	80,278,646	103,577,820	117,557,325	131,529,655	159,375,511
5	24,900,775	34,363,713	41,758,394	50,061,499	64,758,541	85,408,207	97,772,927	110,137,646	134,788,147
6	24,444,731	33,618,744	40,769,273	48,788,224	62,978,265	82,897,978	94,791,227	106,684,476	130,414,494
7	15,547,741	23,686,264	29,895,468	36,981,808	49,291,914	66,786,586	77,243,792	87,659,371	108,457,581
8	17,150,256	27,827,097	35,810,230	45,010,439	60,698,373	83,201,395	96,596,255	109,938,388	136,481,495
9	4,793,711	11,684,988	16,935,480	22,915,596	33,019,195	47,702,363	56,468,754	65,189,303	82,583,457
10	3,311,578	12,482,074	19,293,534	27,126,588	40,053,072	59,056,993	70,332,517	81,536,379	103,809,438

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,745,842	32,993,339	38,881,611	45,280,631	57,057,185	73,054,735	82,653,266	92,251,786	111,448,847
2	38,550,777	49,262,178	57,958,430	67,415,824	84,808,327	108,451,814	122,637,906	136,823,998	165,196,180
3	41,728,944	53,454,999	62,940,691	73,293,952	92,265,333	118,148,491	133,678,385	149,157,642	180,107,935
4	25,956,349	36,576,296	44,981,782	54,354,525	71,078,646	94,377,820	108,357,325	122,329,655	150,175,511
5	15,700,775	25,163,713	32,558,394	40,861,499	55,558,541	76,208,207	88,572,927	100,937,646	125,588,147
6	15,244,731	24,418,744	31,569,273	39,588,224	53,778,265	73,697,978	85,591,227	97,484,476	121,214,494
7	6,347,741	14,486,264	20,695,468	27,781,808	40,091,914	57,586,586	68,043,792	78,459,371	99,257,581
8	7,950,256	18,627,097	26,610,230	35,810,439	51,498,373	74,001,395	87,396,255	100,738,388	127,281,495
9	4,406,289	2,484,988	7,735,480	13,715,596	23,819,195	38,502,363	47,268,754	55,989,303	73,383,457
10	5,888,422	3,282,074	10,093,534	17,926,588	30,853,072	49,856,993	61,132,517	72,336,379	94,609,438

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,145,842	28,393,339	34,281,611	40,680,631	52,457,185	68,454,735	78,053,266	87,651,786	106,848,847
2	33,950,777	44,662,178	53,358,430	62,815,824	80,208,327	103,851,814	118,037,906	132,223,998	160,596,180
3	37,128,944	48,854,999	58,340,691	68,693,952	87,665,333	113,548,491	129,078,385	144,557,642	175,507,935
4	21,356,349	31,976,296	40,381,782	49,754,525	66,478,646	89,777,820	103,757,325	117,729,655	145,575,511
5	11,100,775	20,563,713	27,958,394	36,261,499	50,958,541	71,608,207	83,972,927	96,337,646	120,988,147
6	10,644,731	19,818,744	26,969,273	34,988,224	49,178,265	69,097,978	80,991,227	92,884,476	116,614,494
7	1,747,741	9,886,264	16,095,468	23,181,808	35,491,914	52,986,586	63,443,792	73,859,371	94,657,581
8	3,350,256	14,027,097	22,010,230	31,210,439	46,898,373	69,401,395	82,796,255	96,138,388	122,681,495
9	9,006,289	2,115,012	3,135,480	9,115,596	19,219,195	33,902,363	42,668,754	51,389,303	68,783,457
10	10,488,422	1,317,926	5,493,534	13,326,588	26,253,072	45,256,993	56,532,517	67,736,379	90,009,438

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,854,158	5,393,339	11,281,611	17,680,631	29,457,185	45,454,735	55,053,266	64,651,786	83,848,847
2	10,950,777	21,662,178	30,358,430	39,815,824	57,208,327	80,851,814	95,037,906	109,223,998	137,596,180
3	14,128,944	25,854,999	35,340,691	45,693,952	64,665,333	90,548,491	106,078,385	121,557,642	152,507,935
4	1,643,651	8,976,296	17,381,782	26,754,525	43,478,646	66,777,820	80,757,325	94,729,655	122,575,511
5	11,899,225	2,436,287	4,958,394	13,261,499	27,958,541	48,608,207	60,972,927	73,337,646	97,988,147
6	12,355,269	3,181,256	3,969,273	11,988,224	26,178,265	46,097,978	57,991,227	69,884,476	93,614,494
7	21,252,259	13,113,736	6,904,532	181,808	12,491,914	29,986,586	40,443,792	50,859,371	71,657,581
8	19,649,744	8,972,903	989,770	8,210,439	23,898,373	46,401,395	59,796,255	73,138,388	99,681,495
9	32,006,289	25,115,012	19,864,520	13,884,404	3,780,805	10,902,363	19,668,754	28,389,303	45,783,457
10	33,488,422	24,317,926	17,506,466	9,673,412	3,253,072	22,256,993	33,532,517	44,736,379	67,009,438

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,894,357	47,731,458	56,064,744	64,901,855	81,568,428	103,661,186	116,916,842	130,172,499	156,683,812
2	53,585,019	66,645,767	78,955,698	92,016,446	116,636,306	149,288,178	168,879,302	188,470,423	227,652,668
3	57,352,996	71,650,947	85,093,093	99,391,045	126,275,337	161,942,179	183,313,499	204,684,819	247,427,459
4	41,226,984	54,176,220	66,135,837	79,006,386	102,858,245	134,998,307	154,225,999	173,453,690	211,909,072
5	30,432,301	41,958,389	52,478,405	63,927,524	84,882,048	113,340,632	130,343,525	147,346,418	181,352,205
6	29,797,119	40,932,166	51,107,578	62,136,431	82,362,240	109,736,716	126,109,092	142,466,636	175,163,786
7	20,402,816	30,250,875	39,128,140	48,837,670	66,420,882	90,422,674	104,783,916	119,091,255	147,686,409
8	23,692,547	36,534,267	47,938,658	60,471,183	82,865,143	113,585,736	131,906,128	150,177,141	186,574,225
9	8,922,527	17,244,607	24,725,936	32,896,249	47,404,675	67,513,508	79,519,535	91,492,938	115,369,708
10	8,958,064	19,947,036	29,626,145	40,245,512	58,788,782	84,621,983	99,992,466	115,289,608	145,752,572

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,694,357	38,531,458	46,864,744	55,701,855	72,368,428	94,461,186	107,716,842	120,972,499	147,483,812
2	44,385,019	57,445,767	69,755,698	82,816,446	107,436,306	140,088,178	159,679,302	179,270,423	218,452,668
3	48,152,996	62,450,947	75,893,093	90,191,045	117,075,337	152,742,179	174,113,499	195,484,819	238,227,459
4	32,026,984	44,976,220	56,935,837	69,806,386	93,658,245	125,798,307	145,025,999	164,253,690	202,709,072
5	21,232,301	32,758,389	43,278,405	54,727,524	75,682,048	104,140,632	121,143,525	138,146,418	172,152,205
6	20,597,119	31,732,166	41,907,578	52,936,431	73,162,240	100,536,716	116,909,092	133,266,636	165,963,786
7	11,202,816	21,050,875	29,928,140	39,637,670	57,220,882	81,222,674	95,583,916	109,891,255	138,486,409
8	14,492,547	27,334,267	38,738,658	51,271,183	73,665,143	104,385,736	122,706,128	140,977,141	177,374,225
9	277,473	8,044,607	15,525,936	23,696,249	38,204,675	58,313,508	70,319,535	82,292,938	106,169,708
10	241,936	10,747,036	20,426,145	31,045,512	49,588,782	75,421,983	90,792,466	106,089,608	136,552,572

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,094,357	33,931,458	42,264,744	51,101,855	67,768,428	89,861,186	103,116,842	116,372,499	142,883,812
2	39,785,019	52,845,767	65,155,698	78,216,446	102,836,306	135,488,178	155,079,302	174,670,423	213,852,668
3	43,552,996	57,850,947	71,293,093	85,591,045	112,475,337	148,142,179	169,513,499	190,884,819	233,627,459
4	27,426,984	40,376,220	52,335,837	65,206,386	89,058,245	121,198,307	140,425,999	159,653,690	198,109,072
5	16,632,301	28,158,389	38,678,405	50,127,524	71,082,048	99,540,632	116,543,525	133,546,418	167,552,205
6	15,997,119	27,132,166	37,307,578	48,336,431	68,562,240	95,936,716	112,309,092	128,666,636	161,363,786
7	6,602,816	16,450,875	25,328,140	35,037,670	52,620,882	76,622,674	90,983,916	105,291,255	133,886,409
8	9,892,547	22,734,267	34,138,658	46,671,183	69,065,143	99,785,736	118,106,128	136,377,141	172,774,225
9	4,877,473	3,444,607	10,925,936	19,096,249	33,604,675	53,713,508	65,719,535	77,692,938	101,569,708
10	4,841,936	6,147,036	15,826,145	26,445,512	44,988,782	70,821,983	86,192,466	101,489,608	131,952,572

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,094,357	10,931,458	19,264,744	28,101,855	44,768,428	66,861,186	80,116,842	93,372,499	119,883,812
2	16,785,019	29,845,767	42,155,698	55,216,446	79,836,306	112,488,178	132,079,302	151,670,423	190,852,668
3	20,552,996	34,850,947	48,293,093	62,591,045	89,475,337	125,142,179	146,513,499	167,884,819	210,627,459
4	4,426,984	17,376,220	29,335,837	42,206,386	66,058,245	98,198,307	117,425,999	136,653,690	175,109,072
5	6,367,699	5,158,389	15,678,405	27,127,524	48,082,048	76,540,632	93,543,525	110,546,418	144,552,205
6	7,002,881	4,132,166	14,307,578	25,336,431	45,562,240	72,936,716	89,309,092	105,666,636	138,363,786
7	16,397,184	6,549,125	2,328,140	12,037,670	29,620,882	53,622,674	67,983,916	82,291,255	110,886,409
8	13,107,453	265,733	11,138,658	23,671,183	46,065,143	76,785,736	95,106,128	113,377,141	149,774,225
9	27,877,473	19,555,393	12,074,064	3,903,751	10,604,675	30,713,508	42,719,535	54,692,938	78,569,708
10	27,841,936	16,852,964	7,173,855	3,445,512	21,988,782	47,821,983	63,192,466	78,489,608	108,952,572

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,311,008	44,148,109	52,481,396	61,318,497	77,985,079	100,077,837	113,333,494	126,589,150	153,100,463
2	49,108,499	62,169,250	74,479,178	87,539,927	112,159,789	144,811,659	164,402,782	183,993,903	223,176,151
3	52,400,604	66,698,554	80,140,700	94,438,653	121,322,945	157,058,889	178,430,209	199,801,529	242,544,169
4	35,925,060	48,874,295	60,865,544	73,778,442	97,630,301	129,806,674	149,071,002	168,298,694	206,754,077
5	25,358,660	36,911,702	47,497,025	58,946,144	79,970,175	108,429,826	125,500,190	142,503,083	176,508,870
6	24,934,380	36,130,880	46,354,338	57,428,581	77,689,218	105,115,198	121,539,884	137,909,604	170,624,692
7	15,796,602	25,730,767	34,663,749	44,424,134	62,074,263	86,151,214	100,519,297	114,879,396	143,494,074
8	17,085,794	30,124,418	41,644,461	54,306,610	76,839,124	107,715,573	126,099,745	144,416,103	180,893,574
9	4,985,973	13,391,856	20,928,113	29,149,229	43,725,233	63,903,587	75,938,167	87,933,387	111,859,826
10	3,220,748	14,405,463	24,218,692	34,964,056	53,645,161	79,627,660	95,062,213	110,420,807	140,956,559

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,111,008	34,948,109	43,281,396	52,118,497	68,785,079	90,877,837	104,133,494	117,389,150	143,900,463
2	39,908,499	52,969,250	65,279,178	78,339,927	102,959,789	135,611,659	155,202,782	174,793,903	213,976,151
3	43,200,604	57,498,554	70,940,700	85,238,653	112,122,945	147,858,889	169,230,209	190,601,529	233,344,169
4	26,725,060	39,674,295	51,665,544	64,578,442	88,430,301	120,606,674	139,871,002	159,098,694	197,554,077
5	16,158,660	27,711,702	38,297,025	49,746,144	70,770,175	99,229,826	116,300,190	133,303,083	167,308,870
6	15,734,380	26,930,880	37,154,338	48,228,581	68,489,218	95,915,198	112,339,884	128,709,604	161,424,692
7	6,596,602	16,530,767	25,463,749	35,224,134	52,874,263	76,951,214	91,319,297	105,679,396	134,294,074
8	7,885,794	20,924,418	32,444,461	45,106,610	67,639,124	98,515,573	116,899,745	135,216,103	171,693,574
9	4,214,027	4,191,856	11,728,113	19,949,229	34,525,233	54,703,587	66,738,167	78,733,387	102,659,826
10	5,979,252	5,205,463	15,018,692	25,764,056	44,445,161	70,427,660	85,862,213	101,220,807	131,756,559

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,511,008	30,348,109	38,681,396	47,518,497	64,185,079	86,277,837	99,533,494	112,789,150	139,300,463
2	35,308,499	48,369,250	60,679,178	73,739,927	98,359,789	131,011,659	150,602,782	170,193,903	209,376,151
3	38,600,604	52,898,554	66,340,700	80,638,653	107,522,945	143,258,889	164,630,209	186,001,529	228,744,169
4	22,125,060	35,074,295	47,065,544	59,978,442	83,830,301	116,006,674	135,271,002	154,498,694	192,954,077
5	11,558,660	23,111,702	33,697,025	45,146,144	66,170,175	94,629,826	111,700,190	128,703,083	162,708,870
6	11,134,380	22,330,880	32,554,338	43,628,581	63,889,218	91,315,198	107,739,884	124,109,604	156,824,692
7	1,996,602	11,930,767	20,863,749	30,624,134	48,274,263	72,351,214	86,719,297	101,079,396	129,694,074
8	3,285,794	16,324,418	27,844,461	40,506,610	63,039,124	93,915,573	112,299,745	130,616,103	167,093,574
9	8,814,027	408,144	7,128,113	15,349,229	29,925,233	50,103,587	62,138,167	74,133,387	98,059,826
10	10,579,252	605,463	10,418,692	21,164,056	39,845,161	65,827,660	81,262,213	96,620,807	127,156,559

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,488,992	7,348,109	15,681,396	24,518,497	41,185,079	63,277,837	76,533,494	89,789,150	116,300,463
2	12,308,499	25,369,250	37,679,178	50,739,927	75,359,789	108,011,659	127,602,782	147,193,903	186,376,151
3	15,600,604	29,898,554	43,340,700	57,638,653	84,522,945	120,258,889	141,630,209	163,001,529	205,744,169
4	874,940	12,074,295	24,065,544	36,978,442	60,830,301	93,006,674	112,271,002	131,498,694	169,954,077
5	11,441,340	111,702	10,697,025	22,146,144	43,170,175	71,629,826	88,700,190	105,703,083	139,708,870
6	11,865,620	699,120	9,554,338	20,628,581	40,889,218	68,315,198	84,739,884	101,109,604	133,824,692
7	21,003,398	11,069,233	2,136,251	7,624,134	25,274,263	49,351,214	63,719,297	78,079,396	106,694,074
8	19,714,206	6,675,582	4,844,461	17,506,610	40,039,124	70,915,573	89,299,745	107,616,103	144,093,574
9	31,814,027	23,408,144	15,871,887	7,650,771	6,925,233	27,103,587	39,138,167	51,133,387	75,059,826
10	33,579,252	22,394,537	12,581,308	1,835,944	16,845,161	42,827,660	58,262,213	73,620,807	104,156,559

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,854,537	42,003,730	47,812,130	54,124,345	65,741,146	81,521,688	90,990,016	100,458,343	119,394,988
2	47,614,393	58,180,494	66,758,781	76,087,888	93,244,464	116,567,230	130,560,888	144,554,547	172,541,864
3	50,816,791	62,383,785	71,740,802	81,953,625	100,667,661	126,199,715	141,513,186	156,778,414	187,308,870
4	35,307,334	45,783,223	54,074,690	63,309,790	79,807,049	102,790,173	116,580,047	130,352,489	157,820,619
5	25,160,862	34,489,624	41,783,996	49,964,468	64,462,146	84,821,839	97,018,832	109,215,825	133,522,219
6	24,681,899	33,721,790	40,765,780	48,675,955	62,664,100	82,304,326	94,036,245	105,768,163	129,167,137
7	15,870,865	23,881,949	30,005,709	36,986,986	49,121,293	66,369,961	76,685,316	86,951,040	107,458,675
8	17,732,565	28,238,534	36,100,627	45,163,465	60,626,198	82,799,693	96,000,969	109,150,398	135,321,897
9	5,072,811	11,861,520	17,034,374	22,927,916	32,884,101	47,361,987	56,009,463	64,605,698	81,757,965
10	3,828,451	12,855,524	19,565,272	27,273,830	40,011,402	58,733,887	69,848,939	80,897,753	102,852,269

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,654,537	32,803,730	38,612,130	44,924,345	56,541,146	72,321,688	81,790,016	91,258,343	110,194,988
2	38,414,393	48,980,494	57,558,781	66,887,888	84,044,464	107,367,230	121,360,888	135,354,547	163,341,864
3	41,616,791	53,183,785	62,540,802	72,753,625	91,467,661	116,999,715	132,313,186	147,578,414	178,108,870
4	26,107,334	36,583,223	44,874,690	54,109,790	70,607,049	93,590,173	107,380,047	121,152,489	148,620,619
5	15,960,862	25,289,624	32,583,996	40,764,468	55,262,146	75,621,839	87,818,832	100,015,825	124,322,219
6	15,481,899	24,521,790	31,565,780	39,475,955	53,464,100	73,104,326	84,836,245	96,568,163	119,967,137
7	6,670,865	14,681,949	20,805,709	27,786,986	39,921,293	57,169,961	67,485,316	77,751,040	98,258,675
8	8,532,565	19,038,534	26,900,627	35,963,465	51,426,198	73,599,693	86,800,969	99,950,398	126,121,897
9	4,127,189	2,661,520	7,834,374	13,727,916	23,684,101	38,161,987	46,809,463	55,405,698	72,557,965
10	5,371,549	3,655,524	10,365,272	18,073,830	30,811,402	49,533,887	60,648,939	71,697,753	93,652,269

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,054,537	28,203,730	34,012,130	40,324,345	51,941,146	67,721,688	77,190,016	86,658,343	105,594,988
2	33,814,393	44,380,494	52,958,781	62,287,888	79,444,464	102,767,230	116,760,888	130,754,547	158,741,864
3	37,016,791	48,583,785	57,940,802	68,153,625	86,867,661	112,399,715	127,713,186	142,978,414	173,508,870
4	21,507,334	31,983,223	40,274,690	49,509,790	66,007,049	88,990,173	102,780,047	116,552,489	144,020,619
5	11,360,862	20,689,624	27,983,996	36,164,468	50,662,146	71,021,839	83,218,832	95,415,825	119,722,219
6	10,881,899	19,921,790	26,965,780	34,875,955	48,864,100	68,504,326	80,236,245	91,968,163	115,367,137
7	2,070,865	10,081,949	16,205,709	23,186,986	35,321,293	52,569,961	62,885,316	73,151,040	93,658,675
8	3,932,565	14,438,534	22,300,627	31,363,465	46,826,198	68,999,693	82,200,969	95,350,398	121,521,897
9	8,727,189	1,938,480	3,234,374	9,127,916	19,084,101	33,561,987	42,209,463	50,805,698	67,957,965
10	9,971,549	944,476	5,765,272	13,473,830	26,211,402	44,933,887	56,048,939	67,097,753	89,052,269

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,945,463	5,203,730	11,012,130	17,324,345	28,941,146	44,721,688	54,190,016	63,658,343	82,594,988
2	10,814,393	21,380,494	29,958,781	39,287,888	56,444,464	79,767,230	93,760,888	107,754,547	135,741,864
3	14,016,791	25,583,785	34,940,802	45,153,625	63,867,661	89,399,715	104,713,186	119,978,414	150,508,870
4	1,492,666	8,983,223	17,274,690	26,509,790	43,007,049	65,990,173	79,780,047	93,552,489	121,020,619
5	11,639,138	2,310,376	4,983,996	13,164,468	27,662,146	48,021,839	60,218,832	72,415,825	96,722,219
6	12,118,101	3,078,210	3,965,780	11,875,955	25,864,100	45,504,326	57,236,245	68,968,163	92,367,137
7	20,929,135	12,918,051	6,794,291	186,986	12,321,293	29,569,961	39,885,316	50,151,040	70,658,675
8	19,067,435	8,561,466	699,373	8,363,465	23,826,198	45,999,693	59,200,969	72,350,398	98,521,897
9	31,727,189	24,938,480	19,765,626	13,872,084	3,915,899	10,561,987	19,209,463	27,805,698	44,957,965
10	32,971,549	23,944,476	17,234,728	9,526,170	3,211,402	21,933,887	33,048,939	44,097,753	66,052,269

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,815,612	47,591,948	55,867,937	64,644,283	81,196,260	103,137,121	116,301,636	129,466,150	155,795,180
2	53,469,128	66,440,074	78,665,363	91,636,312	116,086,893	148,514,259	167,970,679	187,427,099	226,339,937
3	57,244,625	71,444,267	84,793,990	98,993,631	125,693,075	161,109,810	182,334,187	203,558,563	246,007,317
4	41,253,902	54,114,102	65,986,275	78,768,330	102,456,191	134,370,125	153,465,613	172,561,100	210,752,075
5	30,515,651	41,957,524	52,405,207	63,775,605	84,581,156	112,839,239	129,725,225	146,611,211	180,383,184
6	29,868,468	40,922,217	51,027,666	61,976,017	82,058,153	109,244,410	125,499,672	141,744,747	174,212,603
7	20,521,753	30,297,600	39,109,391	48,747,786	66,205,787	90,038,295	104,296,599	118,505,565	146,899,971
8	23,926,368	36,667,045	47,986,041	60,420,916	82,654,919	113,152,569	131,341,259	149,484,681	185,623,139
9	9,028,466	17,286,938	24,713,699	32,824,751	47,228,756	67,196,351	79,116,894	91,007,971	114,717,678
10	9,167,936	20,067,534	29,675,614	40,213,197	58,618,191	84,265,543	99,526,314	114,718,278	144,963,899

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,615,612	38,391,948	46,667,937	55,444,283	71,996,260	93,937,121	107,101,636	120,266,150	146,595,180
2	44,269,128	57,240,074	69,465,363	82,436,312	106,886,893	139,314,259	158,770,679	178,227,099	217,139,937
3	48,044,625	62,244,267	75,593,990	89,793,631	116,493,075	151,909,810	173,134,187	194,358,563	236,807,317
4	32,053,902	44,914,102	56,786,275	69,568,330	93,256,191	125,170,125	144,265,613	163,361,100	201,552,075
5	21,315,651	32,757,524	43,205,207	54,575,605	75,381,156	103,639,239	120,525,225	137,411,211	171,183,184
6	20,668,468	31,722,217	41,827,666	52,776,017	72,858,153	100,044,410	116,299,672	132,544,747	165,012,603
7	11,321,753	21,097,600	29,909,391	39,547,786	57,005,787	80,838,295	95,096,599	109,305,565	137,699,971
8	14,726,368	27,467,045	38,786,041	51,220,916	73,454,919	103,952,569	122,141,259	140,284,681	176,423,139
9	171,534	8,086,938	15,513,699	23,624,751	38,028,756	57,996,351	69,916,894	81,807,971	105,517,678
10	32,064	10,867,534	20,475,614	31,013,197	49,418,191	75,065,543	90,326,314	105,518,278	135,763,899

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,015,612	33,791,948	42,067,937	50,844,283	67,396,260	89,337,121	102,501,636	115,666,150	141,995,180
2	39,669,128	52,640,074	64,865,363	77,836,312	102,286,893	134,714,259	154,170,679	173,627,099	212,539,937
3	43,444,625	57,644,267	70,993,990	85,193,631	111,893,075	147,309,810	168,534,187	189,758,563	232,207,317
4	27,453,902	40,314,102	52,186,275	64,968,330	88,656,191	120,570,125	139,665,613	158,761,100	196,952,075
5	16,715,651	28,157,524	38,605,207	49,975,605	70,781,156	99,039,239	115,925,225	132,811,211	166,583,184
6	16,068,468	27,122,217	37,227,666	48,176,017	68,258,153	95,444,410	111,699,672	127,944,747	160,412,603
7	6,721,753	16,497,600	25,309,391	34,947,786	52,405,787	76,238,295	90,496,599	104,705,565	133,099,971
8	10,126,368	22,867,045	34,186,041	46,620,916	68,854,919	99,352,569	117,541,259	135,684,681	171,823,139
9	4,771,534	3,486,938	10,913,699	19,024,751	33,428,756	53,396,351	65,316,894	77,207,971	100,917,678
10	4,632,064	6,267,534	15,875,614	26,413,197	44,818,191	70,465,543	85,726,314	100,918,278	131,163,899

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	2,015,612	10,791,948	19,067,937	27,844,283	44,396,260	66,337,121	79,501,636	92,666,150	118,995,180
2	16,669,128	29,640,074	41,865,363	54,836,312	79,286,893	111,714,259	131,170,679	150,627,099	189,539,937
3	20,444,625	34,644,267	47,993,990	62,193,631	88,893,075	124,309,810	145,534,187	166,758,563	209,207,317
4	4,453,902	17,314,102	29,186,275	41,968,330	65,656,191	97,570,125	116,665,613	135,761,100	173,952,075
5	6,284,349	5,157,524	15,605,207	26,975,605	47,781,156	76,039,239	92,925,225	109,811,211	143,583,184
6	6,931,532	4,122,217	14,227,666	25,176,017	45,258,153	72,444,410	88,699,672	104,944,747	137,412,603
7	16,278,247	6,502,400	2,309,391	11,947,786	29,405,787	53,238,295	67,496,599	81,705,565	110,099,971
8	12,873,632	132,955	11,186,041	23,620,916	45,854,919	76,352,569	94,541,259	112,684,681	148,823,139
9	27,771,534	19,513,062	12,086,301	3,975,249	10,428,756	30,396,351	42,316,894	54,207,971	77,917,678
10	27,632,064	16,732,466	7,124,386	3,413,197	21,818,191	47,465,543	62,726,314	77,918,278	108,163,899

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,256,102	44,032,448	52,308,437	61,084,783	77,636,760	99,577,621	112,742,126	125,906,640	152,235,670
2	49,022,402	61,993,348	74,218,637	87,189,586	111,640,167	144,067,533	163,523,953	182,980,373	221,893,211
3	52,325,192	66,524,835	79,874,557	94,074,198	120,773,642	156,259,020	177,483,397	198,707,773	241,156,527
4	35,987,264	48,847,463	60,756,264	73,575,179	97,263,040	129,218,178	148,344,925	167,440,413	205,631,387
5	25,480,802	36,949,389	47,456,980	58,827,378	79,701,973	107,965,944	124,914,124	141,800,110	175,572,083
6	25,042,891	36,157,619	46,306,060	57,304,160	77,420,834	104,653,650	120,965,405	137,218,044	169,708,192
7	15,950,750	25,809,250	34,679,137	44,367,989	61,892,400	85,795,264	100,064,556	114,321,738	142,739,669
8	17,376,669	30,306,176	41,740,701	54,303,434	76,674,973	107,327,280	125,579,248	143,763,951	179,984,975
9	5,121,365	13,462,996	20,944,276	29,105,750	43,576,814	63,610,455	75,562,290	87,472,111	111,231,156
10	3,478,321	14,571,976	24,308,619	34,971,241	53,513,002	79,308,541	94,632,900	109,881,880	140,203,721

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,056,102	34,832,448	43,108,437	51,884,783	68,436,760	90,377,621	103,542,126	116,706,640	143,035,670
2	39,822,402	52,793,348	65,018,637	77,989,586	102,440,167	134,867,533	154,323,953	173,780,373	212,693,211
3	43,125,192	57,324,835	70,674,557	84,874,198	111,573,642	147,059,020	168,283,397	189,507,773	231,956,527
4	26,787,264	39,647,463	51,556,264	64,375,179	88,063,040	120,018,178	139,144,925	158,240,413	196,431,387
5	16,280,802	27,749,389	38,256,980	49,627,378	70,501,973	98,765,944	115,714,124	132,600,110	166,372,083
6	15,842,891	26,957,619	37,106,060	48,104,160	68,220,834	95,453,650	111,765,405	128,018,044	160,508,192
7	6,750,750	16,609,250	25,479,137	35,167,989	52,692,400	76,595,264	90,864,556	105,121,738	133,539,669
8	8,176,669	21,106,176	32,540,701	45,103,434	67,474,973	98,127,280	116,379,248	134,563,951	170,784,975
9	4,078,635	4,262,996	11,744,276	19,905,750	34,376,814	54,410,455	66,362,290	78,272,111	102,031,156
10	5,721,679	5,371,976	15,108,619	25,771,241	44,313,002	70,108,541	85,432,900	100,681,880	131,003,721

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,456,102	30,232,448	38,508,437	47,284,783	63,836,760	85,777,621	98,942,126	112,106,640	138,435,670
2	35,222,402	48,193,348	60,418,637	73,389,586	97,840,167	130,267,533	149,723,953	169,180,373	208,093,211
3	38,525,192	52,724,835	66,074,557	80,274,198	106,973,642	142,459,020	163,683,397	184,907,773	227,356,527
4	22,187,264	35,047,463	46,956,264	59,775,179	83,463,040	115,418,178	134,544,925	153,640,413	191,831,387
5	11,680,802	23,149,389	33,656,980	45,027,378	65,901,973	94,165,944	111,114,124	128,000,110	161,772,083
6	11,242,891	22,357,619	32,506,060	43,504,160	63,620,834	90,853,650	107,165,405	123,418,044	155,908,192
7	2,150,750	12,009,250	20,879,137	30,567,989	48,092,400	71,995,264	86,264,556	100,521,738	128,939,669
8	3,576,669	16,506,176	27,940,701	40,503,434	62,874,973	93,527,280	111,779,248	129,963,951	166,184,975
9	8,678,635	337,004	7,144,276	15,305,750	29,776,814	49,810,455	61,762,290	73,672,111	97,431,156
10	10,321,679	771,976	10,508,619	21,171,241	39,713,002	65,508,541	80,832,900	96,081,880	126,403,721

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,543,898	7,232,448	15,508,437	24,284,783	40,836,760	62,777,621	75,942,126	89,106,640	115,435,670
2	12,222,402	25,193,348	37,418,637	50,389,586	74,840,167	107,267,533	126,723,953	146,180,373	185,093,211
3	15,525,192	29,724,835	43,074,557	57,274,198	83,973,642	119,459,020	140,683,397	161,907,773	204,356,527
4	812,736	12,047,463	23,956,264	36,775,179	60,463,040	92,418,178	111,544,925	130,640,413	168,831,387
5	11,319,198	149,389	10,656,980	22,027,378	42,901,973	71,165,944	88,114,124	105,000,110	138,772,083
6	11,757,109	642,381	9,506,060	20,504,160	40,620,834	67,853,650	84,165,405	100,418,044	132,908,192
7	20,849,250	10,990,750	2,120,863	7,567,989	25,092,400	48,995,264	63,264,556	77,521,738	105,939,669
8	19,423,331	6,493,824	4,940,701	17,503,434	39,874,973	70,527,280	88,779,248	106,963,951	143,184,975
9	31,678,635	23,337,004	15,855,724	7,694,250	6,776,814	26,810,455	38,762,290	50,672,111	74,431,156
10	33,321,679	22,228,024	12,491,381	1,828,759	16,713,002	42,508,541	57,832,900	73,081,880	103,403,721

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,803,565	41,903,595	47,672,065	53,940,872	65,477,802	81,149,845	90,553,071	99,956,298	118,762,740
2	47,539,550	58,033,004	66,552,309	75,817,273	92,855,885	116,018,290	129,915,730	143,813,174	171,608,061
3	50,753,360	62,240,823	71,533,504	81,676,106	100,261,469	125,617,972	140,821,280	155,981,549	186,302,087
4	35,374,953	45,778,812	54,013,270	63,179,659	79,563,488	102,388,587	116,083,645	129,756,250	157,035,517
5	25,280,457	34,545,077	41,786,843	49,908,555	64,306,552	84,521,360	96,634,490	108,747,621	132,882,063
6	24,793,223	33,766,155	40,756,976	48,612,762	62,500,058	82,000,637	93,651,891	105,303,144	128,536,692
7	16,022,474	23,972,465	30,054,120	36,982,959	49,029,458	66,155,216	76,398,179	86,590,531	106,952,968
8	18,013,874	28,434,679	36,236,386	45,230,670	60,575,308	82,589,919	95,694,527	108,747,728	134,733,542
9	5,205,220	11,944,035	17,078,150	22,928,043	32,811,040	47,186,363	55,771,510	64,308,534	81,339,933
10	4,078,330	13,033,927	19,691,315	27,339,473	39,979,039	58,563,673	69,598,158	80,571,004	102,366,455

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,603,565	32,703,595	38,472,065	44,740,872	56,277,802	71,949,845	81,353,071	90,756,298	109,562,740
2	38,339,550	48,833,004	57,352,309	66,617,273	83,655,885	106,818,290	120,715,730	134,613,174	162,408,061
3	41,553,360	53,040,823	62,333,504	72,476,106	91,061,469	116,417,972	131,621,280	146,781,549	177,102,087
4	26,174,953	36,578,812	44,813,270	53,979,659	70,363,488	93,188,587	106,883,645	120,556,250	147,835,517
5	16,080,457	25,345,077	32,586,843	40,708,555	55,106,552	75,321,360	87,434,490	99,547,621	123,682,063
6	15,593,223	24,566,155	31,556,976	39,412,762	53,300,058	72,800,637	84,451,891	96,103,144	119,336,692
7	6,822,474	14,772,465	20,854,120	27,782,959	39,829,458	56,955,216	67,198,179	77,390,531	97,752,968
8	8,813,874	19,234,679	27,036,386	36,030,670	51,375,308	73,389,919	86,494,527	99,547,728	125,533,542
9	3,994,780	2,744,035	7,878,150	13,728,043	23,611,040	37,986,363	46,571,510	55,108,534	72,139,933
10	5,121,670	3,833,927	10,491,315	18,139,473	30,779,039	49,363,673	60,398,158	71,371,004	93,166,455

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,003,565	28,103,595	33,872,065	40,140,872	51,677,802	67,349,845	76,753,071	86,156,298	104,962,740
2	33,739,550	44,233,004	52,752,309	62,017,273	79,055,885	102,218,290	116,115,730	130,013,174	157,808,061
3	36,953,360	48,440,823	57,733,504	67,876,106	86,461,469	111,817,972	127,021,280	142,181,549	172,502,087
4	21,574,953	31,978,812	40,213,270	49,379,659	65,763,488	88,588,587	102,283,645	115,956,250	143,235,517
5	11,480,457	20,745,077	27,986,843	36,108,555	50,506,552	70,721,360	82,834,490	94,947,621	119,082,063
6	10,993,223	19,966,155	26,956,976	34,812,762	48,700,058	68,200,637	79,851,891	91,503,144	114,736,692
7	2,222,474	10,172,465	16,254,120	23,182,959	35,229,458	52,355,216	62,598,179	72,790,531	93,152,968
8	4,213,874	14,634,679	22,436,386	31,430,670	46,775,308	68,789,919	81,894,527	94,947,728	120,933,542
9	8,594,780	1,855,965	3,278,150	9,128,043	19,011,040	33,386,363	41,971,510	50,508,534	67,539,933
10	9,721,670	766,073	5,891,315	13,539,473	26,179,039	44,763,673	55,798,158	66,771,004	88,566,455

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,996,435	5,103,595	10,872,065	17,140,872	28,677,802	44,349,845	53,753,071	63,156,298	81,962,740
2	10,739,550	21,233,004	29,752,309	39,017,273	56,055,885	79,218,290	93,115,730	107,013,174	134,808,061
3	13,953,360	25,440,823	34,733,504	44,876,106	63,461,469	88,817,972	104,021,280	119,181,549	149,502,087
4	1,425,047	8,978,812	17,213,270	26,379,659	42,763,488	65,588,587	79,283,645	92,956,250	120,235,517
5	11,519,543	2,254,923	4,986,843	13,108,555	27,506,552	47,721,360	59,834,490	71,947,621	96,082,063
6	12,006,777	3,033,845	3,956,976	11,812,762	25,700,058	45,200,637	56,851,891	68,503,144	91,736,692
7	20,777,526	12,827,535	6,745,880	182,959	12,229,458	29,355,216	39,598,179	49,790,531	70,152,968
8	18,786,126	8,365,321	563,614	8,430,670	23,775,308	45,789,919	58,894,527	71,947,728	97,933,542
9	31,594,780	24,855,965	19,721,850	13,871,957	3,988,960	10,386,363	18,971,510	27,508,534	44,539,933
10	32,721,670	23,766,073	17,108,685	9,460,527	3,179,039	21,763,673	32,798,158	43,771,004	65,566,455

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,319,188	56,415,538	65,936,274	76,032,624	95,074,107	120,314,972	135,459,487	150,604,012	180,893,053
2	65,142,641	80,064,480	94,128,515	109,050,354	137,178,423	174,483,020	196,865,781	219,248,541	264,014,060
3	69,962,008	86,297,345	101,654,930	117,990,266	148,705,436	189,411,013	213,827,637	238,244,263	287,077,515
4	52,029,734	66,812,187	80,437,502	95,142,039	122,392,669	159,062,761	181,030,302	202,997,843	246,932,925
5	39,799,647	52,916,239	64,935,304	77,986,483	101,905,122	134,368,443	153,794,163	173,219,883	212,071,323
6	38,905,049	51,577,235	63,179,684	75,754,144	98,813,852	130,058,495	148,746,907	167,435,319	204,744,808
7	28,236,637	39,422,810	49,533,769	60,599,030	80,639,046	108,012,938	124,373,219	140,719,282	173,342,398
8	33,530,540	48,061,745	61,000,363	75,242,604	100,717,280	135,718,640	156,593,181	177,408,060	218,925,315
9	15,526,126	24,960,143	33,459,447	42,743,521	59,299,273	82,204,685	95,884,238	109,547,499	136,790,937
10	17,333,064	29,697,858	40,645,508	52,661,039	73,766,675	103,134,384	120,623,318	138,047,886	172,763,467

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	37,119,188	47,215,538	56,736,274	66,832,624	85,874,107	111,114,972	126,259,487	141,404,012	171,693,053
2	55,942,641	70,864,480	84,928,515	99,850,354	127,978,423	165,283,020	187,665,781	210,048,541	254,814,060
3	60,762,008	77,097,345	92,454,930	108,790,266	139,505,436	180,211,013	204,627,637	229,044,263	277,877,515
4	42,829,734	57,612,187	71,237,502	85,942,039	113,192,669	149,862,761	171,830,302	193,797,843	237,732,925
5	30,599,647	43,716,239	55,735,304	68,786,483	92,705,122	125,168,443	144,594,163	164,019,883	202,871,323
6	29,705,049	42,377,235	53,979,684	66,554,144	89,613,852	120,858,495	139,546,907	158,235,319	195,544,808
7	19,036,637	30,222,810	40,333,769	51,399,030	71,439,046	98,812,938	115,173,219	131,519,282	164,142,398
8	24,330,540	38,861,745	51,800,363	66,042,604	91,517,280	126,518,640	147,393,181	168,208,060	209,725,315
9	6,326,126	15,760,143	24,259,447	33,543,521	50,099,273	73,004,685	86,684,238	100,347,499	127,590,937
10	8,133,064	20,497,858	31,445,508	43,461,039	64,566,675	93,934,384	111,423,318	128,847,886	163,563,467

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,519,188	42,615,538	52,136,274	62,232,624	81,274,107	106,514,972	121,659,487	136,804,012	167,093,053
2	51,342,641	66,264,480	80,328,515	95,250,354	123,378,423	160,683,020	183,065,781	205,448,541	250,214,060
3	56,162,008	72,497,345	87,854,930	104,190,266	134,905,436	175,611,013	200,027,637	224,444,263	273,277,515
4	38,229,734	53,012,187	66,637,502	81,342,039	108,592,669	145,262,761	167,230,302	189,197,843	233,132,925
5	25,999,647	39,116,239	51,135,304	64,186,483	88,105,122	120,568,443	139,994,163	159,419,883	198,271,323
6	25,105,049	37,777,235	49,379,684	61,954,144	85,013,852	116,258,495	134,946,907	153,635,319	190,944,808
7	14,436,637	25,622,810	35,733,769	46,799,030	66,839,046	94,212,938	110,573,219	126,919,282	159,542,398
8	19,730,540	34,261,745	47,200,363	61,442,604	86,917,280	121,918,640	142,793,181	163,608,060	205,125,315
9	1,726,126	11,160,143	19,659,447	28,943,521	45,499,273	68,404,685	82,084,238	95,747,499	122,990,937
10	3,533,064	15,897,858	26,845,508	38,861,039	59,966,675	89,334,384	106,823,318	124,247,886	158,963,467

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,519,188	19,615,538	29,136,274	39,232,624	58,274,107	83,514,972	98,659,487	113,804,012	144,093,053
2	28,342,641	43,264,480	57,328,515	72,250,354	100,378,423	137,683,020	160,065,781	182,448,541	227,214,060
3	33,162,008	49,497,345	64,854,930	81,190,266	111,905,436	152,611,013	177,027,637	201,444,263	250,277,515
4	15,229,734	30,012,187	43,637,502	58,342,039	85,592,669	122,262,761	144,230,302	166,197,843	210,132,925
5	2,999,647	16,116,239	28,135,304	41,186,483	65,105,122	97,568,443	116,994,163	136,419,883	175,271,323
6	2,105,049	14,777,235	26,379,684	38,954,144	62,013,852	93,258,495	111,946,907	130,635,319	167,944,808
7	8,563,363	2,622,810	12,733,769	23,799,030	43,839,046	71,212,938	87,573,219	103,919,282	136,542,398
8	3,269,460	11,261,745	24,200,363	38,442,604	63,917,280	98,918,640	119,793,181	140,608,060	182,125,315
9	21,273,874	11,839,857	3,340,553	5,943,521	22,499,273	45,404,685	59,084,238	72,747,499	99,990,937
10	19,466,936	7,102,142	3,845,508	15,861,039	36,966,675	66,334,384	83,823,318	101,247,886	135,963,467

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,931,579	54,027,920	63,548,666	73,645,006	92,686,488	117,927,354	133,071,879	148,216,394	178,505,434
2	62,159,905	77,081,744	91,145,776	106,067,615	134,195,685	171,500,284	193,883,042	216,265,803	261,031,321
3	66,662,191	82,997,529	98,355,114	114,690,450	145,405,620	186,157,239	210,573,865	234,990,491	283,823,743
4	48,497,022	63,291,459	76,954,083	91,658,621	118,909,251	155,627,949	177,595,490	199,563,031	243,498,112
5	36,433,546	49,597,107	61,616,172	74,696,733	98,632,304	131,141,292	150,567,012	169,992,732	208,844,173
6	35,693,110	48,410,114	60,035,472	72,631,216	95,734,500	127,009,702	145,710,522	164,398,935	201,750,792
7	25,209,412	36,452,561	46,586,697	57,671,804	77,752,665	105,166,831	121,566,826	137,912,889	170,575,163
8	29,221,049	43,869,331	56,882,344	71,183,364	96,757,407	131,834,097	152,754,559	173,622,999	215,193,069
9	12,945,736	22,426,912	30,954,561	40,269,647	56,859,918	79,814,773	93,512,483	107,192,035	134,452,276
10	13,613,271	26,095,029	37,116,015	49,203,598	70,382,876	99,844,358	117,379,199	134,849,034	169,609,250

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,731,579	44,827,920	54,348,666	64,445,006	83,486,488	108,727,354	123,871,879	139,016,394	169,305,434
2	52,959,905	67,881,744	81,945,776	96,867,615	124,995,685	162,300,284	184,683,042	207,065,803	251,831,321
3	57,462,191	73,797,529	89,155,114	105,490,450	136,205,620	176,957,239	201,373,865	225,790,491	274,623,743
4	39,297,022	54,091,459	67,754,083	82,458,621	109,709,251	146,427,949	168,395,490	190,363,031	234,298,112
5	27,233,546	40,397,107	52,416,172	65,496,733	89,432,304	121,941,292	141,367,012	160,792,732	199,644,173
6	26,493,110	39,210,114	50,835,472	63,431,216	86,534,500	117,809,702	136,510,522	155,198,935	192,550,792
7	16,009,412	27,252,561	37,386,697	48,471,804	68,552,665	95,966,831	112,366,826	128,712,889	161,375,163
8	20,021,049	34,669,331	47,682,344	61,983,364	87,557,407	122,634,097	143,554,559	164,422,999	205,993,069
9	3,745,736	13,226,912	21,754,561	31,069,647	47,659,918	70,614,773	84,312,483	97,992,035	125,252,276
10	4,413,271	16,895,029	27,916,015	40,003,598	61,182,876	90,644,358	108,179,199	125,649,034	160,409,250

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	30,131,579	40,227,920	49,748,666	59,845,006	78,886,488	104,127,354	119,271,879	134,416,394	164,705,434
2	48,359,905	63,281,744	77,345,776	92,267,615	120,395,685	157,700,284	180,083,042	202,465,803	247,231,321
3	52,862,191	69,197,529	84,555,114	100,890,450	131,605,620	172,357,239	196,773,865	221,190,491	270,023,743
4	34,697,022	49,491,459	63,154,083	77,858,621	105,109,251	141,827,949	163,795,490	185,763,031	229,698,112
5	22,633,546	35,797,107	47,816,172	60,896,733	84,832,304	117,341,292	136,767,012	156,192,732	195,044,173
6	21,893,110	34,610,114	46,235,472	58,831,216	81,934,500	113,209,702	131,910,522	150,598,935	187,950,792
7	11,409,412	22,652,561	32,786,697	43,871,804	63,952,665	91,366,831	107,766,826	124,112,889	156,775,163
8	15,421,049	30,069,331	43,082,344	57,383,364	82,957,407	118,034,097	138,954,559	159,822,999	201,393,069
9	854,264	8,626,912	17,154,561	26,469,647	43,059,918	66,014,773	79,712,483	93,392,035	120,652,276
10	186,729	12,295,029	23,316,015	35,403,598	56,582,876	86,044,358	103,579,199	121,049,034	155,809,250

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,131,579	17,227,920	26,748,666	36,845,006	55,886,488	81,127,354	96,271,879	111,416,394	141,705,434
2	25,359,905	40,281,744	54,345,776	69,267,615	97,395,685	134,700,284	157,083,042	179,465,803	224,231,321
3	29,862,191	46,197,529	61,555,114	77,890,450	108,605,620	149,357,239	173,773,865	198,190,491	247,023,743
4	11,697,022	26,491,459	40,154,083	54,858,621	82,109,251	118,827,949	140,795,490	162,763,031	206,698,112
5	366,454	12,797,107	24,816,172	37,896,733	61,832,304	94,341,292	113,767,012	133,192,732	172,044,173
6	1,106,890	11,610,114	23,235,472	35,831,216	58,934,500	90,209,702	108,910,522	127,598,935	164,950,792
7	11,590,588	347,439	9,786,697	20,871,804	40,952,665	68,366,831	84,766,826	101,112,889	133,775,163
8	7,578,951	7,069,331	20,082,344	34,383,364	59,957,407	95,034,097	115,954,559	136,822,999	178,393,069
9	23,854,264	14,373,088	5,845,439	3,469,647	20,059,918	43,014,773	56,712,483	70,392,035	97,652,276
10	23,186,729	10,704,971	316,015	12,403,598	33,582,876	63,044,358	80,579,199	98,049,034	132,809,250

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,280,652	50,689,617	57,686,276	65,258,528	79,251,836	98,182,492	109,540,876	120,899,270	143,616,048
2	59,173,906	71,601,889	81,935,463	93,126,844	113,793,993	141,772,439	158,559,511	175,346,579	208,920,718
3	63,427,873	77,033,120	88,306,870	100,558,373	123,105,875	153,728,102	172,040,570	190,353,041	226,977,978
4	46,111,960	58,433,834	68,422,014	79,450,417	99,348,778	126,919,786	143,434,644	159,910,299	192,861,611
5	34,529,878	45,497,887	54,246,813	64,057,233	81,523,050	105,909,307	120,541,061	135,117,915	164,256,495
6	33,807,572	44,401,781	52,864,072	62,335,586	79,172,115	102,665,357	116,739,198	130,779,520	158,812,138
7	23,733,681	33,096,312	40,451,815	48,790,981	63,400,308	84,023,075	96,334,672	108,646,269	133,176,904
8	27,646,914	39,847,901	49,264,397	60,038,410	78,605,253	105,044,535	120,806,962	136,524,009	167,815,343
9	11,716,548	19,620,218	25,818,816	32,835,430	44,842,246	62,126,392	72,438,478	82,732,462	103,251,790
10	12,303,150	22,718,439	30,703,645	39,831,078	55,134,838	77,395,383	90,635,324	103,812,229	130,021,301

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,080,652	41,489,617	48,486,276	56,058,528	70,051,836	88,982,492	100,340,876	111,699,270	134,416,048
2	49,973,906	62,401,889	72,735,463	83,926,844	104,593,993	132,572,439	149,359,511	166,146,579	199,720,718
3	54,227,873	67,833,120	79,106,870	91,358,373	113,905,875	144,528,102	162,840,570	181,153,041	217,777,978
4	36,911,960	49,233,834	59,222,014	70,250,417	90,148,778	117,719,786	134,234,644	150,710,299	183,661,611
5	25,329,878	36,297,887	45,046,813	54,857,233	72,323,050	96,709,307	111,341,061	125,917,915	155,056,495
6	24,607,572	35,201,781	43,664,072	53,135,586	69,972,115	93,465,357	107,539,198	121,579,520	149,612,138
7	14,533,681	23,896,312	31,251,815	39,590,981	54,200,308	74,823,075	87,134,672	99,446,269	123,976,904
8	18,446,914	30,647,901	40,064,397	50,838,410	69,405,253	95,844,535	111,606,962	127,324,009	158,615,343
9	2,516,548	10,420,218	16,618,816	23,635,430	35,642,246	52,926,392	63,238,478	73,532,462	94,051,790
10	3,103,150	13,518,439	21,503,645	30,631,078	45,934,838	68,195,383	81,435,324	94,612,229	120,821,301

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,480,652	36,889,617	43,886,276	51,458,528	65,451,836	84,382,492	95,740,876	107,099,270	129,816,048
2	45,373,906	57,801,889	68,135,463	79,326,844	99,993,993	127,972,439	144,759,511	161,546,579	195,120,718
3	49,627,873	63,233,120	74,506,870	86,758,373	109,305,875	139,928,102	158,240,570	176,553,041	213,177,978
4	32,311,960	44,633,834	54,622,014	65,650,417	85,548,778	113,119,786	129,634,644	146,110,299	179,061,611
5	20,729,878	31,697,887	40,446,813	50,257,233	67,723,050	92,109,307	106,741,061	121,317,915	150,456,495
6	20,007,572	30,601,781	39,064,072	48,535,586	65,372,115	88,865,357	102,939,198	116,979,520	145,012,138
7	9,933,681	19,296,312	26,651,815	34,990,981	49,600,308	70,223,075	82,534,672	94,846,269	119,376,904
8	13,846,914	26,047,901	35,464,397	46,238,410	64,805,253	91,244,535	107,006,962	122,724,009	154,015,343
9	2,083,452	5,820,218	12,018,816	19,035,430	31,042,246	48,326,392	58,638,478	68,932,462	89,451,790
10	1,496,850	8,918,439	16,903,645	26,031,078	41,334,838	63,595,383	76,835,324	90,012,229	116,221,301

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,480,852	13,889,617	20,886,276	28,458,528	42,451,836	61,382,492	72,740,876	84,099,270	106,816,048
2	22,373,906	34,801,889	45,135,463	56,326,844	76,993,993	104,972,439	121,759,511	138,546,579	172,120,718
3	26,627,873	40,233,120	51,506,870	63,758,373	86,305,875	116,928,102	135,240,570	153,553,041	190,177,978
4	9,311,960	21,633,834	31,622,014	42,650,417	62,548,778	90,119,786	106,634,644	123,110,299	156,061,611
5	2,270,122	8,697,887	17,446,813	27,257,233	44,723,050	69,109,307	83,741,061	98,317,915	127,456,495
6	2,992,428	7,601,781	16,064,072	25,535,586	42,372,115	65,865,357	79,939,198	93,979,520	122,012,138
7	13,066,319	3,703,688	3,651,815	11,990,981	26,600,308	47,223,075	59,534,672	71,846,269	96,376,904
8	9,153,086	3,047,901	12,464,397	23,238,410	41,805,253	68,244,535	84,006,962	99,724,009	131,015,343
9	25,083,452	17,179,782	10,981,184	3,964,570	8,042,246	25,326,392	35,638,478	45,932,462	66,451,790
10	24,496,850	14,081,561	6,096,355	3,031,078	18,334,838	40,595,383	53,835,324	67,012,229	93,221,301

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,403,886	56,546,529	66,110,925	76,253,567	95,382,360	120,738,956	135,952,919	151,166,882	181,594,809
2	65,270,598	80,260,856	94,389,376	109,379,638	137,636,679	175,112,329	197,597,721	220,083,109	265,053,892
3	70,089,521	86,499,759	101,927,764	118,338,002	149,194,009	190,089,515	214,618,098	239,146,681	288,203,845
4	52,058,562	66,912,311	80,600,101	95,372,064	122,747,645	159,589,345	181,657,612	203,725,880	247,862,416
5	39,784,389	52,964,472	65,038,647	78,152,970	102,181,283	134,796,712	154,311,504	173,826,297	212,855,881
6	38,896,725	51,630,210	63,289,008	75,921,126	99,089,674	130,480,644	149,254,747	168,028,851	205,512,433
7	28,193,893	39,434,349	49,594,620	60,710,618	80,845,432	108,347,708	124,785,833	141,206,847	173,982,337
8	33,420,649	48,026,959	61,029,053	75,342,015	100,940,186	136,109,826	157,080,083	177,994,216	219,705,599
9	15,485,889	24,967,421	33,507,780	42,834,424	59,469,227	82,483,660	96,225,937	109,953,803	137,322,160
10	17,234,821	29,662,405	40,663,236	52,739,703	73,946,477	103,454,405	121,026,252	138,533,400	173,410,807

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	37,203,886	47,346,529	56,910,925	67,053,567	86,182,360	111,538,956	126,752,919	141,966,882	172,394,809
2	56,070,598	71,060,856	85,189,376	100,179,638	128,436,679	165,912,329	188,397,721	210,883,109	255,853,892
3	60,889,521	77,299,759	92,727,764	109,138,002	139,994,009	180,889,515	205,418,098	229,946,681	279,003,845
4	42,858,562	57,712,311	71,400,101	86,172,064	113,547,645	150,389,345	172,457,612	194,525,880	238,662,416
5	30,584,389	43,764,472	55,838,647	68,952,970	92,981,283	125,596,712	145,111,504	164,626,297	203,655,881
6	29,696,725	42,430,210	54,089,008	66,721,126	89,889,674	121,280,644	140,054,747	158,828,851	196,312,433
7	18,993,893	30,234,349	40,394,620	51,510,618	71,645,432	99,147,708	115,585,833	132,006,847	164,782,337
8	24,220,649	38,826,959	51,829,053	66,142,015	91,740,186	126,909,826	147,880,083	168,794,216	210,505,599
9	6,285,889	15,767,421	24,307,780	33,634,424	50,269,227	73,283,660	87,025,937	100,753,803	128,122,160
10	8,034,821	20,462,405	31,463,236	43,539,703	64,746,477	94,254,405	111,826,252	129,333,400	164,210,807

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,603,886	42,746,529	52,310,925	62,453,567	81,582,360	106,938,956	122,152,919	137,366,882	167,794,809
2	51,470,598	66,460,856	80,589,376	95,579,638	123,836,679	161,312,329	183,797,721	206,283,109	251,253,892
3	56,289,521	72,699,759	88,127,764	104,538,002	135,394,009	176,289,515	200,818,098	225,346,681	274,403,845
4	38,258,562	53,112,311	66,800,101	81,572,064	108,947,645	145,789,345	167,857,612	189,925,880	234,062,416
5	25,984,389	39,164,472	51,238,647	64,352,970	88,381,283	120,996,712	140,511,504	160,026,297	199,055,881
6	25,096,725	37,830,210	49,489,008	62,121,126	85,289,674	116,680,644	135,454,747	154,228,851	191,712,433
7	14,393,893	25,634,349	35,794,620	46,910,618	67,045,432	94,547,708	110,985,833	127,406,847	160,182,337
8	19,620,649	34,226,959	47,229,053	61,542,015	87,140,186	122,309,826	143,280,083	164,194,216	205,905,599
9	1,685,889	11,167,421	19,707,780	29,034,424	45,669,227	68,683,660	82,425,937	96,153,803	123,522,160
10	3,434,821	15,862,405	26,863,236	38,939,703	60,146,477	89,654,405	107,226,252	124,733,400	159,610,807

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,603,886	19,746,529	29,310,925	39,453,567	58,582,360	83,938,956	99,152,919	114,366,882	144,794,809
2	28,470,598	43,460,856	57,589,376	72,579,638	100,836,679	138,312,329	160,797,721	183,283,109	228,253,892
3	33,289,521	49,699,759	65,127,764	81,538,002	112,394,009	153,289,515	177,818,098	202,346,681	251,403,845
4	15,258,562	30,112,311	43,800,101	58,572,064	85,947,645	122,789,345	144,857,612	166,925,880	211,062,416
5	2,984,389	16,164,472	28,238,647	41,352,970	65,381,283	97,996,712	117,511,504	137,026,297	176,055,881
6	2,096,725	14,830,210	26,489,008	39,121,126	62,289,674	93,680,644	112,454,747	131,228,851	168,712,433
7	8,606,107	2,634,349	12,794,620	23,910,618	44,045,432	71,547,708	87,985,833	104,406,847	137,182,337
8	3,379,351	11,226,959	24,229,053	38,542,015	64,140,186	99,309,826	120,280,083	141,194,216	182,905,599
9	21,314,111	11,832,579	3,292,220	6,034,424	22,669,227	45,683,660	59,425,937	73,153,803	100,522,160
10	19,565,179	7,137,595	3,863,236	15,939,703	37,146,477	66,654,405	84,226,252	101,733,400	136,610,807

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,005,863	54,148,505	63,712,891	73,855,533	92,984,326	118,340,932	133,554,895	148,768,859	179,196,775
2	62,274,846	77,265,107	91,393,628	106,383,886	134,640,931	172,116,581	194,601,969	217,087,361	262,058,141
3	66,775,309	83,185,547	98,613,552	115,023,790	145,879,797	186,821,549	211,350,131	235,878,714	284,935,878
4	48,510,439	63,372,711	77,101,487	91,873,449	119,249,030	156,139,548	178,207,815	200,276,083	244,412,619
5	36,403,604	49,630,861	61,705,037	74,845,575	98,894,187	131,555,484	151,070,276	170,585,068	209,614,652
6	35,670,774	48,449,273	60,127,937	72,784,574	95,996,889	127,415,496	146,205,117	164,979,220	202,505,355
7	25,150,434	36,448,160	46,631,746	57,770,622	77,946,459	105,489,186	121,967,197	138,388,211	171,203,031
8	29,088,043	43,812,058	56,893,070	71,263,742	96,959,070	132,204,471	153,224,714	174,192,644	215,957,072
9	12,894,242	22,421,028	30,989,884	40,349,758	57,019,230	80,081,343	93,843,835	107,586,112	134,973,297
10	13,495,692	26,040,840	37,118,346	49,264,285	70,547,917	100,150,026	117,767,980	135,320,593	170,242,830

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,805,863	44,948,505	54,512,891	64,655,533	83,784,326	109,140,932	124,354,895	139,568,859	169,996,775
2	53,074,846	68,065,107	82,193,628	97,183,886	125,440,931	162,916,581	185,401,969	207,887,361	252,858,141
3	57,575,309	73,985,547	89,413,552	105,823,790	136,679,797	177,621,549	202,150,131	226,678,714	275,735,878
4	39,310,439	54,172,711	67,901,487	82,673,449	110,049,030	146,939,548	169,007,815	191,076,083	235,212,619
5	27,203,604	40,430,861	52,505,037	65,645,575	89,694,187	122,355,484	141,870,276	161,385,068	200,414,652
6	26,470,774	39,249,273	50,927,937	63,584,574	86,796,889	118,215,496	137,005,117	155,779,220	193,305,355
7	15,950,434	27,248,160	37,431,746	48,570,622	68,746,459	96,289,186	112,767,197	129,188,211	162,003,031
8	19,888,043	34,612,058	47,693,070	62,063,742	87,759,070	123,004,471	144,024,714	164,992,644	206,757,072
9	3,694,242	13,221,028	21,789,884	31,149,758	47,819,230	70,881,343	84,643,835	98,386,112	125,773,297
10	4,295,692	16,840,840	27,918,346	40,064,285	61,347,917	90,950,026	108,567,980	126,120,593	161,042,830

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	30,205,863	40,348,505	49,912,891	60,055,533	79,184,326	104,540,932	119,754,895	134,968,859	165,396,775
2	48,474,846	63,465,107	77,593,628	92,583,886	120,840,931	158,316,581	180,801,969	203,287,361	248,258,141
3	52,975,309	69,385,547	84,813,552	101,223,790	132,079,797	173,021,549	197,550,131	222,078,714	271,135,878
4	34,710,439	49,572,711	63,301,487	78,073,449	105,449,030	142,339,548	164,407,815	186,476,083	230,612,619
5	22,603,604	35,830,861	47,905,037	61,045,575	85,094,187	117,755,484	137,270,276	156,785,068	195,814,652
6	21,870,774	34,649,273	46,327,937	58,984,574	82,196,889	113,615,496	132,405,117	151,179,220	188,705,355
7	11,350,434	22,648,160	32,831,746	43,970,622	64,146,459	91,689,186	108,167,197	124,588,211	157,403,031
8	15,288,043	30,012,058	43,093,070	57,463,742	83,159,070	118,404,471	139,424,714	160,392,644	202,157,072
9	905,758	8,621,028	17,189,884	26,549,758	43,219,230	66,281,343	80,043,835	93,786,112	121,173,297
10	304,308	12,240,840	23,318,346	35,464,285	56,747,917	86,350,026	103,967,980	121,520,593	156,442,830

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,205,863	17,348,505	26,912,891	37,055,533	56,184,326	81,540,932	96,754,895	111,968,859	142,396,775
2	25,474,846	40,465,107	54,593,628	69,583,886	97,840,931	135,316,581	157,801,969	180,287,361	225,258,141
3	29,975,309	46,385,547	61,813,552	78,223,790	109,079,797	150,021,549	174,550,131	199,078,714	248,135,878
4	11,710,439	26,572,711	40,301,487	55,073,449	82,449,030	119,339,548	141,407,815	163,476,083	207,612,619
5	396,396	12,830,861	24,905,037	38,045,575	62,094,187	94,755,484	114,270,276	133,785,068	172,814,652
6	1,129,226	11,649,273	23,327,937	35,984,574	59,196,889	90,615,496	109,405,117	128,179,220	165,705,355
7	11,649,566	351,840	9,831,746	20,970,622	41,146,459	68,689,186	85,167,197	101,588,211	134,403,031
8	7,711,957	7,012,058	20,093,070	34,463,742	60,159,070	95,404,471	116,424,714	137,392,644	179,157,072
9	23,905,758	14,378,972	5,810,116	3,549,758	20,219,230	43,281,343	57,043,835	70,786,112	98,173,297
10	23,304,308	10,759,160	318,346	12,464,285	33,747,917	63,350,026	80,967,980	98,520,593	133,442,830

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,346,832	50,794,357	57,823,088	65,430,075	79,487,547	98,504,998	109,915,463	121,325,938	144,146,878
2	59,274,491	71,759,463	82,140,419	93,383,112	114,145,026	142,251,764	159,115,806	175,979,848	209,707,933
3	63,525,424	77,193,055	88,518,499	100,826,177	123,477,065	154,242,989	172,639,426	191,035,862	227,828,736
4	46,113,653	58,492,025	68,529,519	79,608,491	99,598,091	127,295,519	143,889,569	160,440,769	193,543,171
5	34,490,456	45,512,105	54,301,147	64,156,551	81,705,755	106,203,828	120,902,672	135,549,620	164,821,809
6	33,775,874	44,421,855	52,922,947	62,441,041	79,354,770	102,958,840	117,097,213	131,204,975	159,366,130
7	23,667,256	33,075,850	40,468,072	48,848,426	63,524,740	84,247,416	96,615,894	108,983,943	133,629,885
8	27,505,719	39,771,246	49,235,126	60,062,690	78,720,698	105,287,283	121,125,906	136,918,888	168,357,514
9	11,658,843	19,600,896	25,830,030	32,878,817	44,943,871	62,311,319	72,670,689	83,013,856	103,627,272
10	12,178,731	22,647,957	30,672,804	39,845,072	55,226,369	77,594,623	90,898,033	104,135,358	130,470,011

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,146,832	41,594,357	48,623,088	56,230,075	70,287,547	89,304,998	100,715,463	112,125,938	134,946,878
2	50,074,491	62,559,463	72,940,419	84,183,112	104,945,026	133,051,764	149,915,806	166,779,848	200,507,933
3	54,325,424	67,993,055	79,318,499	91,626,177	114,277,065	145,042,989	163,439,426	181,835,862	218,628,736
4	36,913,653	49,292,025	59,329,519	70,408,491	90,398,091	118,095,519	134,689,569	151,240,769	184,343,171
5	25,290,456	36,312,105	45,101,147	54,956,551	72,505,755	97,003,828	111,702,672	126,349,620	155,621,809
6	24,575,874	35,221,855	43,722,947	53,241,041	70,154,770	93,758,840	107,897,213	122,004,975	150,166,130
7	14,467,256	23,875,850	31,268,072	39,648,426	54,324,740	75,047,416	87,415,894	99,783,943	124,429,885
8	18,305,719	30,571,246	40,035,126	50,862,690	69,520,698	96,087,283	111,925,906	127,718,888	159,157,514
9	2,458,843	10,400,896	16,630,030	23,678,817	35,743,871	53,111,319	63,470,689	73,813,856	94,427,272
10	2,978,731	13,447,957	21,472,804	30,645,072	46,026,369	68,394,623	81,698,033	94,935,358	121,270,011

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,546,832	36,994,357	44,023,088	51,630,075	65,687,547	84,704,998	96,115,463	107,525,938	130,346,878
2	45,474,491	57,959,463	68,340,419	79,583,112	100,345,026	128,451,764	145,315,806	162,179,848	195,907,933
3	49,725,424	63,393,055	74,718,499	87,026,177	109,677,065	140,442,989	158,839,426	177,235,862	214,028,736
4	32,313,653	44,692,025	54,729,519	65,808,491	85,798,091	113,495,519	130,089,569	146,640,769	179,743,171
5	20,690,456	31,712,105	40,501,147	50,356,551	67,905,755	92,403,828	107,102,672	121,749,620	151,021,809
6	19,975,874	30,621,855	39,122,947	48,641,041	65,554,770	89,158,840	103,297,213	117,404,975	145,566,130
7	9,867,256	19,275,850	26,668,072	35,048,426	49,724,740	70,447,416	82,815,894	95,183,943	119,829,885
8	13,705,719	25,971,246	35,435,126	46,262,690	64,920,698	91,487,283	107,325,906	123,118,888	154,557,514
9	2,141,157	5,800,896	12,030,030	19,078,817	31,143,871	48,511,319	58,870,689	69,213,856	89,827,272
10	1,621,269	8,847,957	16,872,804	26,045,072	41,426,369	63,794,623	77,098,033	90,335,358	116,670,011

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,546,832	13,994,357	21,023,088	28,630,075	42,687,547	61,704,998	73,115,463	84,525,938	107,346,878
2	22,474,491	34,959,463	45,340,419	56,583,112	77,345,026	105,451,764	122,315,806	139,179,848	172,907,933
3	26,725,424	40,393,055	51,718,499	64,026,177	86,677,065	117,442,989	135,839,426	154,235,862	191,028,736
4	9,313,653	21,692,025	31,729,519	42,808,491	62,798,091	90,495,519	107,089,569	123,640,769	156,743,171
5	2,309,544	8,712,105	17,501,147	27,356,551	44,905,755	69,403,828	84,102,672	98,749,620	128,021,809
6	3,024,126	7,621,855	16,122,947	25,641,041	42,554,770	66,158,840	80,297,213	94,404,975	122,566,130
7	13,132,744	3,724,150	3,668,072	12,048,426	26,724,740	47,447,416	59,815,894	72,183,943	96,829,885
8	9,294,281	2,971,246	12,435,126	23,262,690	41,920,698	68,487,283	84,325,906	100,118,888	131,557,514
9	25,141,157	17,199,104	10,969,970	3,921,183	8,143,871	25,511,319	35,870,689	46,213,856	66,827,272
10	24,621,269	14,152,043	6,127,196	3,045,072	18,426,369	40,794,623	54,098,033	67,335,358	93,670,011

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,232,917	56,282,965	65,760,051	75,810,109	94,764,272	119,889,407	134,964,484	150,039,561	180,189,725
2	65,012,719	79,866,137	93,865,682	108,719,103	136,718,196	173,851,744	196,131,873	218,412,000	262,972,259
3	69,832,316	86,092,752	101,379,917	117,640,354	148,214,686	188,730,361	213,035,029	237,339,698	285,949,037
4	51,998,574	66,709,762	80,272,602	94,909,715	122,035,394	158,533,910	180,400,724	202,267,538	246,001,165
5	39,812,681	52,865,814	64,829,769	77,817,833	101,626,799	133,938,043	153,274,691	172,611,339	211,284,635
6	38,911,252	51,522,168	63,068,297	75,585,100	98,535,997	129,634,341	148,237,062	166,839,782	203,975,206
7	28,277,393	39,409,310	49,470,985	60,484,337	80,430,755	107,676,288	123,958,752	140,229,863	172,700,631
8	33,637,593	48,093,773	60,968,954	75,137,840	100,491,768	135,324,920	156,103,745	176,819,404	218,142,566
9	15,564,659	24,951,209	33,409,480	42,650,985	59,127,709	81,924,144	95,540,972	109,139,651	136,258,170
10	17,428,876	29,730,948	40,625,449	52,580,108	73,583,325	102,812,191	120,218,242	137,560,260	172,114,044

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	37,032,917	47,082,965	56,560,051	66,610,109	85,564,272	110,689,407	125,764,484	140,839,561	170,989,725
2	55,812,719	70,666,137	84,665,682	99,519,103	127,518,196	164,651,744	186,931,873	209,212,000	253,772,259
3	60,632,316	76,892,752	92,179,917	108,440,354	139,014,686	179,530,361	203,835,029	228,139,698	276,749,037
4	42,798,574	57,509,762	71,072,602	85,709,715	112,835,394	149,333,910	171,200,724	193,067,538	236,801,165
5	30,612,681	43,665,814	55,629,769	68,617,833	92,426,799	124,738,043	144,074,691	163,411,339	202,084,635
6	29,711,252	42,322,168	53,868,297	66,385,100	89,335,997	120,434,341	139,037,062	157,639,782	194,775,206
7	19,077,393	30,209,310	40,270,985	51,284,337	71,230,755	98,476,288	114,758,752	131,029,863	163,500,631
8	24,437,593	38,893,773	51,768,954	65,937,840	91,291,768	126,124,920	146,903,745	167,619,404	208,942,566
9	6,364,659	15,751,209	24,209,480	33,450,985	49,927,709	72,724,144	86,340,972	99,939,651	127,058,170
10	8,228,876	20,530,948	31,425,449	43,380,108	64,383,325	93,612,191	111,018,242	128,360,260	162,914,044

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,432,917	42,482,965	51,960,051	62,010,109	80,964,272	106,089,407	121,164,484	136,239,561	166,389,725
2	51,212,719	66,066,137	80,065,682	94,919,103	122,918,196	160,051,744	182,331,873	204,612,000	249,172,259
3	56,032,316	72,292,752	87,579,917	103,840,354	134,414,686	174,930,361	199,235,029	223,539,698	272,149,037
4	38,198,574	52,909,762	66,472,602	81,109,715	108,235,394	144,733,910	166,600,724	188,467,538	232,201,165
5	26,012,681	39,065,814	51,029,769	64,017,833	87,826,799	120,138,043	139,474,691	158,811,339	197,484,635
6	25,111,252	37,722,168	49,268,297	61,785,100	84,735,997	115,834,341	134,437,062	153,039,782	190,175,206
7	14,477,393	25,609,310	35,670,985	46,684,337	66,630,755	93,876,288	110,158,752	126,429,863	158,900,631
8	19,837,593	34,293,773	47,168,954	61,337,840	86,691,768	121,524,920	142,303,745	163,019,404	204,342,566
9	1,764,659	11,151,209	19,609,480	28,850,985	45,327,709	68,124,144	81,740,972	95,339,651	122,458,170
10	3,628,876	15,930,948	26,825,449	38,780,108	59,783,325	89,012,191	106,418,242	123,760,260	158,314,044

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,432,917	19,482,965	28,960,051	39,010,109	57,964,272	83,089,407	98,164,484	113,239,561	143,389,725
2	28,212,719	43,066,137	57,065,682	71,919,103	99,918,196	137,051,744	159,331,873	181,612,000	226,172,259
3	33,032,316	49,292,752	64,579,917	80,840,354	111,414,686	151,930,361	176,235,029	200,539,698	249,149,037
4	15,198,574	29,909,762	43,472,602	58,109,715	85,235,394	121,733,910	143,600,724	165,467,538	209,201,165
5	3,012,681	16,065,814	28,029,769	41,017,833	64,826,799	97,138,043	116,474,691	135,811,339	174,484,635
6	2,111,252	14,722,168	26,268,297	38,785,100	61,735,997	92,834,341	111,437,062	130,039,782	167,175,206
7	8,522,607	2,609,310	12,670,985	23,684,337	43,630,755	70,876,288	87,158,752	103,429,863	135,900,631
8	3,162,407	11,293,773	24,168,954	38,337,840	63,691,768	98,524,920	119,303,745	140,019,404	181,342,566
9	21,235,341	11,848,791	3,390,520	5,850,985	22,327,709	45,124,144	58,740,972	72,339,651	99,458,170
10	19,371,124	7,069,052	3,825,449	15,780,108	36,783,325	66,012,191	83,418,242	100,760,260	135,314,044

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,855,720	53,905,778	63,382,854	73,432,912	92,387,084	117,512,209	132,587,286	147,662,373	177,812,527
2	62,042,996	76,896,417	90,895,962	105,749,383	133,748,474	170,882,024	193,162,150	215,442,280	260,002,536
3	66,546,901	82,807,336	98,094,503	114,354,937	144,929,272	185,490,789	209,795,458	234,100,128	282,709,465
4	48,481,280	63,207,880	76,804,386	91,441,500	118,567,178	155,114,088	176,980,902	198,847,716	242,581,343
5	36,461,272	49,561,168	61,525,123	74,545,705	98,368,265	130,724,977	150,061,625	169,398,273	208,071,569
6	35,713,332	48,368,870	59,940,923	72,475,801	95,470,084	126,601,881	145,213,929	163,816,649	200,994,257
7	25,266,380	36,453,617	46,539,693	57,571,059	77,556,971	104,842,604	121,164,606	137,435,718	169,945,474
8	29,351,188	43,923,816	56,868,907	71,100,313	96,553,107	131,461,159	152,281,876	173,050,863	214,426,609
9	12,995,531	22,431,122	30,917,587	40,187,907	56,699,000	79,546,620	93,179,568	106,796,397	133,929,716
10	13,728,392	26,146,829	37,111,360	49,140,620	70,215,608	99,536,524	116,988,281	134,375,369	168,973,593

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,655,720	44,705,778	54,182,854	64,232,912	83,187,084	108,312,209	123,387,286	138,462,373	168,612,527
2	52,842,996	67,696,417	81,695,962	96,549,383	124,548,474	161,682,024	183,962,150	206,242,280	250,802,536
3	57,346,901	73,607,336	88,894,503	105,154,937	135,729,272	176,290,789	200,595,458	224,900,128	273,509,465
4	39,281,280	54,007,880	67,604,386	82,241,500	109,367,178	145,914,088	167,780,902	189,647,716	233,381,343
5	27,261,272	40,361,168	52,325,123	65,345,705	89,168,265	121,524,977	140,861,625	160,198,273	198,871,569
6	26,513,332	39,168,870	50,740,923	63,275,801	86,270,084	117,401,881	136,013,929	154,616,649	191,794,257
7	16,066,380	27,253,617	37,339,693	48,371,059	68,356,971	95,642,604	111,964,606	128,235,718	160,745,474
8	20,151,188	34,723,816	47,668,907	61,900,313	87,353,107	122,261,159	143,081,876	163,850,863	205,226,609
9	3,795,531	13,231,122	21,717,587	30,987,907	47,499,000	70,346,620	83,979,568	97,596,397	124,729,716
10	4,528,392	16,946,829	27,911,360	39,940,620	61,015,608	90,336,524	107,788,281	125,175,369	159,773,593

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	30,055,720	40,105,778	49,582,854	59,632,912	78,587,084	103,712,209	118,787,286	133,862,373	164,012,527
2	48,242,996	63,096,417	77,095,962	91,949,383	119,948,474	157,082,024	179,362,150	201,642,280	246,202,536
3	52,746,901	69,007,336	84,294,503	100,554,937	131,129,272	171,690,789	195,995,458	220,300,128	268,909,465
4	34,681,280	49,407,880	63,004,386	77,641,500	104,767,178	141,314,088	163,180,902	185,047,716	228,781,343
5	22,661,272	35,761,168	47,725,123	60,745,705	84,568,265	116,924,977	136,261,625	155,598,273	194,271,569
6	21,913,332	34,568,870	46,140,923	58,675,801	81,670,084	112,801,881	131,413,929	150,016,649	187,194,257
7	11,466,380	22,653,617	32,739,693	43,771,059	63,756,971	91,042,604	107,364,606	123,635,718	156,145,474
8	15,551,188	30,123,816	43,068,907	57,300,313	82,753,107	117,661,159	138,481,876	159,250,863	200,626,609
9	804,469	8,631,122	17,117,587	26,387,907	42,899,000	65,746,620	79,379,568	92,996,397	120,129,716
10	71,608	12,346,829	23,311,360	35,340,620	56,415,608	85,736,524	103,188,281	120,575,369	155,173,593

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,055,720	17,105,778	26,582,854	36,632,912	55,587,084	80,712,209	95,787,286	110,862,373	141,012,527
2	25,242,996	40,096,417	54,095,962	68,949,383	96,948,474	134,082,024	156,362,150	178,642,280	223,202,536
3	29,746,901	46,007,336	61,294,503	77,554,937	108,129,272	148,690,789	172,995,458	197,300,128	245,909,465
4	11,681,280	26,407,880	40,004,386	54,641,500	81,767,178	118,314,088	140,180,902	162,047,716	205,781,343
5	338,728	12,761,168	24,725,123	37,745,705	61,568,265	93,924,977	113,261,625	132,598,273	171,271,569
6	1,086,668	11,568,870	23,140,923	35,675,801	58,670,084	89,801,881	108,413,929	127,016,649	164,194,257
7	11,533,620	346,383	9,739,693	20,771,059	40,756,971	68,042,604	84,364,606	100,635,718	133,145,474
8	7,448,812	7,123,816	20,068,907	34,300,313	59,753,107	94,661,159	115,481,876	136,250,863	177,626,609
9	23,804,469	14,368,878	5,882,413	3,387,907	19,899,000	42,746,620	56,379,568	69,996,397	97,129,716
10	23,071,608	10,653,171	311,360	12,340,620	33,415,608	62,736,524	80,188,281	97,575,369	132,173,593

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,212,890	50,583,305	57,547,871	65,085,410	79,014,553	97,858,404	109,164,717	120,471,020	143,083,645
2	59,071,349	71,442,349	81,728,542	92,868,603	113,440,988	141,291,150	158,001,244	174,711,341	208,131,536
3	63,328,142	76,871,006	88,093,063	100,288,389	122,732,504	153,211,064	171,439,567	189,668,068	226,125,072
4	46,107,934	58,373,309	68,312,208	79,290,043	99,097,165	126,541,753	142,977,451	159,377,562	192,177,783
5	34,567,076	45,481,478	54,190,287	63,955,724	81,338,185	105,612,625	120,177,288	134,684,078	163,689,050
6	33,837,148	44,379,616	52,803,105	62,228,070	78,987,399	102,369,841	116,379,150	130,352,060	158,256,141
7	23,798,089	33,114,784	40,433,597	48,731,604	63,272,080	83,796,425	96,051,571	108,306,716	132,722,070
8	27,785,233	39,921,761	49,290,910	60,011,411	78,485,070	104,799,181	120,485,447	136,126,596	167,270,672
9	11,772,548	19,637,859	25,805,944	32,789,118	44,738,988	61,939,876	72,204,678	82,449,501	102,874,743
10	12,425,103	22,786,523	30,732,123	39,814,754	55,041,040	77,193,940	90,370,442	103,486,928	129,570,480

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	33,012,890	41,383,305	48,347,871	55,885,410	69,814,553	88,658,404	99,964,717	111,271,020	133,883,645
2	49,871,349	62,242,349	72,528,542	83,668,603	104,240,988	132,091,150	148,801,244	165,511,341	198,931,536
3	54,128,142	67,671,006	78,893,063	91,088,389	113,532,504	144,011,064	162,239,567	180,468,068	216,925,072
4	36,907,934	49,173,309	59,112,208	70,090,043	89,897,165	117,341,753	133,777,451	150,177,562	182,977,783
5	25,367,076	36,281,478	44,990,287	54,755,724	72,138,185	96,412,625	110,977,288	125,484,078	154,489,050
6	24,637,148	35,179,616	43,603,105	53,028,070	69,787,399	93,169,841	107,179,150	121,152,060	149,056,141
7	14,598,089	23,914,784	31,233,597	39,531,604	54,072,080	74,596,425	86,851,571	99,106,716	123,522,070
8	18,585,233	30,721,761	40,090,910	50,811,411	69,285,070	95,599,181	111,285,447	126,926,596	158,070,672
9	2,572,548	10,437,859	16,605,944	23,589,118	35,538,988	52,739,876	63,004,678	73,249,501	93,674,743
10	3,225,103	13,586,523	21,532,123	30,614,754	45,841,040	67,993,940	81,170,442	94,286,928	120,370,480

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,412,890	36,783,305	43,747,871	51,285,410	65,214,553	84,058,404	95,364,717	106,671,020	129,283,645
2	45,271,349	57,642,349	67,928,542	79,068,603	99,640,988	127,491,150	144,201,244	160,911,341	194,331,536
3	49,528,142	63,071,006	74,293,063	86,488,389	108,932,504	139,411,064	157,639,567	175,868,068	212,325,072
4	32,307,934	44,573,309	54,512,208	65,490,043	85,297,165	112,741,753	129,177,451	145,577,562	178,377,783
5	20,767,076	31,681,478	40,390,287	50,155,724	67,538,185	91,812,625	106,377,288	120,884,078	149,889,050
6	20,037,148	30,579,616	39,003,105	48,428,070	65,187,399	88,569,841	102,579,150	116,552,060	144,456,141
7	9,998,089	19,314,784	26,633,597	34,931,604	49,472,080	69,996,425	82,251,571	94,506,716	118,922,070
8	13,985,233	26,121,761	35,490,910	46,211,411	64,685,070	90,999,181	106,685,447	122,326,596	153,470,672
9	2,027,452	5,837,859	12,005,944	18,989,118	30,938,988	48,139,876	58,404,678	68,649,501	89,074,743
10	1,374,897	8,986,523	16,932,123	26,014,754	41,241,040	63,393,940	76,570,442	89,686,928	115,770,480

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,412,890	13,783,305	20,747,871	28,285,410	42,214,553	61,058,404	72,364,717	83,671,020	106,283,645
2	22,271,349	34,642,349	44,928,542	56,068,603	76,640,988	104,491,150	121,201,244	137,911,341	171,331,536
3	26,528,142	40,071,006	51,293,063	63,488,389	85,932,504	116,411,064	134,639,567	152,868,068	189,325,072
4	9,307,934	21,573,309	31,512,208	42,490,043	62,297,165	89,741,753	106,177,451	122,577,562	155,377,783
5	2,232,924	8,681,478	17,390,287	27,155,724	44,538,185	68,812,625	83,377,288	97,884,078	126,889,050
6	2,962,852	7,579,616	16,003,105	25,428,070	42,187,399	65,569,841	79,579,150	93,552,060	121,456,141
7	13,001,911	3,685,216	3,633,597	11,931,604	26,472,080	46,996,425	59,251,571	71,506,716	95,922,070
8	9,014,767	3,121,761	12,490,910	23,211,411	41,685,070	67,999,181	83,685,447	99,326,596	130,470,672
9	25,027,452	17,162,141	10,994,056	4,010,882	7,938,988	25,139,876	35,404,678	45,649,501	66,074,743
10	24,374,897	14,013,477	6,067,877	3,014,754	18,241,040	40,393,940	53,570,442	66,686,928	92,770,480

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,145,065	56,148,821	65,582,247	75,586,013	94,452,865	119,462,259	134,467,898	149,473,537	179,484,815
2	64,880,823	79,665,822	93,600,881	108,385,880	136,255,998	173,218,496	195,395,991	217,573,490	261,928,487
3	69,700,446	85,885,979	101,102,727	117,288,259	147,721,756	188,047,560	212,240,273	236,432,986	284,818,409
4	51,965,082	66,605,038	80,105,401	94,675,091	121,675,819	158,002,790	179,768,877	201,534,964	245,067,138
5	39,823,494	52,813,197	64,722,042	77,647,023	101,346,315	133,505,512	152,753,088	172,000,664	210,495,816
6	38,915,334	51,465,011	62,954,847	75,413,994	98,256,108	129,208,182	147,725,211	166,242,241	203,203,627
7	28,316,160	39,393,850	49,406,269	60,366,021	80,220,558	107,337,760	123,542,431	139,738,592	172,057,037
8	33,741,810	48,123,043	60,934,825	75,030,433	100,263,648	134,928,664	155,611,775	176,228,249	217,357,353
9	15,601,488	24,940,618	33,357,880	42,556,815	58,954,535	81,642,037	95,196,141	108,730,258	135,723,859
10	17,522,257	29,761,674	40,602,286	52,496,911	73,396,310	102,487,826	119,811,024	137,070,522	171,462,538

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,945,065	46,948,821	56,382,247	66,386,013	85,252,865	110,262,259	125,267,898	140,273,537	170,284,815
2	55,680,823	70,465,822	84,400,881	99,185,880	127,055,998	164,018,496	186,195,991	208,373,490	252,728,487
3	60,500,446	76,685,979	91,902,727	108,088,259	138,521,756	178,847,560	203,040,273	227,232,986	275,618,409
4	42,765,082	57,405,038	70,905,401	85,475,091	112,475,819	148,802,790	170,568,877	192,334,964	235,867,138
5	30,623,494	43,613,197	55,522,042	68,447,023	92,146,315	124,305,512	143,553,088	162,800,664	201,295,816
6	29,715,334	42,265,011	53,754,847	66,213,994	89,056,108	120,008,182	138,525,211	157,042,241	194,003,627
7	19,116,160	30,193,850	40,206,269	51,166,021	71,020,558	98,137,760	114,342,431	130,538,592	162,857,037
8	24,541,810	38,923,043	51,734,825	65,830,433	91,063,648	125,728,664	146,411,775	167,028,249	208,157,353
9	6,401,488	15,740,618	24,157,880	33,356,815	49,754,535	72,442,037	85,996,141	99,530,258	126,523,859
10	8,322,257	20,561,674	31,402,286	43,296,911	64,196,310	93,287,826	110,611,024	127,870,522	162,262,538

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,345,065	42,348,821	51,782,247	61,786,013	80,652,865	105,662,259	120,667,898	135,673,537	165,684,815
2	51,080,823	65,865,822	79,800,881	94,585,880	122,455,998	159,418,496	181,595,991	203,773,490	248,128,487
3	55,900,446	72,085,979	87,302,727	103,488,259	133,921,756	174,247,560	198,440,273	222,632,986	271,018,409
4	38,165,082	52,805,038	66,305,401	80,875,091	107,875,819	144,202,790	165,968,877	187,734,964	231,267,138
5	26,023,494	39,013,197	50,922,042	63,847,023	87,546,315	119,705,512	138,953,088	158,200,664	196,695,816
6	25,115,334	37,665,011	49,154,847	61,613,994	84,456,108	115,408,182	133,925,211	152,442,241	189,403,627
7	14,516,160	25,593,850	35,606,269	46,566,021	66,420,558	93,537,760	109,742,431	125,938,592	158,257,037
8	19,941,810	34,323,043	47,134,825	61,230,433	86,463,648	121,128,664	141,811,775	162,428,249	203,557,353
9	1,801,488	11,140,618	19,557,880	28,756,815	45,154,535	67,842,037	81,396,141	94,930,258	121,923,859
10	3,722,257	15,961,674	26,802,286	38,696,911	59,596,310	88,687,826	106,011,024	123,270,522	157,662,538

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,345,065	19,348,821	28,782,247	38,786,013	57,652,865	82,662,259	97,667,898	112,673,537	142,684,815
2	28,080,823	42,865,822	56,800,881	71,585,880	99,455,998	136,418,496	158,595,991	180,773,490	225,128,487
3	32,900,446	49,085,979	64,302,727	80,488,259	110,921,756	151,247,560	175,440,273	199,632,986	248,018,409
4	15,165,082	29,805,038	43,305,401	57,875,091	84,875,819	121,202,790	142,968,877	164,734,964	208,267,138
5	3,023,494	16,013,197	27,922,042	40,847,023	64,546,315	96,705,512	115,953,088	135,200,664	173,695,816
6	2,115,334	14,665,011	26,154,847	38,613,994	61,456,108	92,408,182	110,925,211	129,442,241	166,403,627
7	8,483,840	2,593,850	12,606,269	23,566,021	43,420,558	70,537,760	86,742,431	102,938,592	135,257,037
8	3,058,190	11,323,043	24,134,825	38,230,433	63,463,648	98,128,664	118,811,775	139,428,249	180,557,353
9	21,198,512	11,859,382	3,442,120	5,756,815	22,154,535	44,842,037	58,396,141	71,930,258	98,923,859
10	19,277,743	7,038,326	3,802,286	15,696,911	36,596,310	65,687,826	83,011,024	100,270,522	134,662,538

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,778,294	53,782,050	63,215,485	73,219,241	92,086,103	117,095,498	132,101,137	147,106,765	177,118,043
2	61,924,126	76,709,125	90,844,184	105,429,183	133,299,301	170,261,799	192,439,297	214,616,793	258,971,790
3	66,429,439	82,614,973	97,831,721	114,017,254	144,450,749	184,822,195	209,014,908	233,207,620	281,593,046
4	48,463,212	63,121,975	76,652,396	91,222,085	118,222,813	154,597,965	176,364,053	198,130,139	241,662,314
5	36,486,782	49,523,044	61,431,889	74,392,493	98,102,072	130,306,537	149,554,113	168,801,689	207,296,841
6	35,731,439	48,325,541	59,844,289	72,318,331	95,203,641	126,192,033	144,715,336	163,232,366	200,235,751
7	25,321,338	36,451,119	46,490,735	57,468,386	77,359,377	104,516,502	120,760,540	136,956,701	169,313,963
8	29,478,460	43,975,511	56,852,758	71,014,588	96,346,173	131,085,659	151,806,666	172,476,235	213,657,692
9	13,043,626	22,433,656	30,878,961	40,104,539	56,536,477	79,276,884	92,845,093	106,399,197	133,405,617
10	13,841,055	26,196,239	37,104,382	49,075,351	70,046,112	99,226,524	116,595,228	133,899,598	168,335,860

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,578,294	44,582,050	54,015,485	64,019,241	82,886,103	107,895,498	122,901,137	137,906,765	167,918,043
2	52,724,126	67,509,125	81,444,184	96,229,183	124,099,301	161,061,799	183,239,297	205,416,793	249,771,790
3	57,229,439	73,414,973	88,631,721	104,817,254	135,250,749	175,622,195	199,814,908	224,007,620	272,393,046
4	39,263,212	53,921,975	67,452,396	82,022,085	109,022,813	145,397,965	167,164,053	188,930,139	232,462,314
5	27,286,782	40,323,044	52,231,889	65,192,493	88,902,072	121,106,537	140,354,113	159,601,689	198,096,841
6	26,531,439	39,125,541	50,644,289	63,118,331	86,003,641	116,992,033	135,515,336	154,032,366	191,035,751
7	16,121,338	27,251,119	37,290,735	48,268,386	68,159,377	95,316,502	111,560,540	127,756,701	160,113,963
8	20,278,460	34,775,511	47,652,758	61,814,588	87,146,173	121,885,659	142,606,666	163,276,235	204,457,692
9	3,843,626	13,233,656	21,678,961	30,904,539	47,336,477	70,076,884	83,645,093	97,199,197	124,205,617
10	4,641,055	16,996,239	27,904,382	39,875,351	60,846,112	90,026,524	107,395,228	124,699,598	159,135,860

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	29,978,294	39,982,050	49,415,485	59,419,241	78,286,103	103,295,498	118,301,137	133,306,765	163,318,043
2	48,124,126	62,909,125	76,844,184	91,629,183	119,499,301	156,461,799	178,639,297	200,816,793	245,171,790
3	52,629,439	68,814,973	84,031,721	100,217,254	130,650,749	171,022,195	195,214,908	219,407,620	267,793,046
4	34,663,212	49,321,975	62,852,396	77,422,085	104,422,813	140,797,965	162,564,053	184,330,139	227,862,314
5	22,686,782	35,723,044	47,631,889	60,592,493	84,302,072	116,506,537	135,754,113	155,001,689	193,496,841
6	21,931,439	34,525,541	46,044,289	58,518,331	81,403,641	112,392,033	130,915,336	149,432,366	186,435,751
7	11,521,338	22,651,119	32,690,735	43,668,386	63,559,377	90,716,502	106,960,540	123,156,701	155,513,963
8	15,678,460	30,175,511	43,052,758	57,214,588	82,546,173	117,285,659	138,006,666	158,676,235	199,857,692
9	756,374	8,633,656	17,078,961	26,304,539	42,736,477	65,476,884	79,045,093	92,599,197	119,605,617
10	41,055	12,396,239	23,304,382	35,275,351	56,246,112	85,426,524	102,795,228	120,099,598	154,535,860

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	6,978,294	16,982,050	26,415,485	36,419,241	55,286,103	80,295,498	95,301,137	110,306,765	140,318,043
2	25,124,126	39,909,125	53,844,184	68,629,183	96,499,301	133,461,799	155,639,297	177,816,793	222,171,790
3	29,629,439	45,814,973	61,031,721	77,217,254	107,650,749	148,022,195	172,214,908	196,407,620	244,793,046
4	11,663,212	26,321,975	39,852,396	54,422,085	81,422,813	117,797,965	139,564,053	161,330,139	204,862,314
5	313,218	12,723,044	24,631,889	37,592,493	61,302,072	93,506,537	112,754,113	132,001,689	170,496,841
6	1,068,561	11,525,541	23,044,289	35,518,331	58,403,641	89,392,033	107,915,336	126,432,366	163,435,751
7	11,478,662	348,881	9,690,735	20,668,386	40,559,377	67,716,502	83,960,540	100,156,701	132,513,963
8	7,321,540	7,175,511	20,052,758	34,214,588	59,546,173	94,285,659	115,006,666	135,676,235	176,857,692
9	23,756,374	14,366,344	5,921,039	3,304,539	19,736,477	42,476,884	56,045,093	69,599,197	96,605,617
10	22,958,945	10,603,761	304,382	12,275,351	33,246,112	62,426,524	79,795,228	97,099,598	131,535,860

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,143,557	50,475,411	57,407,906	64,910,720	78,775,699	97,532,745	108,786,976	120,041,198	142,549,661
2	58,966,824	71,280,836	81,519,647	92,608,395	113,086,016	140,807,887	157,441,010	174,074,133	207,340,379
3	63,226,232	76,706,711	87,877,076	100,016,225	122,356,956	152,691,880	170,836,415	188,980,949	225,270,018
4	46,101,576	58,310,451	68,200,102	79,127,369	98,843,252	126,161,419	142,517,991	158,842,556	191,491,687
5	34,602,052	45,462,876	54,131,570	63,852,023	81,151,159	105,313,781	119,811,354	134,248,110	163,119,475
6	33,864,604	44,355,359	52,740,047	62,118,491	78,800,621	102,072,292	116,017,069	129,922,595	157,698,139
7	23,860,482	33,131,269	40,413,419	48,670,293	63,140,922	83,567,896	95,766,590	107,965,283	132,265,382
8	27,920,676	39,992,823	49,314,666	59,981,693	78,362,243	104,551,219	120,161,361	135,726,648	166,723,502
9	11,826,845	19,653,819	25,791,416	32,740,375	44,634,097	61,751,772	71,969,290	82,164,973	102,496,129
10	12,544,590	22,852,210	30,758,237	39,796,099	54,944,977	76,990,293	90,103,388	103,159,454	129,117,545

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,943,557	41,275,411	48,207,906	55,710,720	69,575,699	88,332,745	99,586,976	110,841,198	133,349,661
2	49,766,824	62,080,836	72,319,647	83,408,395	103,886,016	131,607,887	148,241,010	164,874,133	198,140,379
3	54,026,232	67,506,711	78,677,076	90,816,225	113,156,956	143,491,880	161,636,415	179,780,949	216,070,018
4	36,901,576	49,110,451	59,000,102	69,927,369	89,643,252	116,961,419	133,317,991	149,642,556	182,291,687
5	25,402,052	36,262,876	44,931,570	54,652,023	71,951,159	96,113,781	110,611,354	125,048,110	153,919,475
6	24,664,604	35,155,359	43,540,047	52,918,491	69,600,621	92,872,292	106,817,069	120,722,595	148,498,139
7	14,660,482	23,931,269	31,213,419	39,470,293	53,940,922	74,367,896	86,566,590	98,765,283	123,065,382
8	18,720,676	30,792,823	40,114,666	50,781,693	69,162,243	95,351,219	110,961,361	126,526,648	157,523,502
9	2,626,845	10,453,819	16,591,416	23,540,375	35,434,097	52,551,772	62,769,290	72,964,973	93,296,129
10	3,344,590	13,652,210	21,558,237	30,596,099	45,744,977	67,790,293	80,903,388	93,959,454	119,917,545

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,343,557	36,675,411	43,607,906	51,110,720	64,975,699	83,732,745	94,986,976	106,241,198	128,749,661
2	45,166,824	57,480,836	67,719,647	78,808,395	99,286,016	127,007,887	143,641,010	160,274,133	193,540,379
3	49,426,232	62,906,711	74,077,076	86,216,225	108,556,956	138,891,880	157,036,415	175,180,949	211,470,018
4	32,301,576	44,510,451	54,400,102	65,327,369	85,043,252	112,361,419	128,717,991	145,042,556	177,691,687
5	20,802,052	31,662,876	40,331,570	50,052,023	67,351,159	91,513,781	106,011,354	120,448,110	149,319,475
6	20,064,604	30,555,359	38,940,047	48,318,491	65,000,621	88,272,292	102,217,069	116,122,595	143,898,139
7	10,060,482	19,331,269	26,613,419	34,870,293	49,340,922	69,767,896	81,966,590	94,165,283	118,465,382
8	14,120,676	26,192,823	35,514,666	46,181,693	64,562,243	90,751,219	106,361,361	121,926,648	152,923,502
9	1,973,155	5,853,819	11,991,416	18,940,375	30,834,097	47,951,772	58,169,290	68,364,973	88,696,129
10	1,255,410	9,052,210	16,958,237	25,996,099	41,144,977	63,190,293	76,303,388	89,359,454	115,317,545

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,343,557	13,675,411	20,607,906	28,110,720	41,975,699	60,732,745	71,986,976	83,241,198	105,749,661
2	22,166,824	34,480,836	44,719,647	55,808,395	76,286,016	104,007,887	120,641,010	137,274,133	170,540,379
3	26,426,232	39,906,711	51,077,076	63,216,225	85,556,956	115,891,880	134,036,415	152,180,949	188,470,018
4	9,301,576	21,510,451	31,400,102	42,327,369	62,043,252	89,361,419	105,717,991	122,042,556	154,691,687
5	2,197,948	8,662,876	17,331,570	27,052,023	44,351,159	68,513,781	83,011,354	97,448,110	126,319,475
6	2,935,396	7,555,359	15,940,047	25,318,491	42,000,621	65,272,292	79,217,069	93,122,595	120,898,139
7	12,939,518	3,668,731	3,613,419	11,870,293	26,340,922	46,767,896	58,966,590	71,165,283	95,465,382
8	8,879,324	3,192,823	12,514,666	23,181,693	41,562,243	67,751,219	83,361,361	98,926,648	129,923,502
9	24,973,155	17,146,181	11,008,584	4,059,625	7,834,097	24,951,772	35,169,290	45,364,973	65,696,129
10	24,255,410	13,947,790	6,041,763	2,996,099	18,144,977	40,190,293	53,303,388	66,359,454	92,317,545

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,558,053	64,834,722	75,468,486	86,745,155	108,012,692	136,204,365	153,119,368	170,034,362	203,864,369
2	76,417,567	93,083,857	108,792,055	125,458,345	156,874,745	198,540,467	223,539,899	248,539,334	298,538,198
3	82,280,674	100,525,706	117,678,682	135,923,714	170,199,416	215,651,199	242,922,269	270,193,340	324,735,479
4	62,703,478	79,165,028	94,383,221	110,806,804	141,243,189	182,151,855	206,687,528	231,223,201	280,294,547
5	49,105,323	63,715,077	77,139,241	91,666,822	118,381,688	154,591,493	176,288,191	197,984,890	241,338,574
6	47,927,335	62,056,927	74,970,457	89,009,202	114,724,012	149,575,527	170,448,723	191,321,918	232,947,935
7	36,050,302	48,493,607	59,741,941	72,056,082	94,407,509	124,935,593	143,192,605	161,449,616	197,841,857
8	43,379,914	59,488,403	73,860,148	89,687,040	118,075,617	157,044,320	180,326,257	203,546,303	249,856,848
9	22,090,351	32,565,241	42,007,768	52,335,275	70,802,617	96,331,446	111,608,602	126,822,778	157,235,950
10	25,683,563	39,341,825	51,470,330	64,799,692	88,291,236	120,970,324	140,457,463	159,886,543	198,596,047

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,358,053	55,634,722	66,268,486	77,545,155	98,812,692	127,004,365	143,919,368	160,834,362	194,664,369
2	67,217,567	83,883,857	99,592,055	116,258,345	147,674,745	189,340,467	214,339,899	239,339,334	289,338,198
3	73,080,674	91,325,706	108,478,682	126,723,714	160,999,416	206,451,199	233,722,269	260,993,340	315,535,479
4	53,503,478	69,965,028	85,183,221	101,606,804	132,043,189	172,951,855	197,487,528	222,023,201	271,094,547
5	39,905,323	54,515,077	67,939,241	82,466,822	109,181,688	145,391,493	167,088,191	188,784,890	232,138,574
6	38,727,335	52,856,927	65,770,457	79,809,202	105,524,012	140,375,527	161,248,723	182,121,918	223,747,935
7	26,850,302	39,293,607	50,541,941	62,856,082	85,207,509	115,735,593	133,992,605	152,249,616	188,641,857
8	34,179,914	50,288,403	64,660,148	80,487,040	108,875,617	147,844,320	171,126,257	194,346,303	240,656,848
9	12,890,351	23,365,241	32,807,768	43,135,275	61,602,617	87,131,446	102,408,602	117,622,778	148,035,950
10	16,483,563	30,141,825	42,270,330	55,599,692	79,091,236	111,770,324	131,257,463	150,686,543	189,396,047

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,758,053	51,034,722	61,668,486	72,945,155	94,212,692	122,404,365	139,319,368	156,234,362	190,064,369
2	62,617,567	79,283,857	94,992,055	111,658,345	143,074,745	184,740,467	209,739,899	234,739,334	284,738,198
3	68,480,674	86,725,706	103,878,682	122,123,714	156,399,416	201,851,199	229,122,269	256,393,340	310,935,479
4	48,903,478	65,365,028	80,583,221	97,006,804	127,443,189	168,351,855	192,887,528	217,423,201	266,494,547
5	35,305,323	49,915,077	63,339,241	77,866,822	104,581,688	140,791,493	162,488,191	184,184,890	227,538,574
6	34,127,335	48,256,927	61,170,457	75,209,202	100,924,012	135,775,527	156,648,723	177,521,918	219,147,935
7	22,250,302	34,693,607	45,941,941	58,256,082	80,607,509	111,135,593	129,392,605	147,649,616	184,041,857
8	29,579,914	45,688,403	60,060,148	75,887,040	104,275,617	143,244,320	166,526,257	189,746,303	236,056,848
9	8,290,351	18,765,241	28,207,768	38,535,275	57,002,617	82,531,446	97,808,602	113,022,778	143,435,950
10	11,883,563	25,541,825	37,670,330	50,999,692	74,491,236	107,170,324	126,657,463	146,086,543	184,796,047

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,758,053	28,034,722	38,668,486	49,945,155	71,212,692	99,404,365	116,319,368	133,234,362	167,064,369
2	39,617,567	56,283,857	71,992,055	88,658,345	120,074,745	161,740,467	186,739,899	211,739,334	261,738,198
3	45,480,674	63,725,706	80,878,682	99,123,714	133,399,416	178,851,199	206,122,269	233,393,340	287,935,479
4	25,903,478	42,365,028	57,583,221	74,006,804	104,443,189	145,351,855	169,887,528	194,423,201	243,494,547
5	12,305,323	26,915,077	40,339,241	54,866,822	81,581,688	117,791,493	139,488,191	161,184,890	204,538,574
6	11,127,335	25,256,927	38,170,457	52,209,202	77,924,012	112,775,527	133,648,723	154,521,918	196,147,935
7	749,698	11,693,607	22,941,941	35,256,082	57,607,509	88,135,593	106,392,605	124,649,616	161,041,857
8	6,579,914	22,688,403	37,060,148	52,887,040	81,275,617	120,244,320	143,526,257	166,746,303	213,056,848
9	14,709,649	4,234,759	5,207,768	15,535,275	34,002,617	59,531,446	74,808,602	90,022,778	120,435,950
10	11,116,437	2,541,825	14,670,330	27,999,692	51,491,236	84,170,324	103,657,463	123,086,543	161,796,047

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,372,830	63,649,499	74,283,272	85,559,931	106,827,479	135,019,142	151,934,145	168,849,149	202,679,156
2	74,936,929	91,603,216	107,311,417	123,977,707	155,394,107	197,059,829	222,059,261	247,058,696	297,057,559
3	80,642,637	98,887,669	116,040,644	134,285,676	168,584,235	214,036,018	241,307,089	268,578,159	323,120,298
4	60,949,830	77,435,850	92,654,043	109,077,626	139,514,011	180,446,806	204,982,478	229,518,152	278,589,497
5	47,444,192	62,067,452	75,491,615	90,042,187	116,757,053	152,989,527	174,686,226	196,382,924	239,758,961
6	46,355,168	60,486,559	73,420,227	87,464,714	113,195,413	148,068,258	168,941,453	189,814,649	231,461,697
7	34,555,803	47,022,597	58,288,858	70,623,275	92,994,694	123,542,492	141,799,504	160,056,515	196,468,195
8	41,277,454	57,444,208	71,844,476	87,699,494	116,116,236	155,138,818	178,447,343	201,667,389	248,004,151
9	20,827,311	31,319,825	40,779,730	51,124,373	69,608,611	95,154,101	110,432,872	125,661,861	156,090,214
10	23,881,576	37,589,776	49,742,728	63,111,745	86,634,948	119,359,935	138,869,545	158,298,624	197,030,285

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,172,830	54,449,499	65,083,272	76,359,931	97,627,479	125,819,142	142,734,145	159,649,149	193,479,156
2	65,736,929	82,403,216	98,111,417	114,777,707	146,194,107	187,859,829	212,859,261	237,858,696	287,857,559
3	71,442,637	89,687,669	106,840,644	125,085,676	159,384,235	204,836,018	232,107,089	259,378,159	313,920,298
4	51,749,830	68,235,850	83,454,043	99,877,626	130,314,011	171,246,806	195,782,478	220,318,152	269,389,497
5	38,244,192	52,867,452	66,291,615	80,842,187	107,557,053	143,789,527	165,486,226	187,182,924	230,558,961
6	37,155,168	51,286,559	64,220,227	78,264,714	103,995,413	138,868,258	159,741,453	180,614,649	222,261,697
7	25,355,803	37,822,597	49,088,858	61,423,275	83,794,694	114,342,492	132,599,504	150,856,515	187,268,195
8	32,077,454	48,244,208	62,644,476	78,499,494	106,916,236	145,938,818	169,247,343	192,467,389	238,804,151
9	11,627,311	22,119,825	31,579,730	41,924,373	60,408,611	85,954,101	101,232,872	116,461,861	146,890,214
10	14,681,576	28,389,776	40,542,728	53,911,745	77,434,948	110,159,935	129,669,545	149,098,624	187,830,285

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,572,830	49,849,499	60,483,272	71,759,931	93,027,479	121,219,142	138,134,145	155,049,149	188,879,156
2	61,136,929	77,803,216	93,511,417	110,177,707	141,594,107	183,259,829	208,259,261	233,258,696	283,257,559
3	66,842,637	85,087,669	102,240,644	120,485,676	154,784,235	200,236,018	227,507,089	254,778,159	309,320,298
4	47,149,830	63,635,850	78,854,043	95,277,626	125,714,011	166,646,806	191,182,478	215,718,152	264,789,497
5	33,644,192	48,267,452	61,691,615	76,242,187	102,957,053	139,189,527	160,886,226	182,582,924	225,958,961
6	32,555,168	46,686,559	59,620,227	73,664,714	99,395,413	134,268,258	155,141,453	176,014,649	217,661,697
7	20,755,803	33,222,597	44,488,858	56,823,275	79,194,694	109,742,492	127,999,504	146,256,515	182,668,195
8	27,477,454	43,644,208	58,044,476	73,899,494	102,316,236	141,338,818	164,647,343	187,867,389	234,204,151
9	7,027,311	17,519,825	26,979,730	37,324,373	55,808,611	81,354,101	96,632,872	111,861,861	142,290,214
10	10,081,576	23,789,776	35,942,728	49,311,745	72,834,948	105,559,935	125,069,545	144,498,624	183,230,285

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,572,830	26,849,499	37,483,272	48,759,931	70,027,479	98,219,142	115,134,145	132,049,149	165,879,156
2	38,136,929	54,803,216	70,511,417	87,177,707	118,594,107	160,259,829	185,259,261	210,258,696	260,257,559
3	43,842,637	62,087,669	79,240,644	97,485,676	131,784,235	177,236,018	204,507,089	231,778,159	286,320,298
4	24,149,830	40,635,850	55,854,043	72,277,626	102,714,011	143,646,806	168,182,478	192,718,152	241,789,497
5	10,644,192	25,267,452	38,691,615	53,242,187	79,957,053	116,189,527	137,886,226	159,582,924	202,958,961
6	9,555,168	23,686,559	36,620,227	50,664,714	76,395,413	111,268,258	132,141,453	153,014,649	194,661,697
7	2,244,197	10,222,597	21,488,858	33,823,275	56,194,694	86,742,492	104,999,504	123,256,515	159,668,195
8	4,477,454	20,644,208	35,044,476	50,899,494	79,316,236	118,338,818	141,647,343	164,867,389	211,204,151
9	15,972,689	5,480,175	3,979,730	14,324,373	32,808,611	58,354,101	73,632,872	88,861,861	119,290,214
10	12,918,424	789,776	12,942,728	26,311,745	49,834,948	82,559,935	102,069,545	121,498,624	160,230,285

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,548,564	59,149,994	67,277,836	76,048,583	92,304,266	114,231,124	127,387,234	140,543,345	166,855,566
2	70,491,776	84,682,153	96,686,732	109,649,402	133,658,562	166,065,236	185,509,237	204,953,241	243,841,249
3	75,793,553	91,328,137	104,426,659	118,617,240	144,814,286	180,225,022	201,435,856	222,646,687	265,068,352
4	56,828,281	70,885,676	82,454,183	95,228,081	118,365,096	150,279,065	169,362,367	188,445,668	226,612,270
5	43,883,280	56,350,101	66,527,652	77,887,611	98,146,264	126,392,197	143,281,850	160,157,060	193,907,481
6	42,892,065	54,934,898	64,769,441	75,692,931	95,260,170	122,429,078	138,695,145	154,929,853	187,399,267
7	31,591,978	42,223,393	50,765,261	60,377,703	77,323,282	101,147,792	115,407,978	129,618,823	158,018,619
8	37,598,209	51,395,095	62,284,807	74,677,717	96,192,382	126,686,960	144,891,176	163,024,983	199,182,615
9	18,343,344	27,297,658	34,473,000	42,541,191	56,499,740	76,448,219	88,367,219	100,250,708	123,963,614
10	20,760,272	32,487,990	41,692,838	52,161,711	69,908,621	95,532,030	110,794,479	125,977,547	156,235,282

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,348,564	49,949,994	58,077,836	66,848,583	83,104,266	105,031,124	118,187,234	131,343,345	157,655,566
2	61,291,776	75,482,153	87,486,732	100,449,402	124,458,562	156,865,236	176,309,237	195,753,241	234,641,249
3	66,593,553	82,128,137	95,226,659	109,417,240	135,614,286	171,025,022	192,235,856	213,446,687	255,868,352
4	47,628,281	61,685,676	73,254,183	86,028,081	109,165,096	141,079,065	160,162,367	179,245,668	217,412,270
5	34,683,280	47,150,101	57,327,652	68,687,611	88,946,264	117,192,197	134,081,850	150,957,060	184,707,481
6	33,692,065	45,734,898	55,569,441	66,492,931	86,060,170	113,229,078	129,495,145	145,729,853	178,199,267
7	22,391,978	33,023,393	41,565,261	51,177,703	68,123,282	91,947,792	106,207,978	120,418,823	148,818,619
8	28,398,209	42,195,095	53,084,807	65,477,717	86,992,382	117,486,960	135,691,176	153,824,983	189,982,615
9	9,143,344	18,097,658	25,273,000	33,341,191	47,299,740	67,248,219	79,167,219	91,050,708	114,763,614
10	11,560,272	23,287,990	32,492,838	42,961,711	60,708,621	86,332,030	101,594,479	116,777,547	147,035,282

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,748,564	45,349,994	53,477,836	62,248,583	78,504,266	100,431,124	113,587,234	126,743,345	153,055,566
2	56,691,776	70,882,153	82,886,732	95,849,402	119,858,562	152,265,236	171,709,237	191,153,241	230,041,249
3	61,993,553	77,528,137	90,626,659	104,817,240	131,014,286	166,425,022	187,635,856	208,846,687	251,268,352
4	43,028,281	57,085,676	68,654,183	81,428,081	104,565,096	136,479,065	155,562,367	174,645,668	212,812,270
5	30,083,280	42,550,101	52,727,652	64,087,611	84,346,264	112,592,197	129,481,850	146,357,060	180,107,481
6	29,092,065	41,134,898	50,969,441	61,892,931	81,460,170	108,629,078	124,895,145	141,129,853	173,599,267
7	17,791,978	28,423,393	36,965,261	46,577,703	63,523,282	87,347,792	101,607,978	115,818,823	144,218,619
8	23,798,209	37,595,095	48,484,807	60,877,717	82,392,382	112,886,960	131,091,176	149,224,983	185,382,615
9	4,543,344	13,497,658	20,673,000	28,741,191	42,699,740	62,648,219	74,567,219	86,450,708	110,163,614
10	6,960,272	18,687,990	27,892,838	38,361,711	56,108,621	81,732,030	96,994,479	112,177,547	142,435,282

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,748,564	22,349,994	30,477,836	39,248,583	55,504,266	77,431,124	90,587,234	103,743,345	130,055,566
2	33,691,776	47,882,153	59,886,732	72,849,402	96,858,562	129,265,236	148,709,237	168,153,241	207,041,249
3	38,993,553	54,528,137	67,626,659	81,817,240	108,014,286	143,425,022	164,635,856	185,846,687	228,268,352
4	20,028,281	34,085,676	45,654,183	58,428,081	81,565,096	113,479,065	132,562,367	151,645,668	189,812,270
5	7,083,280	19,550,101	29,727,652	41,087,611	61,346,264	89,592,197	106,481,850	123,357,060	157,107,481
6	6,092,065	18,134,898	27,969,441	38,892,931	58,460,170	85,629,078	101,895,145	118,129,853	150,599,267
7	5,208,022	5,423,393	13,965,261	23,577,703	40,523,282	64,347,792	78,607,978	92,818,823	121,218,619
8	798,209	14,595,095	25,484,807	37,877,717	59,392,382	89,886,960	108,091,176	126,224,983	162,382,615
9	18,456,656	9,502,342	2,327,000	5,741,191	19,699,740	39,648,219	51,567,219	63,450,708	87,163,614
10	16,039,728	4,312,010	4,892,838	15,361,711	33,108,621	58,732,030	73,994,479	89,177,547	119,435,282

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,618,864	64,921,574	75,579,895	86,882,605	108,199,257	136,456,031	153,410,086	170,364,150	204,272,279
2	76,509,845	93,214,620	108,959,097	125,663,869	157,152,819	198,914,756	223,971,921	249,029,083	299,143,409
3	82,375,332	100,662,495	117,855,081	136,142,245	170,498,726	216,055,468	243,389,515	270,723,560	325,391,651
4	62,744,777	79,246,082	94,499,417	110,960,926	141,467,597	182,472,447	207,064,779	231,657,110	280,841,775
5	49,122,819	63,766,310	77,221,472	91,784,236	118,560,794	154,855,827	176,602,629	198,349,431	241,804,819
6	47,947,498	62,111,278	75,054,628	89,127,330	114,901,522	149,835,034	170,756,431	191,677,827	233,401,464
7	36,048,636	48,523,618	59,797,927	72,141,945	94,546,407	125,146,388	143,445,560	161,744,731	198,222,391
8	43,352,021	59,501,847	73,908,806	89,774,243	118,230,778	157,292,894	180,630,483	203,904,150	250,323,499
9	22,087,860	32,587,982	42,053,343	52,405,713	70,917,238	96,505,999	111,819,397	127,068,707	157,553,063
10	25,657,105	39,349,874	51,507,838	64,870,824	88,418,754	121,176,011	140,709,475	160,183,421	198,983,620

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,418,864	55,721,574	66,379,895	77,682,605	98,999,257	127,256,031	144,210,086	161,164,150	195,072,279
2	67,309,845	84,014,620	99,759,097	116,463,869	147,952,819	189,714,756	214,771,921	239,829,083	289,943,409
3	73,175,332	91,462,495	108,655,081	126,942,245	161,298,726	206,855,468	234,189,515	261,523,560	316,191,651
4	53,544,777	70,046,082	85,299,417	101,760,926	132,267,597	173,272,447	197,864,779	222,457,110	271,641,775
5	39,922,819	54,566,310	68,021,472	82,584,236	109,360,794	145,655,827	167,402,629	189,149,431	232,604,819
6	38,747,498	52,911,278	65,854,628	79,927,330	105,701,522	140,635,034	161,556,431	182,477,827	224,201,464
7	26,848,636	39,323,618	50,597,927	62,941,945	85,346,407	115,946,388	134,245,560	152,544,731	189,022,391
8	34,152,021	50,301,847	64,708,806	80,574,243	109,030,778	148,092,894	171,430,483	194,704,150	241,123,499
9	12,887,860	23,387,982	32,853,343	43,205,713	61,717,238	87,305,999	102,619,397	117,868,707	148,353,063
10	16,457,105	30,149,874	42,307,838	55,670,824	79,218,754	111,976,011	131,509,475	150,983,421	189,783,620

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,818,864	51,121,574	61,779,895	73,082,605	94,399,257	122,656,031	139,610,086	156,564,150	190,472,279
2	62,709,845	79,414,620	95,159,097	111,863,869	143,352,819	185,114,756	210,171,921	235,229,083	285,343,409
3	68,575,332	86,862,495	104,055,081	122,342,245	156,698,726	202,255,468	229,589,515	256,923,560	311,591,651
4	48,944,777	65,446,082	80,699,417	97,160,926	127,667,597	168,672,447	193,264,779	217,857,110	267,041,775
5	35,322,819	49,966,310	63,421,472	77,984,236	104,760,794	141,055,827	162,802,629	184,549,431	228,004,819
6	34,147,498	48,311,278	61,254,628	75,327,330	101,101,522	136,035,034	156,956,431	177,877,827	219,601,464
7	22,248,636	34,723,618	45,997,927	58,341,945	80,746,407	111,346,388	129,645,560	147,944,731	184,422,391
8	29,552,021	45,701,847	60,108,806	75,974,243	104,430,778	143,492,894	166,830,483	190,104,150	236,523,499
9	8,287,860	18,787,982	28,253,343	38,605,713	57,117,238	82,705,999	98,019,397	113,268,707	143,753,063
10	11,857,105	25,549,874	37,707,838	51,070,824	74,618,754	107,376,011	126,909,475	146,383,421	185,183,620

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,818,864	28,121,574	38,779,895	50,082,605	71,399,257	99,656,031	116,610,086	133,564,150	167,472,279
2	39,709,845	56,414,620	72,159,097	88,863,869	120,352,819	162,114,756	187,171,921	212,229,083	262,343,409
3	45,575,332	63,862,495	81,055,081	99,342,245	133,698,726	179,255,468	206,589,515	233,923,560	288,591,651
4	25,944,777	42,446,082	57,699,417	74,160,926	104,667,597	145,672,447	170,264,779	194,857,110	244,041,775
5	12,322,819	26,966,310	40,421,472	54,984,236	81,760,794	118,055,827	139,802,629	161,549,431	205,004,819
6	11,147,498	25,311,278	38,254,628	52,327,330	78,101,522	113,035,034	133,956,431	154,877,827	196,601,464
7	751,364	11,723,618	22,997,927	35,341,945	57,746,407	88,346,388	106,645,560	124,944,731	161,422,391
8	6,552,021	22,701,847	37,108,806	52,974,243	81,430,778	120,492,894	143,830,483	167,104,150	213,523,499
9	14,712,140	4,212,018	5,253,343	15,605,713	34,117,238	59,705,999	75,019,397	90,268,707	120,753,063
10	11,142,895	2,549,874	14,707,838	28,070,824	51,618,754	84,376,011	103,909,475	123,383,421	162,183,620

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,431,177	63,733,877	74,392,208	85,694,918	107,011,560	135,268,334	152,222,399	169,176,463	203,084,582
2	75,026,116	91,730,891	107,475,367	124,180,143	155,669,090	197,431,027	222,488,192	247,545,354	297,659,680
3	80,733,877	99,021,040	116,213,625	134,500,790	168,880,176	214,436,918	241,770,963	269,105,008	323,773,099
4	60,987,470	77,513,296	92,766,631	109,228,140	139,734,811	180,763,839	205,356,171	229,948,503	279,133,166
5	47,456,565	62,115,246	75,570,409	90,156,211	116,932,768	153,250,519	174,997,320	196,744,122	240,221,909
6	46,372,051	60,536,074	73,501,164	87,578,083	113,369,733	148,324,620	169,246,016	190,167,413	231,912,125
7	34,551,019	47,048,078	58,341,812	70,706,148	93,130,644	123,750,380	142,049,551	160,348,723	196,845,862
8	41,245,174	57,453,386	71,888,927	87,782,549	116,266,876	155,383,416	178,747,648	202,021,315	248,466,936
9	20,822,185	31,339,968	40,822,743	51,192,284	69,720,741	95,326,196	110,640,249	125,905,367	156,403,987
10	23,851,358	37,594,168	49,776,630	63,177,946	86,759,009	119,562,261	139,118,243	158,592,188	197,414,591

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,231,177	54,533,877	65,192,208	76,494,918	97,811,560	126,068,334	143,022,399	159,976,463	193,884,582
2	65,826,116	82,530,891	98,275,367	114,980,143	146,469,090	188,231,027	213,288,192	238,345,354	288,459,680
3	71,533,877	89,821,040	107,013,625	125,300,790	159,680,176	205,236,918	232,570,963	259,905,008	314,573,099
4	51,787,470	68,313,296	83,566,631	100,028,140	130,534,811	171,563,839	196,156,171	220,748,503	269,933,166
5	38,256,565	52,915,246	66,370,409	80,956,211	107,732,768	144,050,519	165,797,320	187,544,122	231,021,909
6	37,172,051	51,336,074	64,301,164	78,378,083	104,169,733	139,124,620	160,046,016	180,967,413	222,712,125
7	25,351,019	37,848,078	49,141,812	61,506,148	83,930,644	114,550,380	132,849,551	151,148,723	187,645,862
8	32,045,174	48,253,386	62,688,927	78,582,549	107,066,876	146,183,416	169,547,648	192,821,315	239,266,936
9	11,622,185	22,139,968	31,622,743	41,992,284	60,520,741	86,126,196	101,440,249	116,705,367	147,203,987
10	14,651,358	28,394,168	40,576,630	53,977,946	77,559,009	110,362,261	129,918,243	149,392,188	188,214,591

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,631,177	49,933,877	60,592,208	71,894,918	93,211,560	121,468,334	138,422,399	155,376,463	189,284,582
2	61,226,116	77,930,891	93,675,367	110,380,143	141,869,090	183,631,027	208,688,192	233,745,354	283,859,680
3	66,933,877	85,221,040	102,413,625	120,700,790	155,080,176	200,636,918	227,970,963	255,305,008	309,973,099
4	47,187,470	63,713,296	78,966,631	95,428,140	125,934,811	166,963,839	191,556,171	216,148,503	265,333,166
5	33,656,565	48,315,246	61,770,409	76,356,211	103,132,768	139,450,519	161,197,320	182,944,122	226,421,909
6	32,572,051	46,736,074	59,701,164	73,778,083	99,569,733	134,524,620	155,446,016	176,367,413	218,112,125
7	20,751,019	33,248,078	44,541,812	56,906,148	79,330,644	109,950,380	128,249,551	146,548,723	183,045,862
8	27,445,174	43,653,386	58,088,927	73,982,549	102,466,876	141,583,416	164,947,648	188,221,315	234,666,936
9	7,022,185	17,539,968	27,022,743	37,392,284	55,920,741	81,526,196	96,840,249	112,105,367	142,603,987
10	10,051,358	23,794,168	35,976,630	49,377,946	72,959,009	105,762,261	125,318,243	144,792,188	183,614,591

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,631,177	26,933,877	37,592,208	48,894,918	70,211,560	98,468,334	115,422,399	132,376,463	166,284,582
2	38,226,116	54,930,891	70,675,367	87,380,143	118,869,090	160,631,027	185,688,192	210,745,354	260,859,680
3	43,933,877	62,221,040	79,413,625	97,700,790	132,080,176	177,636,918	204,970,963	232,305,008	286,973,099
4	24,187,470	40,713,296	55,966,631	72,428,140	102,934,811	143,963,839	168,556,171	193,148,503	242,333,166
5	10,656,565	25,315,246	38,770,409	53,356,211	80,132,768	116,450,519	138,197,320	159,944,122	203,421,909
6	9,572,051	23,736,074	36,701,164	50,778,083	76,569,733	111,524,620	132,446,016	153,367,413	195,112,125
7	2,248,981	10,248,078	21,541,812	33,906,148	56,330,644	86,950,380	105,249,551	123,548,723	160,045,862
8	4,445,174	20,653,386	35,088,927	50,982,549	79,466,876	118,583,416	141,947,648	165,221,315	211,666,936
9	15,977,815	5,460,032	4,022,743	14,392,284	32,920,741	58,526,196	73,840,249	89,105,367	119,603,987
10	12,948,642	794,168	12,976,630	26,377,946	49,959,009	82,762,261	102,318,243	121,792,188	160,614,591

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,600,120	59,223,721	67,370,331	76,161,329	92,454,550	114,432,047	127,618,534	140,805,032	167,178,018
2	70,570,371	84,793,514	96,825,819	109,818,419	133,883,025	166,364,531	185,853,436	205,342,341	244,320,149
3	75,873,229	91,443,686	104,572,458	118,795,808	145,053,349	180,547,485	201,807,298	223,067,110	265,586,737
4	56,856,013	70,947,610	82,542,832	95,346,229	118,536,673	150,526,055	169,653,425	188,780,793	227,035,532
5	43,887,058	56,384,325	66,585,379	77,973,206	98,278,640	126,589,800	143,520,068	160,434,248	194,262,605
6	42,899,018	54,971,244	64,830,056	75,778,771	95,392,733	122,624,381	138,929,527	155,201,724	187,746,118
7	31,580,017	42,237,464	50,800,518	60,435,158	77,421,308	101,302,255	115,595,371	129,840,433	158,305,811
8	37,555,319	51,387,795	62,304,708	74,728,263	96,294,607	126,863,516	145,111,685	163,287,368	199,530,384
9	18,332,201	27,308,236	34,500,147	42,587,998	56,580,340	76,575,878	88,523,380	100,434,310	124,202,940
10	20,720,931	32,478,739	41,706,316	52,200,815	69,992,308	95,677,631	110,975,324	126,194,797	156,523,728

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,400,120	50,023,721	58,170,331	66,961,329	83,254,550	105,232,047	118,418,534	131,605,032	157,978,018
2	61,370,371	75,593,514	87,625,819	100,618,419	124,683,025	157,164,531	176,653,436	196,142,341	235,120,149
3	66,673,229	82,243,686	95,372,458	109,595,808	135,853,349	171,347,485	192,607,298	213,867,110	256,386,737
4	47,656,013	61,747,610	73,342,832	86,146,229	109,336,673	141,326,055	160,453,425	179,580,793	217,835,532
5	34,687,058	47,184,325	57,385,379	68,773,206	89,078,640	117,389,800	134,320,068	151,234,248	185,062,605
6	33,699,018	45,771,244	55,630,056	66,578,771	86,192,733	113,424,381	129,729,527	146,001,724	178,546,118
7	22,380,017	33,037,464	41,600,518	51,235,158	68,221,308	92,102,255	106,395,371	120,640,433	149,105,811
8	28,355,319	42,187,795	53,104,708	65,528,263	87,094,607	117,663,516	135,911,685	154,087,368	190,330,384
9	9,132,201	18,108,236	25,300,147	33,387,998	47,380,340	67,375,878	79,323,380	91,234,310	115,002,940
10	11,520,931	23,278,739	32,506,316	43,000,815	60,792,308	86,477,631	101,775,324	116,994,797	147,323,728

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,800,120	45,423,721	53,570,331	62,361,329	78,654,550	100,632,047	113,818,534	127,005,032	153,378,018
2	56,770,371	70,993,514	83,025,819	96,018,419	120,083,025	152,564,531	172,053,436	191,542,341	230,520,149
3	62,073,229	77,643,686	90,772,458	104,995,808	131,253,349	166,747,485	188,007,298	209,267,110	251,786,737
4	43,056,013	57,147,610	68,742,832	81,546,229	104,736,673	136,726,055	155,853,425	174,980,793	213,235,532
5	30,087,058	42,584,325	52,785,379	64,173,206	84,478,640	112,789,800	129,720,068	146,634,248	180,462,605
6	29,099,018	41,171,244	51,030,056	61,978,771	81,592,733	108,824,381	125,129,527	141,401,724	173,946,118
7	17,780,017	28,437,464	37,000,518	46,635,158	63,621,308	87,502,255	101,795,371	116,040,433	144,505,811
8	23,755,319	37,587,795	48,504,708	60,928,263	82,494,607	113,063,516	131,311,685	149,487,368	185,730,384
9	4,532,201	13,508,236	20,700,147	28,787,998	42,780,340	62,775,878	74,723,380	86,634,310	110,402,940
10	6,920,931	18,678,739	27,906,316	38,400,815	56,192,308	81,877,631	97,175,324	112,394,797	142,723,728

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,800,120	22,423,721	30,570,331	39,361,329	55,654,550	77,632,047	90,818,534	104,005,032	130,378,018
2	33,770,371	47,993,514	60,025,819	73,018,419	97,083,025	129,564,531	149,053,436	168,542,341	207,520,149
3	39,073,229	54,643,686	67,772,458	81,995,808	108,253,349	143,747,485	165,007,298	186,267,110	228,786,737
4	20,056,013	34,147,610	45,742,832	58,546,229	81,736,673	113,726,055	132,853,425	151,980,793	190,235,532
5	7,087,058	19,584,325	29,785,379	41,173,206	61,478,640	89,789,800	106,720,068	123,634,248	157,462,605
6	6,099,018	18,171,244	28,030,056	38,978,771	58,592,733	85,824,381	102,129,527	118,401,724	150,946,118
7	5,219,983	5,437,464	14,000,518	23,635,158	40,621,308	64,502,255	78,795,371	93,040,433	121,505,811
8	755,319	14,587,795	25,504,708	37,928,263	59,494,607	90,063,516	108,311,685	126,487,368	162,730,384
9	18,467,799	9,491,764	2,299,853	5,787,998	19,780,340	39,775,878	51,723,380	63,634,310	87,402,940
10	16,079,069	4,321,261	4,906,316	15,400,815	33,192,308	58,877,631	74,175,324	89,394,797	119,723,728

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,496,839	64,747,467	75,356,683	86,607,312	107,825,734	135,952,305	152,828,248	169,704,181	203,456,066
2	76,324,798	92,952,599	108,624,525	125,252,327	156,596,179	198,165,685	223,107,387	248,049,090	297,932,497
3	82,185,473	100,388,373	117,501,736	135,704,635	169,899,569	215,246,392	242,454,488	269,662,582	324,078,770
4	62,661,595	79,083,400	94,266,450	110,652,107	141,018,207	181,830,696	206,309,711	230,788,725	279,746,753
5	49,087,281	63,663,297	77,055,933	91,548,867	118,202,042	154,326,625	175,973,221	197,619,817	240,871,805
6	47,906,649	62,002,060	74,885,770	88,890,566	114,545,994	149,315,519	170,140,513	190,965,507	232,493,911
7	36,051,470	48,463,112	59,685,471	71,969,743	94,268,141	124,724,334	142,939,186	161,154,021	197,460,866
8	43,407,107	59,474,280	73,810,820	89,599,177	117,918,304	156,795,113	180,021,406	203,187,831	249,389,580
9	22,092,421	32,542,085	41,961,784	52,264,434	70,687,598	96,156,503	111,397,420	126,576,463	156,918,458
10	25,709,421	39,333,194	51,432,248	64,728,001	88,163,168	120,764,102	140,204,924	159,589,136	198,207,952

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,296,839	55,547,467	66,156,683	77,407,312	98,625,734	126,752,305	143,628,248	160,504,181	194,256,066
2	67,124,798	83,752,599	99,424,525	116,052,327	147,396,179	188,965,685	213,907,387	238,849,090	288,732,497
3	72,985,473	91,188,373	108,301,736	126,504,635	160,699,569	206,046,392	233,254,488	260,462,582	314,878,770
4	53,461,595	69,883,400	85,066,450	101,452,107	131,818,207	172,630,696	197,109,711	221,588,725	270,546,753
5	39,887,281	54,463,297	67,855,933	82,348,867	109,002,042	145,126,625	166,773,221	188,419,817	231,671,805
6	38,706,649	52,802,060	65,685,770	79,690,566	105,345,994	140,115,519	160,940,513	181,765,507	223,293,911
7	26,851,470	39,263,112	50,485,471	62,769,743	85,068,141	115,524,334	133,739,186	151,954,021	188,260,866
8	34,207,107	50,274,280	64,610,820	80,399,177	108,718,304	147,595,113	170,821,406	193,987,831	240,189,580
9	12,892,421	23,342,085	32,761,784	43,064,434	61,487,598	86,956,503	102,197,420	117,376,463	147,718,458
10	16,509,421	30,133,194	42,232,248	55,528,001	78,963,168	111,564,102	131,004,924	150,389,136	189,007,952

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,696,839	50,947,467	61,556,683	72,807,312	94,025,734	122,152,305	139,028,248	155,904,181	189,656,066
2	62,524,798	79,152,599	94,824,525	111,452,327	142,796,179	184,365,685	209,307,387	234,249,090	284,132,497
3	68,385,473	86,588,373	103,701,736	121,904,635	156,099,569	201,446,392	228,654,488	255,862,582	310,278,770
4	48,861,595	65,283,400	80,466,450	96,852,107	127,218,207	168,030,696	192,509,711	216,988,725	265,946,753
5	35,287,281	49,863,297	63,255,933	77,748,867	104,402,042	140,526,625	162,173,221	183,819,817	227,071,805
6	34,106,649	48,202,060	61,085,770	75,090,566	100,745,994	135,515,519	156,340,513	177,165,507	218,693,911
7	22,251,470	34,663,112	45,885,471	58,169,743	80,468,141	110,924,334	129,139,186	147,354,021	183,660,866
8	29,607,107	45,674,280	60,010,820	75,799,177	104,118,304	142,995,113	166,221,406	189,387,831	235,589,580
9	8,292,421	18,742,085	28,161,784	38,464,434	56,887,598	82,356,503	97,597,420	112,776,463	143,118,458
10	11,909,421	25,533,194	37,632,248	50,928,001	74,363,168	106,964,102	126,404,924	145,789,136	184,407,952

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,696,839	27,947,467	38,556,683	49,807,312	71,025,734	99,152,305	116,028,248	132,904,181	166,656,066
2	39,524,798	56,152,599	71,824,525	88,452,327	119,796,179	161,365,685	186,307,387	211,249,090	261,132,497
3	45,385,473	63,588,373	80,701,736	98,904,635	133,099,569	178,446,392	205,654,488	232,862,582	287,278,770
4	25,861,595	42,283,400	57,466,450	73,852,107	104,218,207	145,030,696	169,509,711	193,988,725	242,946,753
5	12,287,281	26,863,297	40,255,933	54,748,867	81,402,042	117,526,625	139,173,221	160,819,817	204,071,805
6	11,106,649	25,202,060	38,085,770	52,090,566	77,745,994	112,515,519	133,340,513	154,165,507	195,693,911
7	748,530	11,663,112	22,885,471	35,169,743	57,468,141	87,924,334	106,139,186	124,354,021	160,660,866
8	6,607,107	22,674,280	37,010,820	52,799,177	81,118,304	119,995,113	143,221,406	166,387,831	212,589,580
9	14,707,579	4,257,915	5,161,784	15,464,434	33,887,598	59,356,503	74,597,420	89,776,463	120,118,458
10	11,090,579	2,533,194	14,632,248	27,928,001	51,363,168	83,964,102	103,404,924	122,789,136	161,407,952

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,314,101	63,564,729	74,173,935	85,424,564	106,642,996	134,769,557	151,645,500	168,521,443	202,273,328
2	74,847,249	91,475,051	107,146,977	123,774,781	155,118,633	196,688,137	221,629,839	246,571,544	296,454,949
3	80,550,855	98,753,755	115,867,120	134,070,019	168,287,760	213,634,584	240,842,678	268,050,773	322,466,961
4	60,911,609	77,357,833	92,540,882	108,926,539	139,292,639	180,129,206	204,608,221	229,087,235	278,045,263
5	47,431,266	62,019,112	75,412,275	89,927,625	116,580,799	152,728,004	174,374,600	196,021,196	239,295,490
6	46,337,765	60,436,523	73,338,777	87,350,832	113,020,586	147,811,397	168,636,391	189,461,385	231,010,777
7	34,560,092	46,996,628	58,235,422	70,539,927	92,858,276	123,334,142	141,548,994	159,763,846	196,090,071
8	41,309,037	57,434,352	71,799,357	87,615,780	115,964,946	154,893,589	178,146,415	201,312,840	247,540,752
9	20,832,019	31,299,269	40,736,311	51,056,060	69,496,085	94,981,615	110,225,104	125,417,969	155,776,056
10	23,911,196	37,584,803	49,708,252	63,044,979	86,510,337	119,157,075	138,620,321	158,004,533	196,645,460

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,114,101	54,364,729	64,973,935	76,224,564	97,442,996	125,569,557	142,445,500	159,321,443	193,073,328
2	65,647,249	82,275,051	97,946,977	114,574,781	145,918,633	187,488,137	212,429,839	237,371,544	287,254,949
3	71,350,855	89,553,755	106,667,120	124,870,019	159,087,760	204,434,584	231,642,678	258,850,773	313,266,961
4	51,711,609	68,157,833	83,340,882	99,726,539	130,092,639	170,929,206	195,408,221	219,887,235	268,845,263
5	38,231,266	52,819,112	66,212,275	80,727,625	107,380,799	143,528,004	165,174,600	186,821,196	230,095,490
6	37,137,765	51,236,523	64,138,777	78,150,832	103,820,586	138,611,397	159,436,391	180,261,385	221,810,777
7	25,360,092	37,796,628	49,035,422	61,339,927	83,658,276	114,134,142	132,348,994	150,563,846	186,890,071
8	32,109,037	48,234,352	62,599,357	78,415,780	106,764,946	145,693,589	168,946,415	192,112,840	238,340,752
9	11,632,019	22,099,269	31,536,311	41,856,060	60,296,085	85,781,615	101,025,104	116,217,969	146,576,056
10	14,711,196	28,384,803	40,508,252	53,844,979	77,310,337	109,957,075	129,420,321	148,804,533	187,445,460

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,514,101	49,764,729	60,373,935	71,624,564	92,842,996	120,969,557	137,845,500	154,721,443	188,473,328
2	61,047,249	77,675,051	93,346,977	109,974,781	141,318,633	182,888,137	207,829,839	232,771,544	282,654,949
3	66,750,855	84,953,755	102,067,120	120,270,019	154,487,760	199,834,584	227,042,678	254,250,773	308,666,961
4	47,111,609	63,557,833	78,740,882	95,126,539	125,492,639	166,329,206	190,808,221	215,287,235	264,245,263
5	33,631,266	48,219,112	61,612,275	76,127,625	102,780,799	138,928,004	160,574,600	182,221,196	225,495,490
6	32,537,765	46,636,523	59,538,777	73,550,832	99,220,586	134,011,397	154,836,391	175,661,385	217,210,777
7	20,760,092	33,196,628	44,435,422	56,739,927	79,058,276	109,534,142	127,748,994	145,963,846	182,290,071
8	27,509,037	43,634,352	57,999,357	73,815,780	102,164,946	141,093,589	164,346,415	187,512,840	233,740,752
9	7,032,019	17,499,269	26,936,311	37,256,060	55,696,085	81,181,615	96,425,104	111,617,969	141,976,056
10	10,111,196	23,784,803	35,908,252	49,244,979	72,710,337	105,357,075	124,820,321	144,204,533	182,845,460

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,514,101	26,764,729	37,373,935	48,624,564	69,842,996	97,969,557	114,845,500	131,721,443	165,473,328
2	38,047,249	54,675,051	70,346,977	86,974,781	118,318,633	159,888,137	184,829,839	209,771,544	259,654,949
3	43,750,855	61,953,755	79,067,120	97,270,019	131,487,760	176,834,584	204,042,678	231,250,773	285,666,961
4	24,111,609	40,557,833	55,740,882	72,126,539	102,492,639	143,329,206	167,808,221	192,287,235	241,245,263
5	10,631,266	25,219,112	38,612,275	53,127,625	79,780,799	115,928,004	137,574,600	159,221,196	202,495,490
6	9,537,765	23,636,523	36,538,777	50,550,832	76,220,586	111,011,397	131,836,391	152,661,385	194,210,777
7	2,239,908	10,196,628	21,435,422	33,739,927	56,058,276	86,534,142	104,748,994	122,963,846	159,290,071
8	4,509,037	20,634,352	34,999,357	50,815,780	79,164,946	118,093,589	141,346,415	164,512,840	210,740,752
9	15,967,981	5,500,731	3,936,311	14,256,060	32,696,085	58,181,615	73,425,104	88,617,969	118,976,056
10	12,888,804	784,803	12,908,252	26,244,979	49,710,337	82,357,075	101,820,321	121,204,533	159,845,460

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,496,614	59,075,875	67,184,948	75,935,433	92,153,580	114,029,798	127,155,531	140,281,265	166,532,731
2	70,412,689	84,570,297	96,547,156	109,479,890	133,433,607	165,765,447	185,164,550	204,563,649	243,361,855
3	75,713,331	91,212,042	104,280,318	118,438,128	144,574,679	179,902,024	201,063,876	222,225,726	264,549,428
4	56,799,966	70,823,166	82,364,959	95,109,359	118,192,945	150,031,508	169,070,742	188,109,975	226,188,441
5	43,878,946	56,315,328	66,469,377	77,801,476	98,013,347	126,194,053	143,043,100	159,879,341	193,551,823
6	42,884,581	54,898,030	64,708,311	75,606,576	95,127,098	122,233,267	138,460,263	154,657,480	187,051,915
7	31,603,442	42,208,832	50,729,521	60,319,766	77,224,780	100,992,859	115,220,115	129,396,750	157,730,964
8	37,638,754	51,401,706	62,264,226	74,626,502	96,089,496	126,509,761	144,670,032	162,761,964	198,834,220
9	18,354,067	27,286,666	34,445,439	42,493,976	56,418,737	76,320,163	88,210,667	100,066,713	123,723,901
10	20,799,005	32,496,650	41,678,778	52,122,031	69,824,377	95,385,887	110,612,553	125,759,762	155,946,307

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,296,614	49,875,875	57,984,948	66,735,433	82,953,580	104,829,798	117,955,531	131,081,265	157,332,731
2	61,212,689	75,370,297	87,347,156	100,279,890	124,233,607	156,565,447	175,964,550	195,363,649	234,161,855
3	66,513,331	82,012,042	95,080,318	109,238,128	135,374,679	170,702,024	191,863,876	213,025,726	255,349,428
4	47,599,966	61,623,166	73,164,959	85,909,359	108,992,945	140,831,508	159,870,742	178,909,975	216,988,441
5	34,678,946	47,115,328	57,269,377	68,601,476	88,813,347	116,994,053	133,843,100	150,679,341	184,351,823
6	33,684,581	45,698,030	55,508,311	66,406,576	85,927,098	113,033,267	129,260,263	145,457,480	177,851,915
7	22,403,442	33,008,832	41,529,521	51,119,766	68,024,780	91,792,859	106,020,115	120,196,750	148,530,964
8	28,438,754	42,201,706	53,064,226	65,426,502	86,889,496	117,309,761	135,470,032	153,561,964	189,634,220
9	9,154,067	18,086,666	25,245,439	33,293,976	47,218,737	67,120,163	79,010,667	90,866,713	114,523,901
10	11,599,005	23,296,650	32,478,778	42,922,031	60,624,377	86,185,887	101,412,553	116,559,762	146,746,307

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,696,614	45,275,875	53,384,948	62,135,433	78,353,580	100,229,798	113,355,531	126,481,265	152,732,731
2	56,612,689	70,770,297	82,747,156	95,679,890	119,633,607	151,965,447	171,364,550	190,763,649	229,561,855
3	61,913,331	77,412,042	90,480,318	104,638,128	130,774,679	166,102,024	187,263,876	208,425,726	250,749,428
4	42,999,966	57,023,166	68,564,959	81,309,359	104,392,945	136,231,508	155,270,742	174,309,975	212,388,441
5	30,078,946	42,515,328	52,669,377	64,001,476	84,213,347	112,394,053	129,243,100	146,079,341	179,751,823
6	29,084,581	41,098,030	50,908,311	61,806,576	81,327,098	108,433,267	124,660,263	140,857,480	173,251,915
7	17,803,442	28,408,832	36,929,521	46,519,766	63,424,780	87,192,859	101,420,115	115,596,750	143,930,964
8	23,838,754	37,601,706	48,464,226	60,826,502	82,289,496	112,709,761	130,870,032	148,961,964	185,034,220
9	4,554,067	13,486,666	20,645,439	28,693,976	42,618,737	62,520,163	74,410,667	86,266,713	109,923,901
10	6,999,005	18,696,650	27,878,778	38,322,031	56,024,377	81,585,887	96,812,553	111,959,762	142,146,307

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,696,614	22,275,875	30,384,948	39,135,433	55,353,580	77,229,798	90,355,531	103,481,265	129,732,731
2	33,612,689	47,770,297	59,747,156	72,679,890	96,633,607	128,965,447	148,364,550	167,763,649	206,561,855
3	38,913,331	54,412,042	67,480,318	81,638,128	107,774,679	143,102,024	164,263,876	185,425,726	227,749,428
4	19,999,966	34,023,166	45,564,959	58,309,359	81,392,945	113,231,508	132,270,742	151,309,975	189,388,441
5	7,078,946	19,515,328	29,669,377	41,001,476	61,213,347	89,394,053	106,243,100	123,079,341	156,751,823
6	6,084,581	18,098,030	27,908,311	38,806,576	58,327,098	85,433,267	101,660,263	117,857,480	150,251,915
7	5,196,558	5,408,832	13,929,521	23,519,766	40,424,780	64,192,859	78,420,115	92,596,750	120,930,964
8	838,754	14,601,706	25,464,226	37,826,502	59,289,496	89,709,761	107,870,032	125,961,964	162,034,220
9	18,445,933	9,513,334	2,354,561	5,693,976	19,618,737	39,520,163	51,410,667	63,266,713	86,923,901
10	16,000,995	4,303,350	4,878,778	15,322,031	33,024,377	58,585,887	73,812,553	88,959,762	119,146,307

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,435,242	64,659,830	75,244,478	86,469,066	107,638,383	135,699,853	152,536,735	169,373,607	203,047,370
2	76,231,533	92,820,849	108,456,503	125,045,816	156,317,120	197,790,409	222,674,384	247,558,357	297,326,305
3	82,089,725	100,250,493	117,324,248	135,485,014	169,599,185	214,841,050	241,986,168	269,131,286	323,421,524
4	62,619,130	79,001,197	94,149,103	110,496,835	140,792,650	181,508,971	205,931,326	230,353,681	279,198,391
5	49,068,690	63,610,969	76,970,983	91,430,373	118,021,856	154,061,225	175,657,718	197,254,211	240,404,509
6	47,885,441	61,946,678	74,800,567	88,771,421	114,367,467	149,055,010	169,831,802	190,608,595	232,039,393
7	36,051,805	48,432,135	59,628,519	71,882,927	94,128,304	124,512,613	142,685,305	160,856,609	197,079,418
8	43,433,601	59,459,477	73,760,823	89,510,652	117,760,348	156,545,271	179,715,930	202,828,735	248,921,697
9	22,094,071	32,518,515	41,915,392	52,193,191	70,572,183	95,981,167	111,185,852	126,329,761	156,800,585
10	25,734,679	39,323,980	51,393,590	64,655,752	88,034,548	120,557,344	139,951,856	159,291,202	197,819,337

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,235,242	55,459,830	66,044,478	77,269,066	98,438,383	126,499,853	143,336,735	160,173,607	193,847,370
2	67,031,533	83,620,849	99,256,503	115,845,816	147,117,120	188,590,409	213,474,384	238,358,357	288,126,305
3	72,889,725	91,050,493	108,124,248	126,285,014	160,399,185	205,641,050	232,786,168	259,931,286	314,221,524
4	53,419,130	69,801,197	84,949,103	101,296,835	131,592,650	172,308,971	196,731,326	221,153,681	269,998,391
5	39,868,690	54,410,969	67,770,983	82,230,373	108,821,856	144,861,225	166,457,718	188,054,211	231,204,509
6	38,685,441	52,746,678	65,600,567	79,571,421	105,167,467	139,855,010	160,631,802	181,408,595	222,839,393
7	26,851,805	39,232,135	50,428,519	62,682,927	84,928,304	115,312,613	133,485,305	151,656,609	187,879,418
8	34,233,601	50,259,477	64,560,823	80,310,652	108,560,348	147,345,271	170,515,930	193,628,735	239,721,697
9	12,894,071	23,318,515	32,715,392	42,993,191	61,372,183	86,781,167	101,985,852	117,129,761	147,400,585
10	16,534,679	30,123,980	42,193,590	55,455,752	78,834,548	111,357,344	130,751,856	150,091,202	188,619,337

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,635,242	50,859,830	61,444,478	72,669,066	93,838,383	121,899,853	138,736,735	155,573,607	189,247,370
2	62,431,533	79,020,849	94,656,503	111,245,816	142,517,120	183,990,409	208,874,384	233,758,357	283,526,305
3	68,289,725	86,450,493	103,524,248	121,685,014	155,799,185	201,041,050	228,186,168	255,331,286	309,621,524
4	48,819,130	65,201,197	80,349,103	96,696,835	126,992,650	167,708,971	192,131,326	216,553,681	265,398,391
5	35,268,690	49,810,969	63,170,983	77,630,373	104,221,856	140,261,225	161,857,718	183,454,211	226,604,509
6	34,085,441	48,146,678	61,000,567	74,971,421	100,567,467	135,255,010	156,031,802	176,808,595	218,239,393
7	22,251,805	34,632,135	45,828,519	58,082,927	80,328,304	110,712,613	128,885,305	147,056,609	183,279,418
8	29,633,601	45,659,477	59,960,823	75,710,652	103,960,348	142,745,271	165,915,930	189,028,735	235,121,697
9	8,294,071	18,718,515	28,115,392	38,393,191	56,772,183	82,181,167	97,385,852	112,529,761	142,800,585
10	11,934,679	25,523,980	37,593,590	50,855,752	74,234,548	106,757,344	126,151,856	145,491,202	184,019,337

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,635,242	27,859,830	38,444,478	49,669,066	70,838,383	98,899,853	115,736,735	132,573,607	166,247,370
2	39,431,533	56,020,849	71,656,503	88,245,816	119,517,120	160,990,409	185,874,384	210,758,357	260,526,305
3	45,289,725	63,450,493	80,524,248	98,685,014	132,799,185	178,041,050	205,186,168	232,331,286	286,621,524
4	25,819,130	42,201,197	57,349,103	73,696,835	103,992,650	144,708,971	169,131,326	193,553,681	242,398,391
5	12,268,690	26,810,969	40,170,983	54,630,373	81,221,856	117,261,225	138,857,718	160,454,211	203,604,509
6	11,085,441	25,146,678	38,000,567	51,971,421	77,567,467	112,255,010	133,031,802	153,808,595	195,239,393
7	748,195	11,632,135	22,828,519	35,082,927	57,328,304	87,712,613	105,885,305	124,056,609	160,279,418
8	6,633,601	22,659,477	36,960,823	52,710,652	80,960,348	119,745,271	142,915,930	166,028,735	212,121,697
9	14,705,929	4,281,485	5,115,392	15,393,191	33,772,183	59,181,167	74,385,852	89,529,761	119,800,585
10	11,065,321	2,523,980	14,593,590	27,855,752	51,234,548	83,757,344	103,151,856	122,491,202	161,019,337

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,254,970	63,479,558	74,064,217	85,288,804	106,458,111	134,519,581	151,356,463	168,193,345	201,867,099
2	74,757,079	91,346,395	106,982,046	123,571,362	154,842,666	196,315,955	221,199,930	246,083,902	295,851,847
3	80,458,531	98,619,297	115,693,052	133,853,818	167,990,750	213,232,614	240,377,734	267,522,852	321,813,088
4	60,872,807	77,279,241	92,427,149	108,774,879	139,070,695	179,811,042	204,233,397	228,655,753	277,500,463
5	47,417,785	61,970,225	75,332,389	89,812,523	116,404,006	152,465,950	174,062,443	195,658,936	238,831,494
6	46,319,840	60,385,966	73,256,812	87,236,435	112,845,253	147,554,036	168,330,829	189,107,621	230,559,363
7	34,563,885	46,970,169	58,181,505	70,456,105	92,721,390	123,125,330	141,298,023	159,470,715	195,711,493
8	41,339,923	57,423,819	71,753,570	87,531,407	115,813,007	154,647,728	177,844,864	200,957,669	247,076,739
9	20,836,307	31,278,301	40,692,484	50,987,346	69,383,164	94,808,739	110,016,945	125,173,693	155,460,647
10	23,940,219	37,579,249	49,673,204	62,977,648	86,385,178	118,953,681	138,370,570	157,709,916	196,260,115

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,054,970	54,279,558	64,864,217	76,088,804	97,258,111	125,319,581	142,156,463	158,993,345	192,667,099
2	65,557,079	82,146,395	97,782,046	114,371,362	145,642,666	187,115,955	211,999,930	236,883,902	286,651,847
3	71,258,531	89,419,297	106,493,052	124,653,818	158,790,750	204,032,614	231,177,734	258,322,852	312,613,088
4	51,672,807	68,079,241	83,227,149	99,574,879	129,870,695	170,611,042	195,033,397	219,455,753	268,300,463
5	38,217,785	52,770,225	66,132,389	80,612,523	107,204,006	143,265,950	164,862,443	186,458,936	229,631,494
6	37,119,840	51,185,966	64,056,812	78,036,435	103,645,253	138,354,036	159,130,829	179,907,621	221,359,363
7	25,363,885	37,770,169	48,981,505	61,256,105	83,521,390	113,925,330	132,098,023	150,270,715	186,511,493
8	32,139,923	48,223,819	62,553,570	78,331,407	106,613,007	145,447,728	168,644,864	191,757,669	237,876,739
9	11,636,307	22,078,301	31,492,484	41,787,346	60,183,164	85,608,739	100,816,945	115,973,693	146,260,647
10	14,740,219	28,379,249	40,473,204	53,777,648	77,185,178	109,753,681	129,170,570	148,509,916	187,060,115

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	38,454,970	49,679,558	60,264,217	71,488,804	92,658,111	120,719,581	137,556,463	154,393,345	188,067,099
2	60,957,079	77,546,395	93,182,046	109,771,362	141,042,666	182,515,955	207,399,930	232,283,902	282,051,847
3	66,658,531	84,819,297	101,893,052	120,053,818	154,190,750	199,432,614	226,577,734	253,722,852	308,013,088
4	47,072,807	63,479,241	78,627,149	94,974,879	125,270,695	166,011,042	190,433,397	214,855,753	263,700,463
5	33,617,785	48,170,225	61,532,389	76,012,523	102,604,006	138,665,950	160,262,443	181,858,936	225,031,494
6	32,519,840	46,585,966	59,456,812	73,436,435	99,045,253	133,754,036	154,530,829	175,307,621	216,759,363
7	20,763,885	33,170,169	44,381,505	56,656,105	78,921,390	109,325,330	127,498,023	145,670,715	181,911,493
8	27,539,923	43,623,819	57,953,570	73,731,407	102,013,007	140,847,728	164,044,864	187,157,669	233,276,739
9	7,036,307	17,478,301	26,892,484	37,187,346	55,583,164	81,008,739	96,216,945	111,373,693	141,660,647
10	10,140,219	23,779,249	35,873,204	49,177,648	72,585,178	105,153,681	124,570,570	143,909,916	182,460,115

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	15,454,970	26,679,558	37,264,217	48,488,804	69,658,111	97,719,581	114,556,463	131,393,345	165,067,099
2	37,957,079	54,546,395	70,182,046	86,771,362	118,042,666	159,515,955	184,399,930	209,283,902	259,051,847
3	43,658,531	61,819,297	78,893,052	97,053,818	131,190,750	176,432,614	203,577,734	230,722,852	285,013,088
4	24,072,807	40,479,241	55,627,149	71,974,879	102,270,695	143,011,042	167,433,397	191,855,753	240,700,463
5	10,617,785	25,170,225	38,532,389	53,012,523	79,604,006	115,665,950	137,262,443	158,858,936	202,031,494
6	9,519,840	23,585,966	36,456,812	50,436,435	76,045,253	110,754,036	131,530,829	152,307,621	193,759,363
7	2,236,115	10,170,169	21,381,505	33,656,105	55,921,390	86,325,330	104,498,023	122,670,715	158,911,493
8	4,539,923	20,623,819	34,953,570	50,731,407	79,013,007	117,847,728	141,044,864	164,157,669	210,276,739
9	15,963,693	5,521,699	3,892,484	14,187,346	32,583,164	58,008,739	73,216,945	88,373,693	118,660,647
10	12,859,781	779,249	12,873,204	26,177,648	49,585,178	82,153,681	101,570,570	120,909,916	159,460,115

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	49,444,271	59,001,362	67,091,667	75,821,901	92,002,510	113,828,090	126,923,446	140,018,791	166,209,493
2	70,333,110	84,457,949	96,407,085	109,309,886	133,208,163	165,465,166	184,819,367	204,173,569	242,881,972
3	75,632,564	91,095,402	104,133,429	118,258,471	144,334,528	179,578,487	200,691,358	221,804,228	264,029,969
4	56,771,067	70,760,082	82,275,160	94,990,062	118,020,219	149,783,385	168,778,550	187,773,715	225,764,046
5	43,874,057	56,280,007	66,410,553	77,714,801	97,879,889	125,995,369	142,803,816	159,601,088	193,195,633
6	42,876,566	54,860,639	64,646,665	75,519,705	94,993,519	122,036,947	138,224,879	154,384,606	186,704,061
7	31,614,409	42,193,781	50,693,298	60,261,345	77,125,801	100,837,457	115,031,782	129,174,213	157,442,846
8	37,678,599	51,407,627	62,242,965	74,574,616	95,985,948	126,331,919	144,448,256	162,498,312	198,485,200
9	18,364,370	27,275,261	34,417,463	42,446,352	56,337,331	76,191,711	88,053,723	99,882,328	123,483,802
10	20,837,130	32,504,719	41,664,135	52,080,724	69,739,573	95,239,200	110,429,292	125,541,441	155,656,804

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,244,271	49,801,362	57,891,667	66,621,901	82,802,510	104,628,090	117,723,446	130,818,791	157,009,493
2	61,133,110	75,257,949	87,207,085	100,109,886	124,008,163	156,265,166	175,619,367	194,973,569	233,681,972
3	66,432,564	81,895,402	94,933,429	109,058,471	135,134,528	170,378,487	191,491,358	212,604,228	254,829,969
4	47,571,067	61,560,082	73,075,160	85,790,062	108,820,219	140,583,385	159,578,550	178,573,715	216,564,046
5	34,674,057	47,080,007	57,210,553	68,514,801	88,679,889	116,795,369	133,603,816	150,401,088	183,995,633
6	33,676,566	45,660,639	55,446,665	66,319,705	85,793,519	112,836,947	129,024,879	145,184,606	177,504,061
7	22,414,409	32,993,781	41,493,298	51,061,345	67,925,801	91,637,457	105,831,782	119,974,213	148,242,846
8	28,478,599	42,207,627	53,042,965	65,374,616	86,785,948	117,131,919	135,248,256	153,298,312	189,285,200
9	9,164,370	18,075,261	25,217,463	33,246,352	47,137,331	66,991,711	78,853,723	90,682,328	114,283,802
10	11,637,130	23,304,719	32,464,135	42,880,724	60,539,573	86,039,200	101,229,292	116,341,441	146,456,804

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,644,271	45,201,362	53,291,667	62,021,901	78,202,510	100,028,090	113,123,446	126,218,791	152,409,493
2	56,533,110	70,657,949	82,607,085	95,509,886	119,408,163	151,665,166	171,019,367	190,373,569	229,081,972
3	61,832,564	77,295,402	90,333,429	104,458,471	130,534,528	165,778,487	186,891,358	208,004,228	250,229,969
4	42,971,067	56,960,082	68,475,160	81,190,062	104,220,219	135,983,385	154,978,550	173,973,715	211,964,046
5	30,074,057	42,480,007	52,610,553	63,914,801	84,079,889	112,195,369	129,003,816	145,801,088	179,395,633
6	29,076,566	41,060,639	50,846,665	61,719,705	81,193,519	108,236,947	124,424,879	140,584,606	172,904,061
7	17,814,409	28,393,781	36,893,298	46,461,345	63,325,801	87,037,457	101,231,782	115,374,213	143,642,846
8	23,878,599	37,607,627	48,442,965	60,774,616	82,185,948	112,531,919	130,648,256	148,698,312	186,685,200
9	4,564,370	13,475,261	20,617,463	28,646,352	42,537,331	62,391,711	74,253,723	86,082,328	109,683,802
10	7,037,130	18,704,719	27,864,135	38,280,724	55,939,573	81,439,200	96,629,292	111,741,441	141,856,804

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,644,271	22,201,362	30,291,667	39,021,901	55,202,510	77,028,090	90,123,446	103,218,791	129,409,493
2	33,533,110	47,657,949	59,607,085	72,509,886	96,408,163	128,665,166	148,019,367	167,373,569	206,081,972
3	38,832,564	54,295,402	67,333,429	81,458,471	107,534,528	142,778,487	163,891,358	185,004,228	227,229,969
4	19,971,067	33,960,082	45,475,160	58,190,062	81,220,219	112,983,385	131,978,550	150,973,715	188,964,046
5	7,074,057	19,480,007	29,610,553	40,914,801	61,079,889	89,195,369	106,003,816	122,801,088	156,395,633
6	6,076,566	18,060,639	27,846,665	38,719,705	58,193,519	85,236,947	101,424,879	117,584,606	149,904,061
7	5,185,591	5,393,781	13,893,298	23,461,345	40,325,801	64,037,457	78,231,782	92,374,213	120,642,846
8	878,599	14,607,627	25,442,965	37,774,616	59,185,948	89,531,919	107,648,256	125,698,312	161,685,200
9	18,435,630	9,524,739	2,382,537	5,646,352	19,537,331	39,391,711	51,253,723	63,082,328	86,683,802
10	15,962,870	4,295,281	4,864,135	15,280,724	32,939,573	58,439,200	73,629,292	88,741,441	118,856,804

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,056,192	42,451,156	48,459,240	54,988,463	67,004,641	83,327,689	93,121,523	102,915,358	122,503,027
2	47,922,115	58,851,467	67,724,661	77,374,490	95,120,886	119,245,452	133,720,193	148,194,934	177,144,416
3	51,060,400	63,025,053	72,703,751	83,267,675	102,625,073	129,034,882	144,880,769	160,690,224	192,270,275
4	34,890,505	45,726,539	54,303,056	63,870,493	80,947,224	104,720,474	118,984,424	133,248,374	161,669,575
5	24,466,108	34,137,339	41,682,482	50,170,060	65,166,148	86,251,290	98,867,598	111,483,907	136,651,077
6	24,052,681	33,428,384	40,726,735	48,921,335	63,414,713	83,744,205	95,889,386	108,024,631	132,251,693
7	15,028,550	23,346,941	29,696,557	36,940,961	49,515,226	67,379,360	78,049,342	88,690,152	109,921,634
8	16,216,872	27,149,166	35,321,342	44,734,363	60,760,748	83,759,332	97,445,191	111,076,992	138,178,119
9	4,339,461	11,391,436	16,756,960	22,860,582	33,185,622	48,185,745	57,130,508	66,037,908	83,795,266
10	2,482,516	11,880,295	18,844,903	26,861,460	40,076,246	59,493,977	71,012,210	82,457,137	105,209,040

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	25,856,192	33,251,156	39,259,240	45,788,463	57,804,641	74,127,689	83,921,523	93,715,358	113,303,027
2	38,722,115	49,651,467	58,524,661	68,174,490	85,920,886	110,045,452	124,520,193	138,994,934	167,944,416
3	41,860,400	53,825,053	63,503,751	74,067,675	93,425,073	119,834,882	135,680,769	151,490,224	183,070,275
4	25,690,505	36,526,539	45,103,056	54,670,493	71,747,224	95,520,474	109,784,424	124,048,374	152,469,575
5	15,266,108	24,937,339	32,482,482	40,970,060	55,966,148	77,051,290	89,667,598	102,283,907	127,451,077
6	14,852,681	24,228,384	31,526,735	39,721,335	54,214,713	74,544,205	86,689,386	98,824,631	123,051,693
7	5,828,550	14,146,941	20,496,557	27,740,961	40,315,226	58,179,360	68,849,342	79,490,152	100,721,634
8	7,016,872	17,949,166	26,121,342	35,534,363	51,560,748	74,559,332	88,245,191	101,876,992	128,978,119
9	4,860,539	2,191,436	7,556,960	13,660,582	23,985,622	38,985,745	47,930,508	56,837,908	74,595,266
10	6,717,484	2,680,295	9,644,903	17,661,460	30,876,246	50,293,977	61,812,210	73,257,137	96,009,040

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,256,192	28,651,156	34,659,240	41,188,463	53,204,641	69,527,689	79,321,523	89,115,358	108,703,027
2	34,122,115	45,051,467	53,924,661	63,574,490	81,320,886	105,445,452	119,920,193	134,394,934	163,344,416
3	37,260,400	49,225,053	58,903,751	69,467,675	88,825,073	115,234,882	131,080,769	146,890,224	178,470,275
4	21,090,505	31,926,539	40,503,056	50,070,493	67,147,224	90,920,474	105,184,424	119,448,374	147,869,575
5	10,666,108	20,337,339	27,882,482	36,370,060	51,366,148	72,451,290	85,067,598	97,683,907	122,851,077
6	10,252,681	19,628,384	26,926,735	35,121,335	49,614,713	69,944,205	82,089,386	94,224,631	118,451,693
7	1,228,550	9,546,941	15,896,557	23,140,961	35,715,226	53,579,360	64,249,342	74,890,152	96,121,634
8	2,416,872	13,349,166	21,521,342	30,934,363	46,960,748	69,959,332	83,645,191	97,276,992	124,378,119
9	9,460,539	2,408,564	2,956,960	9,060,582	19,385,622	34,385,745	43,330,508	52,237,908	69,995,266
10	11,317,484	1,919,705	5,044,903	13,061,460	26,276,246	45,693,977	57,212,210	68,657,137	91,409,040

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	1,743,808	5,651,156	11,659,240	18,188,463	30,204,641	46,527,689	56,321,523	66,115,358	85,703,027
2	11,122,115	22,051,467	30,924,661	40,574,490	58,320,886	82,445,452	96,920,193	111,394,934	140,344,416
3	14,260,400	26,225,053	35,903,751	46,467,675	65,825,073	92,234,882	108,080,769	123,890,224	155,470,275
4	1,909,495	8,926,539	17,503,056	27,070,493	44,147,224	67,920,474	82,184,424	96,448,374	124,869,575
5	12,333,892	2,662,661	4,882,482	13,370,060	28,366,148	49,451,290	62,067,598	74,683,907	99,851,077
6	12,747,319	3,371,616	3,926,735	12,121,335	26,614,713	46,944,205	59,089,386	71,224,631	95,451,693
7	21,771,450	13,453,059	7,103,443	140,961	12,715,226	30,579,360	41,249,342	51,890,152	73,121,634
8	20,583,128	9,650,834	1,478,658	7,934,363	23,960,748	46,959,332	60,645,191	74,276,992	101,378,119
9	32,460,539	25,408,564	20,043,040	13,939,418	3,614,378	11,385,745	20,330,508	29,237,908	46,995,266
10	34,317,484	24,919,705	17,955,097	9,938,540	3,276,246	22,693,977	34,212,210	45,657,137	68,409,040

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,353,757	38,748,730	44,756,814	51,286,037	63,302,206	79,625,263	89,419,098	99,212,922	118,800,591
2	43,296,836	54,226,188	63,099,383	72,749,211	90,495,607	114,620,173	129,094,914	143,569,655	172,519,137
3	45,937,244	57,908,086	67,586,786	78,150,709	97,508,106	123,917,916	139,763,803	155,609,688	187,224,709
4	29,353,476	40,248,426	48,824,942	58,392,378	75,545,410	99,318,799	113,582,749	127,846,699	156,343,272
5	19,172,492	28,905,049	36,462,731	44,982,518	60,019,230	81,166,950	93,792,498	106,408,807	131,641,423
6	18,973,198	28,412,572	35,746,039	43,987,278	58,514,904	78,901,537	91,099,233	103,249,534	127,520,025
7	10,194,679	18,597,773	24,995,505	32,288,119	44,921,106	62,865,556	73,573,482	84,243,464	105,508,228
8	9,209,086	20,344,149	28,623,839	38,158,956	54,330,768	77,501,523	91,264,943	104,957,278	132,165,480
9	203,837	7,341,433	12,755,594	18,914,650	29,295,144	44,367,908	53,347,844	62,292,608	80,091,328
10	3,617,882	5,985,170	13,078,286	21,205,439	34,567,503	54,157,427	65,756,516	77,267,679	100,109,419

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,153,757	29,548,730	35,556,814	42,086,037	54,102,206	70,425,263	80,219,098	90,012,922	109,600,591
2	34,096,836	45,026,188	53,899,383	63,549,211	81,295,607	105,420,173	119,894,914	134,369,655	163,319,137
3	36,737,244	48,708,086	58,386,786	68,950,709	88,308,106	114,717,916	130,563,803	146,409,688	178,024,709
4	20,153,476	31,048,426	39,624,942	49,192,378	66,345,410	90,118,799	104,382,749	118,646,699	147,143,272
5	9,972,492	19,705,049	27,262,731	35,782,518	50,819,230	71,966,950	84,592,498	97,208,807	122,441,423
6	9,773,198	19,212,572	26,546,039	34,787,278	49,314,904	69,701,537	81,899,233	94,049,534	118,320,025
7	994,679	9,397,773	15,795,505	23,088,119	35,721,106	53,665,556	64,373,482	75,043,464	96,308,228
8	9,086	11,144,149	19,423,839	28,958,956	45,130,768	68,301,523	82,064,943	95,757,278	122,965,480
9	8,996,163	1,858,567	3,555,594	9,714,650	20,095,144	35,167,908	44,147,844	53,092,608	70,891,328
10	12,817,882	3,214,830	3,878,286	12,005,439	25,367,503	44,957,427	56,556,516	68,067,679	90,909,419

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,553,757	24,948,730	30,956,814	37,486,037	49,502,206	65,825,263	75,619,098	85,412,922	105,000,591
2	29,496,836	40,426,188	49,299,383	58,949,211	76,695,607	100,820,173	115,294,914	129,769,655	158,719,137
3	32,137,244	44,108,086	53,786,786	64,350,709	83,708,106	110,117,916	125,963,803	141,809,688	173,424,709
4	15,553,476	26,448,426	35,024,942	44,592,378	61,745,410	85,518,799	99,782,749	114,046,699	142,543,272
5	5,372,492	15,105,049	22,662,731	31,182,518	46,219,230	67,366,950	79,992,498	92,608,807	117,841,423
6	5,173,198	14,612,572	21,946,039	30,187,278	44,714,904	65,101,537	77,299,233	89,449,534	113,720,025
7	3,605,321	4,797,773	11,195,505	18,488,119	31,121,106	49,065,556	59,773,482	70,443,464	91,708,228
8	4,590,914	6,544,149	14,823,839	24,358,956	40,530,768	63,701,523	77,464,943	91,157,278	118,365,480
9	13,596,163	6,458,567	1,044,406	5,114,650	15,495,144	30,567,908	39,547,844	48,492,608	66,291,328
10	17,417,882	7,814,830	721,714	7,405,439	20,767,503	40,357,427	51,956,516	63,467,679	86,309,419

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,446,243	1,948,730	7,956,814	14,486,037	26,502,206	42,825,263	52,619,098	62,412,922	82,000,591
2	6,496,836	17,426,188	26,299,383	35,949,211	53,695,607	77,820,173	92,294,914	106,769,655	135,719,137
3	9,137,244	21,108,086	30,786,786	41,350,709	60,708,106	87,117,916	102,963,803	118,809,688	150,424,709
4	7,446,524	3,448,426	12,024,942	21,592,378	38,745,410	62,518,799	76,782,749	91,046,699	119,543,272
5	17,627,508	7,894,951	337,269	8,182,518	23,219,230	44,366,950	56,992,498	69,608,807	94,841,423
6	17,826,802	8,387,428	1,053,961	7,187,278	21,714,904	42,101,537	54,299,233	66,449,534	90,720,025
7	26,605,321	18,202,227	11,804,495	4,511,881	8,121,106	26,065,556	36,773,482	47,443,464	68,708,228
8	27,590,914	16,455,851	8,176,161	1,358,956	17,530,768	40,701,523	54,464,943	68,157,278	95,365,480
9	36,596,163	29,458,567	24,044,406	17,885,350	7,504,856	7,567,908	16,547,844	25,492,608	43,291,328
10	40,417,882	30,814,830	23,721,714	15,594,561	2,232,497	17,357,427	28,956,516	40,467,679	63,309,419

Appendix 6 - Appraisal results – growth over years 1 to 15

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,057,089	35,103,090	41,781,567	48,827,557	62,184,511	79,799,493	90,368,494	100,937,485	122,075,467
2	33,685,146	44,098,737	53,964,624	64,378,216	84,109,993	110,143,966	125,764,350	141,384,734	172,625,503
3	35,423,005	46,834,431	57,610,181	69,010,216	90,561,715	119,061,803	136,154,547	153,194,317	187,273,858
4	21,359,417	31,745,647	41,371,501	51,696,179	70,886,797	96,541,646	111,934,556	127,303,124	157,964,350
5	12,600,514	21,873,788	30,399,028	39,593,137	56,504,659	79,258,759	92,873,620	106,488,480	133,613,878
6	12,482,942	21,491,872	29,757,288	38,646,331	54,994,408	76,932,652	90,028,374	103,124,096	129,234,599
7	4,900,041	12,928,042	20,193,045	28,050,961	42,338,155	61,619,523	73,134,011	84,598,626	107,479,003
8	3,276,071	13,956,294	23,418,678	33,681,811	52,024,509	76,853,780	91,606,444	106,286,640	135,488,294
9	4,280,961	2,576,420	8,744,685	15,395,943	27,176,743	43,389,015	53,041,736	62,645,553	81,786,014
10	8,730,249	571,557	8,723,246	17,508,618	32,749,557	53,741,856	66,172,278	78,511,615	103,006,164

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,857,089	25,903,090	32,581,567	39,627,557	52,984,511	70,599,493	81,168,494	91,737,485	112,875,467
2	24,485,146	34,898,737	44,764,624	55,178,216	74,909,993	100,943,966	116,564,350	132,184,734	163,425,503
3	26,223,005	37,634,431	48,410,181	59,810,216	81,361,715	109,861,803	126,954,547	143,994,317	178,073,858
4	12,159,417	22,545,647	32,171,501	42,496,179	61,686,797	87,341,646	102,734,556	118,103,124	148,764,350
5	3,400,514	12,673,788	21,199,028	30,393,137	47,304,659	70,058,759	83,673,620	97,288,480	124,413,878
6	3,282,942	12,291,872	20,557,288	29,446,331	45,794,408	67,732,652	80,828,374	93,924,096	120,034,599
7	4,299,959	3,728,042	10,993,045	18,850,961	33,138,155	52,419,523	63,934,011	75,398,626	98,279,003
8	5,923,929	4,756,294	14,218,678	24,481,811	42,824,509	67,653,780	82,406,444	97,086,640	126,288,294
9	13,480,961	6,623,580	455,315	6,195,943	17,976,743	34,189,015	43,841,736	53,445,553	72,586,014
10	17,930,249	8,628,443	476,754	8,308,618	23,549,557	44,541,856	56,972,278	69,311,615	93,806,164

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,257,089	21,303,090	27,981,567	35,027,557	48,384,511	65,999,493	76,568,494	87,137,485	108,275,467
2	19,885,146	30,298,737	40,164,624	50,578,216	70,309,993	96,343,966	111,964,350	127,584,734	158,825,503
3	21,623,005	33,034,431	43,810,181	55,210,216	76,761,715	105,261,803	122,354,547	139,394,317	173,473,858
4	7,559,417	17,945,647	27,571,501	37,896,179	57,086,797	82,741,646	98,134,556	113,503,124	144,164,350
5	1,199,486	8,073,788	16,599,028	25,793,137	42,704,659	65,458,759	79,073,620	92,688,480	119,813,878
6	1,317,058	7,691,872	15,957,288	24,846,331	41,194,408	63,132,652	76,228,374	89,324,096	115,434,599
7	8,899,959	871,958	6,393,045	14,250,961	28,538,155	47,819,523	59,334,011	70,798,626	93,679,003
8	10,523,929	156,294	9,618,678	19,881,811	38,224,509	63,053,780	77,806,444	92,486,640	121,688,294
9	18,080,961	11,223,580	5,055,315	1,595,943	13,376,743	29,589,015	39,241,736	48,845,553	67,986,014
10	22,530,249	13,228,443	5,076,754	3,708,618	18,949,557	39,941,856	52,372,278	64,711,615	89,206,164

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,742,911	1,696,910	4,981,567	12,027,557	25,384,511	42,999,493	53,568,494	64,137,485	85,275,467
2	3,114,854	7,298,737	17,164,624	27,578,216	47,309,993	73,343,966	88,964,350	104,584,734	135,825,503
3	1,376,995	10,034,431	20,810,181	32,210,216	53,761,715	82,261,803	99,354,547	116,394,317	150,473,858
4	15,440,583	5,054,353	4,571,501	14,896,179	34,086,797	59,741,646	75,134,556	90,503,124	121,164,350
5	24,199,486	14,926,212	6,400,972	2,793,137	19,704,659	42,458,759	56,073,620	69,688,480	96,813,878
6	24,317,058	15,308,128	7,042,712	1,846,331	18,194,408	40,132,652	53,228,374	66,324,096	92,434,599
7	31,899,959	23,871,958	16,606,955	8,749,039	5,538,155	24,819,523	36,334,011	47,798,626	70,679,003
8	33,523,929	22,843,706	13,381,322	3,118,189	15,224,509	40,053,780	54,806,444	69,486,640	98,688,294
9	41,080,961	34,223,580	28,055,315	21,404,057	9,623,257	6,589,015	16,241,736	25,845,553	44,986,014
10	45,530,249	36,228,443	28,076,754	19,291,382	4,050,443	16,941,856	29,372,278	41,711,615	66,206,164

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,959,213	29,005,214	35,683,681	42,729,682	56,086,635	73,701,617	84,270,618	94,839,609	115,977,591
2	25,976,965	36,464,237	46,346,826	56,760,415	76,492,192	102,526,168	118,146,552	133,766,936	165,007,705
3	26,876,142	38,357,122	49,182,576	60,582,612	82,134,112	110,634,198	127,734,252	144,834,304	178,963,847
4	12,182,379	22,618,253	32,318,462	42,673,767	61,925,474	87,645,129	103,038,039	118,430,949	149,191,970
5	3,741,105	13,127,743	21,731,444	30,996,245	48,009,772	70,849,238	84,514,968	98,129,829	125,359,551
6	3,930,387	13,096,138	21,462,406	30,432,172	46,904,762	68,957,130	82,120,246	95,259,549	121,450,993
7	3,316,800	4,912,601	12,314,785	20,296,816	34,725,504	54,172,653	65,755,919	77,276,790	100,241,686
8	8,896,696	2,276,219	12,065,165	22,614,338	41,323,249	66,508,915	81,422,928	96,227,674	125,616,317
9	11,353,138	4,296,574	2,011,316	8,775,638	20,717,204	37,085,261	46,803,956	56,464,438	75,693,276
10	19,244,560	9,635,980	1,141,592	7,944,853	23,547,119	44,902,826	57,478,304	69,943,261	94,640,777

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,759,213	19,805,214	26,483,681	33,529,682	46,886,635	64,501,617	75,070,618	85,639,609	106,777,591
2	16,776,965	27,264,237	37,146,826	47,560,415	67,292,192	93,326,168	108,946,552	124,566,936	155,807,705
3	17,676,142	29,157,122	39,982,576	51,382,612	72,934,112	101,434,198	118,534,252	135,634,304	169,763,847
4	2,982,379	13,418,253	23,118,462	33,473,767	52,725,474	78,445,129	93,636,039	109,230,949	139,991,970
5	5,458,895	3,927,743	12,531,444	21,796,245	38,809,772	61,649,238	75,314,968	88,929,829	116,159,551
6	5,269,613	3,896,138	12,262,406	21,232,172	37,704,762	59,757,130	72,920,246	86,059,549	112,250,993
7	12,516,800	4,287,399	3,114,785	11,096,816	25,525,504	44,972,653	56,555,919	68,076,790	91,041,686
8	18,096,696	6,923,781	2,865,165	13,414,338	32,123,249	57,308,915	72,222,928	87,027,674	116,416,317
9	20,553,138	13,496,574	7,188,684	424,362	11,517,204	27,885,261	37,603,956	47,264,438	66,493,276
10	28,444,560	18,835,980	10,341,592	1,255,147	14,347,119	35,702,826	48,278,304	60,743,261	85,440,777

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,159,213	15,205,214	21,883,681	28,929,682	42,286,635	59,901,617	70,470,618	81,039,609	102,177,591
2	12,176,965	22,664,237	32,546,826	42,960,415	62,692,192	88,726,168	104,346,552	119,966,936	151,207,705
3	13,076,142	24,557,122	35,382,576	46,782,612	68,334,112	96,834,198	113,934,252	131,034,304	165,163,847
4	1,617,621	8,818,253	18,518,462	28,873,767	48,125,474	73,845,129	89,238,039	104,630,949	135,391,970
5	10,058,895	672,257	7,931,444	17,196,245	34,209,772	57,049,238	70,714,968	84,329,829	111,559,551
6	9,869,613	703,862	7,662,406	16,632,172	33,104,762	55,157,130	68,320,246	81,459,549	107,650,993
7	17,116,800	8,887,399	1,485,215	6,496,816	20,925,504	40,372,653	51,955,919	63,476,790	86,441,686
8	22,696,696	11,523,781	1,734,835	8,814,338	27,523,249	52,708,915	67,622,928	82,427,674	111,816,317
9	25,153,138	18,096,574	11,788,684	5,024,362	6,917,204	23,285,261	33,003,956	42,664,438	61,893,276
10	33,044,560	23,435,980	14,941,592	5,855,147	9,747,119	31,102,826	43,678,304	56,143,261	80,840,777

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,840,787	7,794,786	1,116,319	5,929,682	19,286,635	36,901,617	47,470,618	58,039,609	79,177,591
2	10,823,035	335,763	9,546,826	19,960,415	39,692,192	65,726,168	81,346,552	96,966,936	128,207,705
3	9,923,858	1,557,122	12,382,576	23,782,612	45,334,112	73,834,198	90,934,252	108,034,304	142,163,847
4	24,617,621	14,181,747	4,481,538	5,873,767	25,125,474	50,845,129	66,238,039	81,630,949	112,391,970
5	33,058,895	23,672,257	15,068,556	5,803,755	11,209,772	34,049,238	47,714,968	61,329,829	88,559,551
6	32,869,613	23,703,862	15,337,594	6,367,828	10,104,762	32,157,130	45,320,246	58,459,549	84,650,993
7	40,116,800	31,887,399	24,485,215	16,503,184	2,074,496	17,372,653	28,955,919	40,476,790	63,441,686
8	45,696,696	34,523,781	24,734,835	14,185,662	4,523,249	29,708,915	44,622,928	59,427,674	88,816,317
9	48,153,138	41,096,574	34,788,684	28,024,362	16,082,796	285,261	10,003,956	19,664,438	38,893,276
10	56,044,560	46,435,980	37,941,592	28,855,147	13,252,881	8,102,826	20,678,304	33,143,261	57,840,777

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,547,657	28,709,518	32,569,592	36,797,190	44,517,349	55,086,340	61,427,733	67,769,136	80,451,921
2	26,990,710	34,649,397	40,349,851	46,598,003	57,998,910	73,619,294	82,991,524	92,363,756	111,108,218
3	28,075,179	36,486,091	42,705,723	49,545,744	61,977,215	79,077,269	89,337,298	99,597,330	120,117,393
4	14,697,706	22,323,234	27,859,876	34,067,776	45,059,741	60,546,758	69,784,617	79,020,363	97,491,855
5	6,608,942	13,459,176	18,326,068	23,890,033	33,553,312	47,308,459	55,524,205	63,739,950	80,099,208
6	6,658,544	13,320,947	18,061,028	23,441,201	32,808,291	46,099,317	54,046,056	61,949,792	77,741,054
7	326,398	5,647,443	9,800,785	14,590,191	22,761,031	34,505,628	41,503,088	48,463,796	62,330,315
8	3,761,284	4,276,155	9,710,941	16,055,459	26,599,910	41,895,178	50,950,391	59,942,433	77,767,379
9	8,764,451	3,636,902	93,420	3,987,139	10,657,199	20,581,970	26,475,501	32,340,945	43,984,879
10	14,873,093	7,852,953	3,116,023	2,380,890	11,071,406	24,137,672	31,839,776	39,455,807	54,513,536

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,347,657	19,509,518	23,369,592	27,597,190	35,317,349	45,886,340	52,227,733	58,569,136	71,251,921
2	17,790,710	25,449,397	31,149,851	37,398,003	48,798,910	64,419,294	73,791,524	83,163,756	101,908,218
3	18,875,179	27,286,091	33,505,723	40,345,744	52,777,215	69,877,269	80,137,298	90,397,330	110,917,393
4	5,497,706	13,123,234	18,659,876	24,867,776	35,859,741	51,346,758	60,584,617	69,820,363	88,291,855
5	2,591,058	4,259,176	9,126,068	14,690,033	24,353,312	38,108,459	46,324,205	54,539,950	70,899,208
6	2,541,456	4,120,947	8,861,028	14,241,201	23,608,291	36,899,317	44,846,056	52,749,792	68,541,054
7	9,626,398	3,552,557	600,785	5,390,191	13,561,031	25,305,628	32,303,088	39,263,796	53,130,315
8	12,961,284	4,923,845	510,941	6,855,459	17,399,910	32,695,178	41,750,391	50,742,433	68,567,379
9	17,964,451	12,836,902	9,293,420	5,212,861	1,457,199	11,381,970	17,275,501	23,140,945	34,784,879
10	24,073,093	17,052,953	12,316,023	6,819,110	1,871,406	14,937,672	22,639,776	30,255,807	45,313,536

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,747,657	14,909,518	18,769,592	22,997,190	30,717,349	41,286,340	47,627,733	53,969,136	66,651,921
2	13,190,710	20,849,397	26,549,851	32,798,003	44,198,910	59,819,294	69,191,524	78,563,756	97,308,218
3	14,275,179	22,686,091	28,905,723	35,745,744	48,177,215	65,277,269	75,537,298	85,797,330	106,317,393
4	897,706	8,523,234	14,059,876	20,267,776	31,259,741	46,746,758	55,984,617	65,220,363	83,691,855
5	7,191,058	340,824	4,526,068	10,090,033	19,753,312	33,508,459	41,724,205	49,939,950	66,299,208
6	7,141,456	479,053	4,261,028	9,641,201	19,008,291	32,299,317	40,246,056	48,149,792	63,941,054
7	14,126,398	8,152,557	3,999,215	790,191	8,961,031	20,705,628	27,703,088	34,663,796	48,530,315
8	17,561,284	9,523,845	4,089,059	2,255,459	12,799,910	28,095,178	37,150,391	46,142,433	63,967,379
9	22,564,451	17,436,902	13,893,420	9,812,861	3,142,801	6,781,970	12,675,501	18,540,945	30,184,879
10	28,673,093	21,652,953	16,916,023	11,419,110	2,728,594	10,337,672	18,039,776	25,655,807	40,713,536

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,252,343	8,090,482	4,230,408	2,810	7,717,349	18,286,340	24,627,733	30,969,136	43,651,921
2	9,809,290	2,150,603	3,549,851	9,798,003	21,198,910	36,819,294	46,191,524	55,563,756	74,308,218
3	8,724,821	313,909	5,905,723	12,745,744	25,177,215	42,277,269	52,537,298	62,797,330	83,317,393
4	22,102,294	14,476,766	8,940,124	2,732,224	8,259,741	23,746,758	32,984,617	42,220,363	60,691,855
5	30,191,058	23,340,824	18,473,932	12,909,967	3,246,688	10,508,459	18,724,205	26,939,950	43,299,208
6	30,141,456	23,479,053	18,738,972	13,358,799	3,991,709	9,299,317	17,246,056	25,149,792	40,941,054
7	37,126,398	31,152,557	26,999,215	22,209,809	14,038,969	2,294,372	4,703,088	11,663,796	25,530,315
8	40,561,284	32,523,845	27,089,059	20,744,541	10,200,090	5,095,178	14,150,391	23,142,433	40,967,379
9	45,564,451	40,436,902	36,893,420	32,812,861	26,142,801	16,218,030	10,324,499	4,459,055	7,184,879
10	51,673,093	44,652,953	39,916,023	34,419,110	25,728,594	12,662,328	4,960,224	2,655,807	17,713,536

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,038,091	35,163,143	41,916,567	49,041,619	62,548,445	80,361,095	91,048,683	101,736,272	123,111,448
2	33,618,610	44,149,050	54,125,644	64,656,084	84,609,270	110,935,371	126,731,031	142,526,692	174,118,012
3	35,309,403	46,857,448	57,754,113	69,282,066	91,075,395	119,895,280	137,187,211	154,419,246	188,881,191
4	21,045,042	31,556,987	41,290,852	51,731,383	71,146,382	97,089,103	112,654,736	128,204,671	159,209,946
5	12,213,161	21,596,460	30,226,097	39,523,372	56,633,271	79,651,186	93,418,819	107,186,451	134,624,596
6	12,120,576	21,239,046	29,605,541	38,598,849	55,134,062	77,326,897	90,577,235	103,819,903	130,231,269
7	4,474,759	12,609,012	19,963,451	27,917,346	42,372,552	61,885,350	73,529,040	85,129,678	108,274,072
8	2,563,528	13,395,433	22,986,738	33,387,146	51,957,168	77,085,951	92,014,388	106,869,401	136,408,675
9	4,647,831	2,298,192	8,541,396	15,275,760	27,199,708	43,604,573	53,365,607	63,082,414	82,442,802
10	9,357,274	77,111	8,337,011	17,237,240	32,676,604	53,919,524	66,496,802	78,981,872	103,765,515

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,838,091	25,963,143	32,716,567	39,841,619	53,348,445	71,161,095	81,848,683	92,536,272	113,911,448
2	24,418,610	34,949,050	44,925,644	55,456,084	75,409,270	101,735,371	117,531,031	133,326,692	164,918,012
3	26,109,403	37,657,448	48,554,113	60,082,066	81,875,395	110,695,280	127,987,211	145,219,246	179,681,191
4	11,845,042	22,356,987	32,090,852	42,531,383	61,946,382	87,889,103	103,454,736	119,004,671	150,009,946
5	3,013,161	12,396,460	21,026,097	30,323,372	47,433,271	70,451,186	84,218,819	97,986,451	125,424,596
6	2,920,576	12,039,046	20,405,541	29,398,849	45,934,062	68,126,897	81,377,235	94,619,903	121,031,269
7	4,725,241	3,409,012	10,763,451	18,717,346	33,172,552	52,685,350	64,329,040	75,929,678	99,074,072
8	6,636,472	4,195,433	13,786,738	24,187,146	42,757,168	67,885,951	82,814,388	97,669,401	127,208,675
9	13,847,831	6,901,808	658,604	6,075,760	17,999,708	34,404,573	44,165,607	53,882,414	73,242,802
10	18,557,274	9,122,889	862,989	8,037,240	23,476,604	44,719,524	57,296,802	69,781,872	94,565,515

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,238,091	21,363,143	28,116,567	35,241,619	48,748,445	66,561,095	77,248,683	87,936,272	109,311,448
2	19,818,610	30,349,050	40,325,644	50,856,084	70,809,270	97,135,371	112,931,031	128,726,692	160,318,012
3	21,509,403	33,057,448	43,954,113	55,482,066	77,275,395	106,095,280	123,387,211	140,619,246	175,081,191
4	7,245,042	17,756,987	27,490,852	37,931,383	57,346,382	83,289,103	98,854,736	114,404,671	145,409,946
5	1,586,839	7,796,460	16,426,097	25,723,372	42,833,271	65,851,186	79,618,819	93,386,451	120,824,596
6	1,679,424	7,439,046	15,805,541	24,798,849	41,334,062	63,526,897	76,777,235	90,019,903	116,431,269
7	9,325,241	1,190,988	6,163,451	14,117,346	28,572,552	48,085,350	59,729,040	71,329,678	94,474,072
8	11,236,472	404,567	9,186,738	19,587,146	38,157,168	63,285,951	78,214,388	93,069,401	122,608,675
9	18,447,831	11,501,808	5,258,604	1,475,760	13,399,708	29,804,573	39,565,607	49,282,414	68,642,802
10	23,157,274	13,722,889	5,462,989	3,437,240	18,876,604	40,119,524	52,696,802	65,181,872	89,965,515

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,761,909	1,636,857	5,116,587	12,241,619	25,748,445	43,561,095	54,248,683	64,936,272	86,311,448
2	3,181,390	7,349,050	17,325,644	27,856,084	47,809,270	74,135,371	89,931,031	105,726,692	137,318,012
3	1,490,597	10,057,448	20,954,113	32,482,066	54,275,395	83,095,280	100,387,211	117,619,246	152,081,191
4	15,754,958	5,243,013	4,490,852	14,931,383	34,346,382	60,289,103	75,854,736	91,404,671	122,409,946
5	24,586,839	15,203,540	6,573,903	2,723,372	19,833,271	42,851,186	56,618,819	70,386,451	97,824,596
6	24,679,424	15,560,954	7,194,459	1,798,849	18,334,062	40,526,897	53,777,235	67,019,903	93,431,269
7	32,325,241	24,190,988	16,836,549	8,882,654	5,572,552	25,085,350	36,729,040	48,329,678	71,474,072
8	34,236,472	23,404,567	13,813,262	3,412,854	15,157,168	40,285,951	55,214,388	70,069,401	99,608,675
9	41,447,831	34,501,808	28,258,604	21,524,240	9,600,292	6,804,573	16,565,607	26,282,414	45,642,802
10	46,157,274	36,722,889	28,462,989	19,562,760	4,123,396	17,119,524	29,696,802	42,181,872	66,965,515

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	21,873,157	28,998,220	35,751,633	42,876,685	56,383,521	74,196,161	84,883,750	95,571,338	116,946,514
2	25,817,920	36,422,868	46,424,076	56,954,516	76,907,703	103,233,803	119,029,464	134,825,124	166,416,441
3	26,668,553	38,278,362	49,233,833	60,761,786	82,555,115	111,375,001	128,666,932	145,958,864	180,479,800
4	11,757,810	22,320,056	32,129,111	42,609,755	62,077,485	88,094,754	103,660,387	119,226,020	150,341,099
5	3,244,480	12,745,402	21,454,475	30,831,804	48,036,379	71,140,712	84,968,251	98,735,883	126,271,148
6	3,456,737	12,735,062	21,202,691	30,281,532	46,947,266	69,263,351	82,574,170	95,868,873	122,354,210
7	3,849,037	4,489,284	11,982,645	20,065,374	34,668,509	54,349,113	66,062,354	77,719,961	100,949,899
8	9,791,645	1,551,640	11,474,075	22,164,613	41,116,756	66,606,462	81,698,317	96,679,534	126,418,206
9	11,809,786	-	4,662,056	1,724,215	8,574,197	20,663,694	37,226,203	47,053,951	56,828,113
10	19,993,928	-	10,277,530	-	1,661,546	7,543,772	23,349,608	44,968,267	57,699,865

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,673,157	19,798,220	26,551,633	33,676,685	47,183,521	64,996,161	75,683,750	86,371,338	107,746,514
2	16,617,920	27,222,868	37,224,076	47,754,516	67,707,703	94,033,803	109,829,464	125,625,124	157,216,441
3	17,468,553	29,078,362	40,033,833	51,561,786	73,355,115	102,175,001	119,466,932	136,758,864	171,279,800
4	2,557,810	13,120,056	22,929,111	33,409,755	52,877,485	78,894,754	94,460,387	110,026,020	141,141,099
5	5,955,520	3,545,402	12,254,475	21,631,804	38,836,379	61,940,712	75,768,251	89,535,883	117,071,148
6	5,743,263	3,535,062	12,002,691	21,081,532	37,747,266	60,063,351	73,374,170	86,668,873	113,154,210
7	13,049,037	-	4,710,716	2,782,645	10,865,374	25,468,509	45,149,113	56,862,354	68,519,961
8	18,991,645	-	7,648,360	2,274,075	12,964,613	31,916,756	57,406,462	72,498,317	87,479,534
9	21,009,786	-	13,862,056	-	7,475,785	625,803	11,463,694	28,026,203	37,853,951
10	29,193,928	-	19,477,530	-	10,861,546	-	1,656,228	14,149,608	35,768,267

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,073,157	15,198,220	21,951,633	29,076,685	42,583,521	60,396,161	71,083,750	81,771,338	103,146,514
2	12,017,920	22,622,868	32,624,076	43,154,516	63,107,703	89,433,803	105,229,464	121,025,124	152,616,441
3	12,868,553	24,478,362	35,433,833	46,961,786	68,755,115	97,575,001	114,866,932	132,158,864	166,679,800
4	2,042,190	8,520,056	18,329,111	28,809,755	48,277,485	74,294,754	89,860,387	105,426,020	136,541,099
5	10,555,520	-	1,054,598	7,654,475	17,031,804	34,236,379	57,340,712	71,168,251	84,935,883
6	10,343,263	-	1,064,938	7,402,691	16,481,532	33,147,266	55,463,351	68,774,170	82,068,873
7	17,649,037	-	9,310,716	-	1,817,355	6,265,374	20,868,509	40,549,113	52,262,354
8	23,591,645	-	12,248,360	-	2,325,925	8,364,613	27,316,756	52,806,462	67,898,317
9	25,609,786	-	18,462,056	-	12,075,785	-	5,225,803	6,863,694	23,426,203
10	33,793,928	-	24,077,530	-	15,461,546	-	6,256,228	9,549,608	31,168,267

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,926,843	-	7,801,780	-	1,048,387	6,076,685	19,583,521	37,396,161	48,083,750
2	10,982,080	-	377,132	-	9,624,076	20,154,516	40,107,703	66,433,803	82,229,464
3	10,131,447	-	1,478,362	-	12,433,833	23,961,786	45,755,115	74,575,001	91,866,932
4	25,042,190	-	14,479,944	-	4,670,889	5,809,755	25,277,485	51,294,754	66,860,387
5	33,555,520	-	24,054,598	-	15,345,525	-	5,968,196	11,236,379	34,340,712
6	33,343,263	-	24,064,938	-	15,597,309	-	6,518,468	10,147,266	32,463,351
7	40,649,037	-	32,310,716	-	24,817,355	-	16,734,626	-	2,131,491
8	46,591,645	-	35,248,360	-	25,325,925	-	14,635,387	4,316,756	29,806,462
9	48,609,786	-	41,462,056	-	35,075,785	-	28,225,803	-	16,136,306
10	56,793,928	-	47,077,530	-	38,461,546	-	29,256,228	-	13,450,392

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,478,048	28,697,835	32,601,223	36,876,260	44,683,047	55,370,635	61,783,186	68,195,737	81,020,839
2	26,841,305	34,593,680	40,358,098	46,676,364	58,205,198	74,000,858	83,478,253	92,955,651	111,910,441
3	27,879,126	36,384,417	42,682,411	49,599,185	62,170,148	79,462,080	89,837,239	100,212,397	120,962,715
4	14,308,581	22,019,675	27,618,442	33,905,172	45,020,477	60,681,273	70,031,835	79,371,214	98,049,974
5	6,151,469	13,087,428	18,008,932	23,635,329	33,415,775	47,333,881	55,641,814	63,949,748	80,501,066
6	6,222,251	12,967,983	17,767,440	23,210,249	32,690,779	46,139,160	54,175,069	62,175,595	78,148,577
7	818,582	5,237,525	9,438,635	14,289,812	22,560,252	34,452,137	41,528,116	48,574,519	62,604,117
8	4,580,687	3,583,283	9,090,831	15,523,752	26,203,668	41,702,267	50,870,997	59,972,593	78,009,801
9	9,187,603	3,996,546	407,414	3,724,740	10,483,821	20,525,485	26,490,599	32,427,234	44,207,124
10	15,575,769	8,467,940	3,661,249	1,906,747	10,718,749	23,952,590	31,748,922	39,462,799	54,699,862

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,278,048	19,497,835	23,401,223	27,676,260	35,483,047	46,170,635	52,583,186	58,995,737	71,820,839
2	17,641,305	25,393,680	31,158,098	37,476,364	49,005,198	64,800,858	74,278,253	83,755,651	102,710,441
3	18,679,126	27,184,417	33,482,411	40,399,185	52,970,148	70,262,080	80,637,239	91,012,397	111,762,715
4	5,108,581	12,819,675	18,418,442	24,705,172	35,820,477	51,481,273	60,831,835	70,171,214	88,849,974
5	3,048,531	3,887,428	8,808,932	14,435,329	24,215,775	38,133,881	46,441,814	54,749,748	71,301,066
6	2,977,749	3,767,983	8,567,440	14,010,249	23,490,779	36,939,160	44,975,069	52,975,595	68,948,577
7	10,018,582	3,962,475	238,635	5,089,812	13,360,252	25,252,137	32,328,116	39,374,519	53,404,117
8	13,780,687	5,616,717	109,169	6,323,752	17,003,666	32,502,267	41,670,997	50,772,593	68,809,801
9	18,387,603	13,196,546	9,607,414	5,475,260	1,283,821	11,325,485	17,290,599	23,227,234	35,007,124
10	24,775,769	17,667,940	12,861,249	7,293,253	1,518,749	14,752,590	22,548,922	30,262,799	45,499,862

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,678,048	14,897,835	18,801,223	23,076,260	30,883,047	41,570,635	47,983,186	54,395,737	67,220,839
2	13,041,305	20,793,680	26,558,098	32,876,364	44,405,198	60,200,858	69,678,253	79,155,651	98,110,441
3	14,079,126	22,584,417	28,882,411	35,799,185	48,370,148	65,662,080	76,037,239	86,412,397	107,162,715
4	508,581	8,219,675	13,818,442	20,105,172	31,220,477	46,881,273	56,231,835	65,571,214	84,249,974
5	7,648,531	712,572	4,208,932	9,835,329	19,615,775	33,533,881	41,841,814	50,149,748	66,701,066
6	7,577,749	832,017	3,967,440	9,410,249	18,890,779	32,339,160	40,375,069	48,375,595	64,348,577
7	14,618,582	8,562,475	4,361,365	489,812	8,760,252	20,652,137	27,728,116	34,774,519	48,804,117
8	18,380,687	10,216,717	4,709,169	1,723,752	12,403,666	27,902,267	37,070,997	46,172,593	64,209,801
9	22,987,603	17,796,546	14,207,414	10,075,260	3,316,179	6,725,485	12,690,599	18,627,234	30,407,124
10	29,375,769	22,267,940	17,461,249	11,893,253	3,081,251	10,152,590	17,948,922	25,662,799	40,899,862

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,321,952	8,102,165	4,198,777	76,260	7,883,047	18,570,635	24,983,186	31,395,737	44,220,839
2	9,958,695	2,206,320	3,558,098	9,876,364	21,405,198	37,200,858	46,678,253	56,155,651	75,110,441
3	8,920,874	415,583	5,882,411	12,799,185	25,370,148	42,662,080	53,037,239	63,412,397	84,162,715
4	22,491,419	14,780,325	9,181,558	2,894,828	8,220,477	23,881,273	33,231,835	42,571,214	61,249,974
5	30,648,531	23,712,572	18,791,068	13,164,671	3,384,225	10,533,881	18,841,814	27,149,748	43,701,066
6	30,577,749	23,832,017	19,032,560	13,589,751	4,109,221	9,339,160	17,375,069	25,375,595	41,348,577
7	37,618,582	31,562,475	27,361,365	22,510,188	14,239,748	2,347,863	4,728,116	11,774,519	25,804,117
8	41,380,687	33,216,717	27,709,169	21,276,248	10,596,334	4,902,267	14,070,997	23,172,593	41,209,801
9	45,987,603	40,796,546	37,207,414	33,075,260	26,316,179	16,274,515	10,309,401	4,372,766	7,407,124
10	52,375,769	45,267,940	40,461,249	34,893,253	26,081,251	12,847,410	5,051,078	2,662,799	17,899,862

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,066,234	35,033,173	41,636,703	48,603,643	61,810,713	79,228,047	89,678,441	100,128,845	121,029,643
2	33,739,373	44,036,113	53,791,297	64,088,034	83,598,402	109,340,250	124,785,361	140,230,469	171,120,685
3	35,522,796	46,797,797	57,452,632	68,724,747	90,034,419	118,214,707	135,107,393	151,955,960	185,653,096
4	21,659,006	31,919,727	41,437,569	51,646,394	70,612,836	95,979,813	111,200,001	126,387,401	156,704,580
5	12,967,807	22,137,026	30,558,067	39,649,009	56,362,349	78,852,824	92,314,913	105,777,003	132,589,841
6	12,831,675	21,731,255	29,895,779	38,677,047	54,833,797	76,518,029	89,466,805	102,415,581	128,225,398
7	5,305,538	13,234,293	20,410,037	28,172,150	42,289,109	61,341,784	72,727,068	84,055,826	106,672,352
8	3,961,147	14,498,663	23,832,640	33,958,996	52,074,855	76,605,085	91,182,207	105,687,813	134,552,069
9	3,925,355	2,843,695	8,937,173	15,502,883	27,143,422	43,163,389	52,707,798	62,198,765	81,119,437
10	8,122,182	1,049,930	9,093,854	17,764,802	32,807,942	53,550,026	65,832,770	78,027,588	102,233,423

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,866,234	25,833,173	32,436,703	39,403,643	52,610,713	70,028,047	80,478,441	90,928,845	111,829,643
2	24,539,373	34,836,113	44,591,297	54,888,034	74,398,402	100,140,250	115,585,361	131,030,469	161,920,685
3	26,322,796	37,597,797	48,252,632	59,524,747	80,834,419	109,014,707	125,907,393	142,755,960	176,453,096
4	12,459,006	22,719,727	32,237,569	42,446,394	61,412,836	86,779,813	102,000,001	117,187,401	147,504,580
5	3,767,807	12,937,026	21,358,067	30,449,009	47,162,349	69,652,824	83,114,913	96,577,003	123,389,841
6	3,631,675	12,531,255	20,695,779	29,477,047	45,633,797	67,318,029	80,266,805	93,215,581	119,025,398
7	3,894,462	4,034,293	11,210,037	18,972,150	33,089,109	52,141,784	63,527,068	74,855,826	97,472,352
8	5,238,853	5,298,663	14,632,640	24,758,996	42,874,855	67,405,085	81,982,207	96,487,813	125,352,069
9	13,125,355	6,356,305	262,827	6,302,883	17,943,422	33,963,389	43,507,798	52,998,765	71,919,437
10	17,322,182	8,150,070	106,146	8,564,802	23,607,942	44,350,026	56,632,770	68,827,588	93,033,423

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,266,234	21,233,173	27,836,703	34,803,643	48,010,713	65,428,047	75,878,441	86,328,845	107,229,643
2	19,939,373	30,236,113	39,991,297	50,288,034	69,798,402	95,540,250	110,985,361	126,430,469	157,320,685
3	21,722,796	32,997,797	43,652,632	54,924,747	76,234,419	104,414,707	121,307,393	138,155,960	171,853,096
4	7,859,006	18,119,727	27,637,569	37,846,394	56,812,836	82,179,813	97,400,001	112,587,401	142,904,580
5	832,193	8,337,026	16,758,067	25,849,009	42,562,349	65,052,824	78,514,913	91,977,003	118,789,841
6	968,325	7,931,255	16,095,779	24,877,047	41,033,797	62,718,029	75,666,805	88,615,581	114,425,398
7	8,494,462	565,707	6,610,037	14,372,150	28,489,109	47,541,784	58,927,068	70,255,826	92,872,352
8	9,838,853	698,663	10,032,640	20,158,996	38,274,855	62,805,085	77,382,207	91,887,813	120,752,069
9	17,725,355	10,956,305	4,862,827	1,702,883	13,343,422	29,363,389	38,907,798	48,398,765	67,319,437
10	21,922,182	12,750,070	4,706,146	3,964,802	19,007,942	39,750,026	52,032,770	64,227,588	88,433,423

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,733,766	1,766,827	4,836,703	11,803,643	25,010,713	42,428,047	52,878,441	63,328,845	84,229,643
2	3,060,627	7,236,113	16,991,297	27,288,034	46,798,402	72,540,250	87,985,361	103,430,469	134,320,685
3	1,277,204	9,997,797	20,652,632	31,924,747	53,234,419	81,414,707	98,307,393	115,155,960	148,853,096
4	15,140,994	4,880,273	4,637,569	14,846,394	33,812,836	59,179,813	74,400,001	89,587,401	119,904,580
5	23,832,193	14,662,974	6,241,933	2,849,009	19,562,349	42,052,824	55,514,913	68,977,003	95,789,841
6	23,968,325	15,068,745	6,904,221	1,877,047	18,033,797	39,718,029	52,666,805	65,615,581	91,425,398
7	31,494,462	23,565,707	16,389,963	8,627,850	5,489,109	24,541,784	35,927,068	47,255,826	69,872,352
8	32,838,853	22,301,337	12,967,360	2,841,004	15,274,855	39,805,085	54,382,207	68,887,813	97,752,069
9	40,725,355	33,956,305	27,862,827	21,297,117	9,656,578	6,363,389	15,907,798	25,398,765	44,319,437
10	44,922,182	35,750,070	27,706,146	19,035,198	3,992,058	16,750,026	29,032,770	41,227,588	65,433,423

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,035,449	29,002,378	35,605,918	42,572,848	55,779,928	73,197,252	83,647,656	94,098,050	114,998,848
2	26,123,567	36,493,159	46,257,303	56,554,042	76,064,411	101,806,259	117,251,367	132,696,478	163,586,694
3	27,069,961	38,422,113	49,117,744	60,389,859	81,699,531	109,879,819	126,787,994	143,696,167	177,434,508
4	12,591,999	22,901,708	32,493,072	42,723,244	61,758,928	87,181,171	102,401,358	117,621,545	148,028,709
5	4,223,283	13,495,840	21,994,367	31,146,697	47,969,315	70,544,108	84,048,220	97,510,309	124,434,487
6	4,390,058	13,436,139	21,703,074	30,569,411	46,841,966	68,638,060	81,653,473	94,637,555	120,535,107
7	2,798,040	5,322,814	12,634,005	20,510,934	34,770,112	53,984,150	65,436,461	76,821,745	99,521,761
8	8,030,058	2,981,572	12,637,560	23,045,887	41,512,316	66,394,425	81,125,560	95,758,265	124,798,411
9	10,908,040	-	3,942,323	2,283,445	8,966,312	20,760,244	36,934,141	46,543,783	56,090,727
10	18,512,143	-	9,014,011	637,888	8,327,242	23,727,062	44,818,370	57,242,624	69,560,561

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,835,449	19,802,378	26,405,918	33,372,848	46,579,928	63,997,252	74,447,656	84,898,050	105,798,848
2	16,923,567	27,293,159	37,057,303	47,354,042	66,864,411	92,606,259	108,051,367	123,496,478	154,386,694
3	17,869,961	29,222,113	39,917,744	51,189,859	72,499,531	100,679,819	117,587,994	134,496,167	168,234,508
4	3,391,999	13,701,708	23,293,072	33,523,244	52,558,928	77,981,171	93,201,358	108,421,545	138,828,709
5	4,976,717	4,295,840	12,794,367	21,946,697	38,769,315	61,344,108	74,848,220	88,310,309	115,234,487
6	4,809,942	4,236,139	12,503,074	21,369,411	37,641,966	59,438,060	72,453,473	85,437,555	111,335,107
7	11,998,040	-	3,877,186	3,434,005	11,310,934	25,570,112	44,784,150	56,236,461	67,621,745
8	17,230,058	-	6,218,428	3,437,560	13,845,887	32,312,316	57,194,425	71,925,560	86,558,265
9	20,108,040	-	13,142,323	-	6,916,555	233,688	11,560,244	27,734,141	37,343,783
10	27,712,143	-	18,214,011	-	9,837,888	872,758	14,527,062	35,618,370	48,042,624

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,235,449	15,202,378	21,805,918	28,772,848	41,979,928	59,397,252	69,847,656	80,298,050	101,198,848
2	12,323,567	22,693,159	32,457,303	42,754,042	62,264,411	88,006,259	103,451,367	118,896,478	149,786,694
3	13,269,961	24,622,113	35,317,744	46,589,859	67,899,531	96,079,819	112,987,994	129,896,167	163,634,508
4	1,208,001	9,101,708	18,693,072	28,923,244	47,958,928	73,381,171	88,601,358	103,821,545	134,228,709
5	9,576,717	-	304,160	8,194,367	17,346,697	34,169,315	56,744,108	70,248,220	83,710,309
6	9,409,942	-	363,861	7,903,074	16,769,411	33,041,966	54,838,060	67,853,473	80,837,555
7	16,598,040	-	8,477,186	-	1,165,995	6,710,934	20,970,112	40,184,150	51,636,461
8	21,830,058	-	10,818,428	-	1,162,440	9,245,887	27,712,316	52,594,425	67,325,560
9	24,708,040	-	17,742,323	-	11,516,555	-	4,833,688	6,960,244	23,134,141
10	32,312,143	-	22,814,011	-	14,437,888	-	5,472,758	9,927,062	31,018,370

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,764,551	-	7,797,622	-	1,194,082	5,772,848	18,979,928	36,397,252	46,847,656
2	10,676,433	-	306,841	-	9,457,303	19,754,042	39,264,411	65,006,259	80,451,367
3	9,730,039	-	1,622,113	-	12,317,744	23,589,859	44,899,531	73,079,819	89,987,994
4	24,208,001	-	13,898,292	-	4,306,928	5,923,244	24,958,928	50,381,171	65,601,358
5	32,576,717	-	23,304,160	-	14,805,633	-	5,653,303	11,169,315	33,744,108
6	32,409,942	-	23,363,861	-	15,096,926	-	6,230,589	10,041,966	31,838,060
7	39,598,040	-	31,477,186	-	24,165,995	-	16,289,066	-	2,029,888
8	44,830,058	-	33,818,428	-	24,162,440	-	13,754,113	4,712,316	29,594,425
9	47,708,040	-	40,742,323	-	34,516,555	-	27,833,688	-	16,039,756
10	55,312,143	-	45,814,011	-	37,437,888	-	28,472,758	-	13,072,938

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,607,404	28,711,347	32,528,108	36,708,267	44,341,798	54,792,192	61,062,437	67,332,671	79,873,150
2	27,127,630	34,692,803	40,329,292	46,507,333	57,780,311	73,225,419	82,492,486	91,759,550	110,293,680
3	28,257,419	36,569,426	42,715,416	49,478,685	61,770,663	78,678,836	88,823,740	98,968,645	119,258,453
4	15,072,045	22,612,008	28,086,522	34,215,800	45,084,424	60,390,912	69,523,024	78,655,136	96,919,360
5	7,052,126	13,816,834	18,629,115	24,127,092	33,676,957	47,269,339	55,392,896	63,516,453	79,683,842
6	7,081,009	13,660,276	18,338,909	23,658,711	32,912,547	46,046,403	53,901,853	61,711,101	77,317,360
7	152,458	6,043,236	10,145,987	14,877,791	22,949,208	34,546,866	41,465,809	48,340,992	62,044,601
8	2,971,133	4,950,010	10,312,300	16,563,080	26,971,383	42,069,619	51,012,790	59,893,644	77,508,432
9	8,352,723	3,288,523	209,465	4,238,584	10,819,929	20,627,954	26,450,050	32,244,447	43,752,568
10	14,187,419	7,254,731	2,587,950	2,834,332	11,403,632	24,307,772	31,908,753	39,431,559	54,313,046

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,407,404	19,511,347	23,328,108	27,508,267	35,141,798	45,592,192	51,862,437	58,132,671	70,673,150
2	17,927,630	25,492,803	31,129,292	37,307,333	48,580,311	64,025,419	73,292,486	82,559,550	101,093,680
3	19,057,419	27,369,426	33,515,416	40,278,685	52,570,663	69,478,836	79,623,740	89,768,645	110,058,453
4	5,872,045	13,412,008	18,886,522	25,015,800	35,884,424	51,190,912	60,323,024	69,455,136	87,719,360
5	2,147,874	4,616,834	9,429,115	14,927,092	24,476,957	38,069,339	46,192,896	54,316,453	70,483,842
6	2,118,991	4,460,276	9,138,909	14,458,711	23,712,547	36,846,403	44,701,853	52,511,101	68,117,360
7	9,047,542	3,156,764	945,987	5,677,791	13,749,208	25,346,866	32,265,809	39,140,992	52,844,601
8	12,171,133	4,249,990	1,112,300	7,363,080	17,771,383	32,869,619	41,812,790	50,693,644	68,308,432
9	17,552,723	12,488,523	8,990,535	4,961,416	1,619,929	11,427,954	17,250,050	23,044,447	34,552,568
10	23,387,419	16,454,731	11,787,950	6,365,668	2,203,632	15,107,772	22,708,753	30,231,559	45,113,046

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,807,404	14,911,347	18,728,108	22,908,267	30,541,798	40,992,192	47,262,437	53,532,671	66,073,150
2	13,327,630	20,892,803	26,529,292	32,707,333	43,980,311	59,425,419	68,692,486	77,959,550	96,493,680
3	14,457,419	22,769,426	28,915,416	35,678,685	47,970,663	64,878,836	75,023,740	85,168,645	105,458,453
4	1,272,045	8,812,008	14,286,522	20,415,800	31,284,424	46,590,912	55,723,024	64,855,136	83,119,360
5	6,747,874	16,834	4,829,115	10,327,092	19,876,957	33,469,339	41,592,896	49,716,453	65,883,842
6	6,718,991	139,724	4,538,909	9,858,711	19,112,547	32,246,403	40,101,853	47,911,101	63,517,360
7	13,647,542	7,756,764	3,654,013	1,077,791	9,149,208	20,746,866	27,665,809	34,540,992	48,244,601
8	16,771,133	8,849,990	3,487,700	2,763,080	13,171,383	28,269,619	37,212,790	46,093,644	63,708,432
9	22,152,723	17,088,523	13,590,535	9,561,416	2,980,071	6,827,954	12,650,050	18,444,447	29,952,568
10	27,987,419	21,054,731	16,387,950	10,965,668	2,396,368	10,507,772	18,108,753	25,631,559	40,513,046

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,192,596	8,088,653	4,271,892	91,733	7,541,798	17,992,192	24,262,437	30,532,671	43,073,150
2	9,672,370	2,107,197	3,529,292	9,707,333	20,980,311	36,425,419	45,692,486	54,959,550	73,493,680
3	8,542,581	230,574	5,915,416	12,678,685	24,970,663	41,878,836	52,023,740	62,168,645	82,458,453
4	21,727,955	14,187,992	8,713,478	2,584,200	8,284,424	23,590,912	32,723,024	41,855,136	60,119,360
5	29,747,874	22,983,166	18,170,885	12,672,908	3,123,043	10,469,339	18,592,896	26,716,453	42,883,842
6	29,718,991	23,139,724	18,461,091	13,141,289	3,887,453	9,246,403	17,101,853	24,911,101	40,517,360
7	36,647,542	30,756,764	26,654,013	21,922,209	13,850,792	2,253,134	4,665,809	11,540,992	25,244,601
8	39,771,133	31,849,990	26,487,700	20,236,920	9,828,617	5,269,619	14,212,790	23,093,644	40,708,432
9	45,152,723	40,088,523	36,590,535	32,561,416	25,980,071	16,172,046	10,349,950	4,555,553	6,952,568
10	50,987,419	44,054,731	39,387,950	33,965,668	25,396,368	12,492,228	4,891,247	2,631,559	17,513,046

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	28,065,536	34,953,404	41,481,997	48,369,865	61,427,063	78,646,738	88,978,545	99,310,352	119,973,957
2	33,781,289	43,961,177	53,605,655	63,785,546	83,074,502	108,524,225	123,794,057	139,063,892	169,603,556
3	35,603,345	46,747,542	57,281,463	68,425,659	89,493,502	117,353,994	134,046,808	150,704,174	184,018,905
4	21,943,807	32,079,228	41,489,059	51,582,031	70,324,498	95,403,604	110,451,068	125,457,503	155,430,633
5	13,321,012	22,386,176	30,703,214	39,683,944	56,206,340	78,433,382	91,742,700	105,047,486	131,552,485
6	13,166,774	21,957,194	30,021,015	38,694,691	54,660,262	76,090,697	88,892,526	101,694,356	127,203,665
7	5,696,743	13,527,765	20,614,429	28,280,914	42,222,902	61,052,133	72,302,421	83,501,281	105,854,119
8	4,627,206	15,013,030	24,228,623	34,218,700	52,108,206	76,339,865	90,741,675	105,072,918	133,600,002
9	3,581,015	3,100,017	9,115,372	15,599,322	27,099,748	42,927,695	52,361,983	61,742,050	80,443,071
10	7,530,880	1,512,231	9,448,835	18,005,793	32,851,761	53,344,032	65,473,363	77,525,328	101,447,293

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,865,536	25,753,404	32,281,997	39,169,865	52,227,063	69,446,738	79,778,545	90,110,352	110,773,957
2	24,581,289	34,761,177	44,405,655	54,585,546	73,874,502	99,324,225	114,594,057	129,863,892	160,403,556
3	26,403,345	37,547,542	48,081,463	59,225,659	80,293,502	108,153,994	124,846,808	141,504,174	174,818,905
4	12,743,807	22,879,228	32,289,059	42,382,031	61,124,498	86,203,604	101,251,068	116,257,503	146,230,633
5	4,121,012	13,186,176	21,503,214	30,483,944	47,006,340	69,233,382	82,542,700	95,847,486	122,352,485
6	3,966,774	12,757,194	20,821,015	29,494,691	45,460,262	66,890,697	79,692,526	92,494,356	118,003,665
7	3,503,257	4,327,765	11,414,429	19,080,914	33,022,902	51,852,133	63,102,421	74,301,281	96,654,119
8	4,572,794	5,813,030	15,028,623	25,018,700	42,908,206	67,139,865	81,541,675	95,872,918	124,400,002
9	12,781,015	6,099,983	84,628	6,399,322	17,899,748	33,727,695	43,161,983	52,542,050	71,243,071
10	16,730,880	7,687,769	248,835	8,805,793	23,651,761	44,144,032	56,273,363	68,325,328	92,247,293

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,265,536	21,153,404	27,681,997	34,569,865	47,627,063	64,846,738	75,178,545	85,510,352	106,173,957
2	19,981,289	30,161,177	39,805,655	49,985,546	69,274,502	94,724,225	109,994,057	125,263,892	155,803,556
3	21,803,345	32,947,542	43,481,463	54,625,659	75,693,502	103,553,994	120,246,808	136,904,174	170,218,905
4	8,143,807	18,279,228	27,689,059	37,782,031	56,524,498	81,603,604	96,651,068	111,657,503	141,630,633
5	478,988	8,586,176	16,903,214	25,883,944	42,406,340	64,633,382	77,942,700	91,247,486	117,752,485
6	633,226	8,157,194	16,221,015	24,894,691	40,860,262	62,290,697	75,092,526	87,894,356	113,403,665
7	8,103,257	272,235	6,814,429	14,480,914	28,422,902	47,252,133	58,502,421	69,701,281	92,054,119
8	9,172,794	1,213,030	10,428,623	20,418,700	38,308,206	62,539,865	76,941,675	91,272,918	119,800,002
9	17,381,015	10,699,983	4,684,628	1,799,322	13,299,748	29,127,695	38,561,983	47,942,050	66,643,071
10	21,330,880	12,287,769	4,351,165	4,205,793	19,051,761	39,544,032	51,673,363	63,725,328	87,647,293

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,734,464	1,846,596	4,681,997	11,569,865	24,627,063	41,846,738	52,178,545	62,510,352	83,173,957
2	3,018,711	7,161,177	16,805,655	26,985,546	46,274,502	71,724,225	86,994,057	102,263,892	132,803,556
3	1,196,655	9,947,542	20,481,463	31,625,659	52,693,502	80,553,994	97,246,808	113,904,174	147,218,905
4	14,856,193	4,720,772	4,689,059	14,782,031	33,524,498	58,603,604	73,651,068	88,657,503	118,630,633
5	23,478,988	14,413,824	6,096,786	2,883,944	19,406,340	41,633,382	54,942,700	68,247,486	94,752,485
6	23,633,226	14,842,806	6,778,985	1,894,691	17,860,262	39,290,697	52,092,526	64,894,356	90,403,665
7	31,103,257	23,272,235	16,185,571	8,519,086	5,422,902	24,252,133	35,502,421	46,701,281	69,054,119
8	32,172,794	21,786,970	12,571,377	2,581,300	15,308,206	39,539,865	53,941,675	68,272,918	96,800,002
9	40,381,015	33,699,983	27,684,628	21,200,678	9,700,252	6,127,695	15,561,983	24,942,050	43,643,071
10	44,330,880	35,287,769	27,351,165	18,794,207	3,948,239	16,544,032	28,673,363	40,725,328	64,647,293

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,101,854	28,989,732	35,518,326	42,406,194	55,463,391	72,683,066	83,014,873	93,346,671	114,010,285
2	26,257,719	36,509,635	46,155,508	56,335,400	75,624,356	101,074,079	116,343,911	131,613,746	162,153,413
3	27,250,013	38,473,337	49,039,335	60,183,530	81,251,373	109,111,864	125,828,158	142,544,453	175,891,781
4	12,986,669	23,170,422	32,652,941	42,758,184	61,577,847	86,702,882	101,750,345	116,797,809	146,851,316
5	4,691,016	13,849,693	22,243,245	31,283,299	47,915,010	70,225,322	83,568,005	96,877,323	123,491,856
6	4,835,749	13,762,548	21,927,528	30,692,310	46,765,198	68,306,140	81,173,850	94,002,891	119,606,550
7	2,292,757	5,719,924	12,933,919	20,712,489	34,802,332	53,783,603	65,098,743	76,354,823	98,790,127
8	7,183,476	3,667,697	13,191,261	23,459,259	41,683,957	66,260,625	80,806,822	95,263,615	123,964,487
9	10,474,493	3,599,302	2,544,654	9,146,220	20,792,816	36,772,842	46,270,883	55,706,978	74,494,292
10	17,796,674	8,414,839	150,433	8,688,825	23,886,759	44,716,700	56,992,825	69,163,938	93,279,572

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,901,854	19,789,732	26,318,326	33,206,194	46,263,391	63,483,066	73,814,873	84,146,671	104,810,285
2	17,057,719	27,309,635	36,955,508	47,135,400	66,424,356	91,874,079	107,143,911	122,413,746	152,953,413
3	18,050,013	29,273,337	39,839,335	50,983,530	72,051,373	99,911,864	116,628,158	133,344,453	166,691,781
4	3,786,669	13,970,422	23,452,941	33,558,184	52,377,847	77,502,882	92,550,345	107,597,809	137,651,316
5	4,508,984	4,649,693	13,043,245	22,083,299	38,715,010	61,025,322	74,368,005	87,677,323	114,291,856
6	4,364,251	4,562,548	12,727,528	21,492,310	37,565,198	59,106,140	71,973,850	84,802,891	110,406,550
7	11,492,757	3,480,076	3,733,919	11,512,489	25,602,332	44,583,603	55,898,743	67,154,823	89,590,127
8	16,383,476	5,532,303	3,991,261	14,259,259	32,483,957	57,060,625	71,606,822	86,063,615	114,764,487
9	19,674,493	12,799,302	6,655,346	53,780	11,592,816	27,572,842	37,070,883	46,506,978	65,294,292
10	26,996,674	17,614,839	9,350,433	511,175	14,686,759	35,516,700	47,792,825	59,963,938	84,079,572

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,301,854	15,189,732	21,718,326	28,606,194	41,663,391	58,883,066	69,214,873	79,546,671	100,210,285
2	12,457,719	22,709,635	32,355,508	42,535,400	61,824,356	87,274,079	102,543,911	117,813,746	148,353,413
3	13,450,013	24,673,337	35,239,335	46,383,530	67,451,373	95,311,864	112,028,158	128,744,453	162,091,781
4	813,331	9,370,422	18,852,941	28,958,184	47,777,847	72,902,882	87,950,345	102,997,809	133,051,316
5	9,108,984	49,693	8,443,245	17,483,299	34,115,010	56,425,322	69,768,005	83,077,323	109,691,856
6	8,964,251	37,452	8,127,528	16,892,310	32,965,198	54,506,140	67,373,850	80,202,891	105,806,550
7	16,092,757	8,080,076	866,081	6,912,489	21,002,332	39,983,603	51,298,743	62,554,823	84,990,127
8	20,983,476	10,132,303	608,739	9,659,259	27,883,957	52,460,625	67,006,822	81,463,615	110,164,487
9	24,274,493	17,399,302	11,255,346	4,653,780	6,992,816	22,972,842	32,470,883	41,906,978	60,694,292
10	31,596,674	22,214,839	13,950,433	5,111,175	10,086,759	30,916,700	43,192,825	55,363,938	79,479,572

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,698,146	7,810,268	1,281,674	5,606,194	18,663,391	35,883,066	46,214,873	56,546,671	77,210,285
2	10,542,281	290,365	9,355,508	19,535,400	38,824,356	64,274,079	79,543,911	94,813,746	125,353,413
3	9,549,987	1,673,337	12,239,335	23,383,530	44,451,373	72,311,864	89,028,158	105,744,453	139,091,781
4	23,813,331	13,629,578	4,147,059	9,958,184	24,777,847	49,902,882	64,950,345	79,997,809	110,051,316
5	32,108,984	22,950,307	14,556,755	5,516,701	11,115,010	33,425,322	46,768,005	60,077,323	86,691,856
6	31,964,251	23,037,452	14,872,472	6,107,690	9,965,198	31,506,140	44,373,850	57,202,891	82,806,550
7	39,092,757	31,080,076	23,866,081	16,087,511	1,997,668	16,983,603	28,298,743	39,554,823	61,990,127
8	43,983,476	33,132,303	23,608,739	13,340,741	4,883,957	29,460,625	44,006,822	58,463,615	87,164,487
9	47,274,493	40,399,302	34,255,346	27,653,780	16,007,184	27,158	9,470,883	18,906,978	37,694,292
10	54,596,674	45,214,839	36,950,433	28,111,175	12,913,241	7,916,700	20,192,825	32,363,938	56,479,572

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	50%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,657,298	28,703,314	32,476,770	36,609,491	44,156,384	54,488,191	60,687,278	66,886,354	79,284,526
2	27,252,066	34,723,898	40,296,422	46,404,356	57,549,404	72,819,236	81,981,137	91,143,035	109,466,837
3	28,425,847	36,635,247	42,711,489	49,398,007	61,550,493	78,266,788	88,296,565	98,326,340	118,385,894
4	15,431,598	22,885,996	28,293,460	34,349,243	45,094,527	60,218,575	69,247,053	78,275,532	96,332,488
5	7,481,022	14,160,404	18,918,074	24,345,220	33,786,710	47,216,521	55,247,889	63,279,257	79,254,970
6	7,489,648	13,985,971	18,603,345	23,862,777	33,003,547	45,980,418	53,738,894	61,459,521	76,880,957
7	614,593	6,426,069	10,474,505	15,150,183	23,118,174	34,575,853	41,412,118	48,206,107	61,746,974
8	2,203,164	5,604,847	10,886,447	17,052,469	27,320,991	42,226,824	51,058,193	59,828,097	77,232,960
9	7,952,419	2,956,986	497,373	4,475,637	10,972,008	20,663,437	26,414,243	32,137,739	43,510,188
10	13,518,746	6,673,368	2,076,178	3,268,309	11,720,449	24,462,138	31,962,777	39,392,948	54,095,896

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,457,298	19,503,314	23,276,770	27,409,491	34,956,384	45,288,191	51,487,278	57,686,354	70,084,526
2	18,052,066	25,523,898	31,096,422	37,204,356	48,349,404	63,619,236	72,781,137	81,943,035	100,266,837
3	19,225,847	27,435,247	33,511,489	40,198,007	52,350,493	69,066,788	79,096,565	89,126,340	109,185,894
4	6,231,598	13,685,996	19,093,460	25,149,243	35,894,527	51,018,575	60,047,053	69,075,532	87,132,488
5	1,718,978	4,960,404	9,718,074	15,145,220	24,586,710	38,016,521	46,047,889	54,079,257	70,054,970
6	1,710,352	4,785,971	9,403,345	14,662,777	23,803,547	36,780,418	44,538,894	52,259,521	67,680,957
7	8,585,407	2,773,931	1,274,505	5,950,183	13,918,174	25,375,853	32,212,118	39,006,107	52,546,974
8	11,403,164	3,595,153	1,686,447	7,852,469	18,120,991	33,026,824	41,858,193	50,628,097	68,032,960
9	17,152,419	12,156,986	8,702,627	4,724,363	1,772,008	11,463,437	17,214,243	22,937,739	34,310,188
10	22,718,746	15,873,368	11,276,178	5,931,691	2,520,449	15,262,138	22,762,777	30,192,948	44,895,896

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	9,857,298	14,903,314	18,676,770	22,809,491	30,356,384	40,688,191	46,887,278	53,086,354	65,484,526
2	13,452,066	20,923,898	26,496,422	32,604,356	43,749,404	59,019,236	68,181,137	77,343,035	95,666,837
3	14,625,847	22,835,247	28,911,489	35,598,007	47,750,493	64,466,788	74,496,565	84,526,340	104,585,894
4	1,631,598	9,085,996	14,493,460	20,549,243	31,294,527	46,418,575	55,447,053	64,475,532	82,532,488
5	6,318,978	360,404	5,118,074	10,545,220	19,986,710	33,416,521	41,447,889	49,479,257	65,454,970
6	6,310,352	185,971	4,803,345	10,062,777	19,203,547	32,180,418	39,938,894	47,659,521	63,080,957
7	13,185,407	7,373,931	3,325,495	1,350,183	9,318,174	20,775,853	27,612,118	34,406,107	47,946,974
8	16,003,164	8,195,153	2,913,553	3,252,469	13,520,991	28,426,824	37,258,193	46,028,097	63,432,960
9	21,752,419	16,756,986	13,302,627	9,324,363	2,827,992	6,863,437	12,614,243	18,337,739	29,710,188
10	27,318,746	20,473,368	15,876,178	10,531,691	2,079,551	10,662,138	18,162,777	25,592,948	40,295,896

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,142,702	8,096,686	4,323,230	190,509	7,356,384	17,688,191	23,887,278	30,086,354	42,484,526
2	9,547,934	2,076,102	3,496,422	9,604,356	20,749,404	36,019,236	45,181,137	54,343,035	72,666,837
3	8,374,153	164,753	5,911,489	12,598,007	24,750,493	41,466,788	51,496,565	61,526,340	81,585,894
4	21,368,402	13,914,004	8,506,540	2,450,757	8,294,527	23,418,575	32,447,053	41,475,532	59,532,488
5	29,318,978	22,639,596	17,881,926	12,454,780	3,013,290	10,416,521	18,447,889	26,479,257	42,454,970
6	29,310,352	22,814,029	18,196,655	12,937,223	3,796,453	9,180,418	16,938,894	24,659,521	40,080,957
7	36,185,407	30,373,931	26,325,495	21,649,817	13,681,826	2,224,147	4,612,118	11,406,107	24,946,974
8	39,003,164	31,195,153	25,913,553	19,747,531	9,479,009	5,426,824	14,258,193	23,028,097	40,432,960
9	44,752,419	39,756,986	36,302,627	32,324,363	25,827,992	16,136,563	10,385,757	4,662,261	6,710,188
10	50,318,746	43,473,368	38,876,178	33,531,691	25,079,551	12,337,862	4,837,223	2,592,948	17,295,896

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,551,822	44,947,475	52,905,200	61,300,843	77,216,304	98,205,412	110,798,887	123,392,352	148,579,293
2	46,857,708	59,266,008	71,021,693	83,429,990	106,941,361	137,962,107	156,574,552	175,187,000	212,411,891
3	49,829,887	63,413,583	76,253,412	89,837,108	115,516,765	149,457,553	169,761,268	190,064,981	230,672,408
4	33,957,290	46,259,644	57,729,316	69,992,072	92,805,143	123,374,142	141,668,981	159,936,152	196,470,492
5	23,644,862	34,620,595	44,752,066	55,629,243	75,749,926	102,787,873	119,002,217	135,155,729	167,462,753
6	23,242,212	33,879,209	43,664,437	54,185,466	73,576,092	99,628,832	115,233,021	130,781,861	161,862,664
7	14,305,856	23,746,939	32,309,368	41,584,449	58,495,821	81,370,502	95,020,827	108,663,809	135,849,038
8	15,423,655	27,825,341	38,877,762	50,913,555	72,521,502	101,856,057	119,322,112	136,723,736	171,379,229
9	3,731,890	11,732,971	18,961,308	26,778,180	40,739,346	59,919,167	71,352,559	82,753,197	105,488,963
10	1,810,430	12,469,016	21,901,455	32,122,005	50,043,956	74,741,294	89,411,077	104,008,608	133,025,036

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,351,822	35,747,475	43,705,200	52,100,843	68,016,304	89,005,412	101,598,887	114,192,352	139,379,293
2	37,657,708	50,066,008	61,821,693	74,229,990	97,741,361	128,762,107	147,374,552	165,987,000	203,211,891
3	40,629,887	54,213,583	67,053,412	80,637,108	106,316,765	140,257,553	160,561,268	180,864,981	221,472,408
4	24,757,290	37,059,644	48,529,316	60,792,072	83,605,143	114,174,142	132,466,981	150,736,152	187,270,492
5	14,444,862	25,420,595	35,552,066	46,429,243	66,549,926	93,587,873	109,802,217	125,955,729	158,262,753
6	14,042,212	24,679,209	34,464,437	44,985,466	64,376,092	90,428,832	106,033,021	121,581,861	152,662,664
7	5,105,856	14,546,939	23,109,368	32,384,449	49,295,821	72,170,502	85,820,827	99,463,809	126,649,038
8	6,223,655	18,625,341	29,677,762	41,713,555	63,321,502	92,656,057	110,122,112	127,523,736	162,179,229
9	5,468,110	2,532,971	9,761,308	17,578,180	31,539,346	50,719,167	62,152,559	73,553,197	96,288,963
10	7,389,570	3,269,016	12,701,455	22,922,005	40,843,956	65,541,294	80,211,077	94,808,608	123,825,036

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,751,822	31,147,475	39,105,200	47,500,843	63,416,304	84,405,412	96,998,887	109,592,352	134,779,293
2	33,057,708	45,466,008	57,221,693	69,629,990	93,141,361	124,162,107	142,774,552	161,387,000	198,611,891
3	36,029,887	49,613,583	62,453,412	76,037,108	101,716,765	135,657,553	155,961,268	176,264,981	216,872,408
4	20,157,290	32,459,644	43,929,316	56,192,072	79,005,143	109,574,142	127,868,981	146,136,152	182,670,492
5	9,844,862	20,820,595	30,952,066	41,829,243	61,949,926	88,987,873	105,202,217	121,355,729	153,662,753
6	9,442,212	20,079,209	29,864,437	40,385,466	59,776,092	85,828,832	101,433,021	116,981,861	148,062,664
7	505,856	9,946,939	18,509,368	27,784,449	44,695,821	67,570,502	81,220,827	94,863,809	122,049,038
8	1,623,655	14,025,341	25,077,762	37,113,555	58,721,502	88,056,057	105,522,112	122,923,736	157,579,229
9	10,068,110	2,067,029	5,161,308	12,978,180	26,939,346	46,119,167	57,552,559	68,953,197	91,688,963
10	11,989,570	1,330,984	8,101,455	18,322,005	36,243,956	60,941,294	75,611,077	90,208,608	119,225,036

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	248,178	8,147,475	16,105,200	24,500,843	40,416,304	61,405,412	73,998,887	86,592,352	111,779,293
2	10,057,708	22,466,008	34,221,693	46,629,990	70,141,361	101,162,107	119,774,552	138,387,000	175,611,891
3	13,029,887	26,613,583	39,453,412	53,037,108	78,716,765	112,657,553	132,961,268	153,264,981	193,872,408
4	2,842,710	9,459,644	20,929,316	33,192,072	56,005,143	86,574,142	104,868,981	123,136,152	159,670,492
5	13,155,138	2,179,405	7,952,066	18,829,243	38,949,926	65,987,873	82,202,217	98,355,729	130,662,753
6	13,557,788	2,920,791	6,864,437	17,385,466	36,776,092	62,828,832	78,433,021	93,981,861	125,062,664
7	22,494,344	13,053,061	4,490,632	4,784,449	21,695,821	44,570,502	58,220,827	71,863,809	99,049,038
8	21,376,345	8,974,659	2,077,762	14,113,555	35,721,502	65,056,057	82,522,112	99,923,736	134,579,229
9	33,068,110	25,067,029	17,838,692	10,021,820	3,939,346	23,119,167	34,552,559	45,953,197	68,688,963
10	34,989,570	24,330,984	14,898,545	4,677,995	13,243,956	37,941,294	52,611,077	67,208,608	96,225,036

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,707,877	40,103,530	48,061,255	56,456,899	72,372,359	93,361,468	105,954,943	118,548,408	143,735,348
2	40,806,389	53,214,689	64,970,374	77,378,671	100,890,042	131,910,788	150,523,233	169,135,681	206,360,572
3	43,109,703	56,718,981	69,558,812	83,142,506	108,822,165	142,781,403	163,156,946	183,463,794	224,071,221
4	26,709,830	39,092,550	50,562,222	62,864,576	85,738,054	116,307,053	134,648,452	152,967,674	189,502,015
5	16,719,148	27,768,704	37,927,741	48,882,968	69,034,655	96,148,047	112,370,815	128,593,582	160,915,576
6	16,582,927	27,318,248	37,167,627	47,760,077	67,239,604	93,381,179	108,985,694	124,589,883	155,702,509
7	7,968,137	17,527,202	26,178,774	35,536,901	52,555,895	75,521,003	89,241,073	102,897,029	130,155,486
8	6,205,380	18,916,432	30,176,786	42,391,672	64,234,145	93,806,065	111,378,040	128,863,755	163,652,583
9	1,695,156	6,436,488	13,750,778	21,645,347	35,707,807	54,982,198	66,472,700	77,906,092	100,891,969
10	6,219,072	4,760,341	14,401,618	24,810,365	42,954,185	67,898,652	82,667,719	97,346,062	126,492,951

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,507,877	30,903,530	38,861,255	47,256,899	63,172,359	84,161,468	96,754,943	109,348,408	134,535,348
2	31,606,389	44,014,689	55,770,374	68,178,671	91,690,042	122,710,788	141,323,233	159,935,681	197,160,572
3	33,909,703	47,518,981	60,358,812	73,942,506	99,622,165	133,581,403	153,956,946	174,263,794	214,871,221
4	17,509,830	29,892,550	41,362,222	53,664,576	76,538,054	107,107,053	125,448,452	143,767,674	180,302,015
5	7,519,148	18,568,704	28,727,741	39,682,968	59,834,655	86,948,047	103,170,815	119,393,582	151,715,576
6	7,382,927	18,118,248	27,967,627	38,560,077	58,039,604	84,181,179	99,785,694	115,389,883	146,502,509
7	1,231,863	8,327,202	16,978,774	26,336,901	43,355,895	66,321,003	80,041,073	93,697,029	120,955,486
8	2,994,620	9,716,432	20,976,786	33,191,672	55,034,145	84,606,065	102,178,040	119,663,755	154,452,583
9	10,895,156	2,763,512	4,550,778	12,445,347	26,507,807	45,782,198	57,272,700	68,706,092	91,491,969
10	15,419,072	4,439,659	5,201,618	15,610,365	33,754,185	58,698,652	73,467,719	88,146,062	117,292,951

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,907,877	26,303,530	34,261,255	42,656,899	58,572,359	79,561,468	92,154,943	104,748,408	129,935,348
2	27,006,389	39,414,689	51,170,374	63,578,671	87,090,042	118,110,788	136,723,233	155,335,681	192,560,572
3	29,309,703	42,918,981	55,758,812	69,342,506	95,022,165	128,981,403	149,356,946	169,663,794	210,271,221
4	12,909,830	25,292,550	36,762,222	49,064,576	71,938,054	102,507,053	120,848,452	139,167,674	175,702,015
5	2,919,148	13,968,704	24,127,741	35,082,968	55,234,655	82,348,047	98,570,815	114,793,582	147,115,576
6	2,782,927	13,518,248	23,367,627	33,960,077	53,439,604	79,581,179	95,185,694	110,789,883	141,902,509
7	5,831,863	3,727,202	12,378,774	21,736,901	38,755,895	61,721,003	75,441,073	89,097,029	116,355,486
8	7,594,620	5,116,432	16,376,786	28,591,672	50,434,145	80,006,065	97,578,040	115,063,755	149,852,583
9	15,495,156	7,363,512	49,222	7,845,347	21,907,807	41,182,198	52,672,700	64,106,092	86,891,969
10	20,019,072	9,039,659	601,618	11,010,365	29,154,185	54,098,652	68,867,719	83,546,062	112,692,951

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,092,123	3,303,530	11,261,255	19,656,899	35,572,359	56,561,468	69,154,943	81,748,408	106,935,348
2	4,006,389	16,414,689	28,170,374	40,578,671	64,090,042	95,110,788	113,723,233	132,335,681	169,560,572
3	6,309,703	19,918,981	32,758,812	46,342,506	72,022,165	105,981,403	126,356,946	146,663,794	187,271,221
4	10,090,170	2,292,550	13,762,222	26,064,576	48,938,054	79,507,053	97,848,452	116,167,674	152,702,015
5	20,080,852	9,031,296	1,127,741	12,082,968	32,234,655	59,348,047	75,570,815	91,793,582	124,115,576
6	20,217,073	9,481,752	367,627	10,960,077	30,439,604	56,581,179	72,185,694	87,789,883	118,902,509
7	28,831,863	19,272,798	10,621,226	1,263,099	15,755,895	38,721,003	52,441,073	66,097,029	93,355,486
8	30,594,620	17,883,568	6,623,214	5,591,672	27,434,145	57,006,065	74,578,040	92,063,755	126,852,583
9	38,495,156	30,363,512	23,049,222	15,154,653	1,092,193	18,182,198	29,672,700	41,106,092	63,891,969
10	43,019,072	32,039,659	22,398,382	11,989,635	6,154,185	31,098,652	45,867,719	60,546,062	89,692,951

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,074,146	38,598,927	43,758,108	49,355,207	59,673,568	73,666,310	82,061,954	90,457,597	107,248,894
2	40,239,951	49,883,217	57,502,805	65,775,003	81,014,174	101,694,672	114,102,969	126,511,266	151,327,862
3	42,585,250	53,141,992	61,453,923	70,509,721	87,133,582	109,773,074	123,356,768	136,940,464	164,037,823
4	27,363,553	36,956,966	44,325,853	52,527,423	67,255,526	87,634,859	99,862,458	112,090,058	136,519,622
5	17,751,765	26,336,575	32,821,054	40,124,539	53,040,538	71,169,167	81,992,045	92,807,223	114,437,581
6	17,533,654	25,847,423	32,138,411	39,203,113	51,681,263	69,154,767	79,611,095	90,028,748	110,834,333
7	9,218,723	16,622,914	22,115,226	28,361,972	39,220,970	54,605,148	63,789,193	72,935,906	91,172,917
8	8,677,861	18,471,927	25,582,664	33,749,285	47,650,780	67,518,228	79,323,272	91,070,140	114,406,047
9	599,839	5,698,901	10,356,363	15,637,092	24,542,313	37,474,960	45,187,198	52,854,989	68,129,583
10	4,032,204	4,441,225	10,544,870	17,524,539	28,989,161	45,813,399	55,775,318	65,663,979	85,292,721

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,874,146	29,398,927	34,558,108	40,155,207	50,473,568	64,466,310	72,861,954	81,257,597	98,048,894
2	31,039,951	40,683,217	48,302,805	56,575,003	71,814,174	92,494,672	104,902,969	117,311,266	142,127,862
3	33,385,250	43,941,992	52,253,923	61,309,721	77,933,582	100,573,074	114,156,768	127,740,464	154,837,823
4	18,163,553	27,756,966	35,125,853	43,327,423	58,055,526	78,434,859	90,662,458	102,890,058	127,319,622
5	8,551,765	17,136,575	23,621,054	30,924,539	43,840,538	61,969,167	72,792,045	83,607,223	105,237,581
6	8,333,654	16,647,423	22,938,411	30,003,113	42,481,263	59,954,767	70,411,095	80,828,748	101,634,333
7	18,723	7,422,914	12,915,226	19,161,972	30,020,970	45,405,148	54,589,193	63,735,906	81,972,917
8	522,139	9,271,927	16,382,664	24,549,285	38,450,780	58,318,228	70,123,272	81,870,140	105,206,047
9	9,799,839	3,501,099	1,156,363	6,437,092	15,342,313	28,274,960	35,987,198	43,654,989	58,929,583
10	13,232,204	4,758,775	1,344,870	8,324,539	19,789,161	36,613,399	46,575,318	56,463,979	76,092,721

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,274,146	24,798,927	29,958,108	35,555,207	45,873,568	59,866,310	68,261,954	76,657,597	93,448,894
2	26,439,951	36,083,217	43,702,805	51,975,003	67,214,174	87,894,672	100,302,969	112,711,266	137,527,862
3	28,785,250	39,341,992	47,653,923	56,709,721	73,333,582	95,973,074	109,556,768	123,140,464	150,237,823
4	13,563,553	23,156,966	30,525,853	38,727,423	53,455,526	73,834,859	86,062,458	98,290,058	122,719,622
5	3,951,765	12,536,575	19,021,054	26,324,539	39,240,538	57,369,167	68,192,045	79,007,223	100,637,581
6	3,733,654	12,047,423	18,338,411	25,403,113	37,881,263	55,354,767	65,811,095	76,228,748	97,034,333
7	4,581,277	2,822,914	8,315,226	14,561,972	25,420,970	40,805,148	49,989,193	59,135,906	77,372,917
8	5,122,139	4,671,927	11,782,664	19,949,285	33,850,780	53,718,228	65,523,272	77,270,140	100,606,047
9	14,399,839	8,101,099	3,443,637	1,837,092	10,742,313	23,674,960	31,387,198	39,054,989	54,329,583
10	17,832,204	9,358,775	3,255,130	3,724,539	15,189,161	32,013,399	41,975,318	51,863,979	71,492,721

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,725,854	1,798,927	6,958,108	12,555,207	22,873,568	36,866,310	45,261,954	53,657,597	70,448,894
2	3,439,951	13,083,217	20,702,805	28,975,003	44,214,174	64,894,672	77,302,969	89,711,266	114,527,862
3	5,785,250	16,341,992	24,653,923	33,709,721	50,333,582	72,973,074	86,556,768	100,140,464	127,237,823
4	9,436,447	156,966	7,525,853	15,727,423	30,455,526	50,834,859	63,062,458	75,290,058	99,719,622
5	19,048,235	10,463,425	3,978,946	3,324,539	16,240,538	34,369,167	45,192,045	56,007,223	77,637,581
6	19,266,346	10,952,577	4,661,589	2,403,113	14,881,263	32,354,767	42,811,095	53,228,748	74,034,333
7	27,581,277	20,177,086	14,684,774	8,438,028	2,420,970	17,805,148	26,989,193	36,135,906	54,372,917
8	28,122,139	18,328,073	11,217,336	3,050,715	10,850,780	30,718,228	42,523,272	54,270,140	77,606,047
9	37,399,839	31,101,099	26,443,637	21,162,908	12,257,687	674,960	8,387,198	16,054,989	31,329,583
10	40,832,204	32,358,775	26,255,130	19,275,461	7,810,839	9,013,399	18,975,318	28,863,979	48,492,721

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,619,099	45,090,640	53,120,305	61,591,857	77,651,198	98,830,061	111,537,383	124,244,696	149,659,330
2	46,930,412	59,450,885	71,312,849	83,833,322	107,557,246	138,858,433	157,639,144	176,419,855	213,981,277
3	49,883,501	63,590,000	76,545,907	90,252,404	116,164,218	150,418,545	170,905,813	191,393,080	232,367,617
4	33,833,840	46,247,414	57,820,776	70,201,559	93,220,870	124,066,226	142,533,526	160,965,839	197,830,467
5	23,445,703	34,527,584	44,755,441	55,732,985	76,042,299	103,324,680	119,692,245	135,991,792	168,590,886
6	23,062,228	33,801,991	43,682,195	54,298,338	73,870,685	100,165,283	115,910,542	131,606,193	162,967,980
7	14,068,574	23,601,484	32,247,506	41,612,537	58,682,810	81,776,066	95,549,796	109,321,883	136,752,878
8	14,995,899	27,529,624	38,697,588	50,850,769	72,670,862	102,286,949	119,918,900	137,485,728	172,462,297
9	3,524,601	11,607,000	18,905,083	26,796,959	40,890,782	60,252,312	71,789,066	83,296,841	106,242,163
10	1,432,698	12,207,343	21,737,736	32,056,892	50,156,554	75,094,162	89,902,231	104,637,317	133,921,573

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,419,099	35,890,640	43,920,305	52,391,857	68,451,198	89,630,061	102,337,383	115,044,696	140,459,330
2	37,730,412	50,250,885	62,112,849	74,633,322	98,357,246	129,658,433	148,439,144	167,219,855	204,781,277
3	40,683,501	54,390,000	67,345,907	81,052,404	106,964,218	141,218,545	161,705,813	182,193,080	223,167,617
4	24,633,840	37,047,414	48,620,776	61,001,559	84,020,870	114,866,226	133,333,526	151,765,839	188,630,467
5	14,245,703	25,327,584	35,555,441	46,532,985	66,842,299	94,124,680	110,492,245	126,791,792	159,390,886
6	13,862,228	24,601,991	34,482,195	45,098,338	64,670,685	90,965,283	106,710,542	122,406,193	153,767,980
7	4,868,574	14,401,484	23,047,506	32,412,537	49,482,810	72,576,066	86,349,796	100,121,883	127,552,878
8	5,795,899	18,329,624	29,497,588	41,650,769	63,470,862	93,086,949	110,718,900	128,285,728	163,262,297
9	5,675,399	2,407,000	9,705,083	17,596,959	31,690,782	51,052,312	62,589,066	74,096,841	97,042,163
10	7,767,302	3,007,343	12,537,736	22,856,892	40,956,554	65,894,162	80,702,231	95,437,317	124,721,573

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,819,099	31,290,640	39,320,305	47,791,857	63,851,198	85,030,061	97,737,383	110,444,696	135,859,330
2	33,130,412	45,650,885	57,512,849	70,033,322	93,757,246	125,058,433	143,839,144	162,619,855	200,181,277
3	36,083,501	49,790,000	62,745,907	76,452,404	102,364,218	136,618,545	157,105,813	177,593,080	218,567,617
4	20,033,840	32,447,414	44,020,776	56,401,559	79,420,870	110,266,226	128,733,526	147,165,839	184,030,467
5	9,645,703	20,727,584	30,955,441	41,932,985	62,242,299	89,524,680	105,892,245	122,191,792	154,790,886
6	9,262,228	20,001,991	29,882,195	40,498,338	60,070,685	86,365,283	102,110,542	117,806,193	149,167,980
7	268,574	9,801,484	18,447,506	27,812,537	44,882,810	67,976,066	81,749,796	95,521,883	122,952,878
8	1,195,899	13,729,624	24,897,588	37,050,769	58,870,862	88,486,949	106,118,900	123,685,728	158,662,297
9	10,275,399	2,193,000	5,105,083	12,996,959	27,090,782	46,452,312	57,989,066	69,496,841	92,442,163
10	12,367,302	1,592,657	7,937,736	18,256,892	36,356,554	61,294,162	76,102,231	90,837,317	120,121,573

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	180,901	8,290,640	16,320,305	24,791,857	40,851,198	62,030,061	74,737,383	87,444,696	112,859,330
2	10,130,412	22,650,885	34,512,849	47,033,322	70,757,246	102,058,433	120,839,144	139,619,855	177,181,277
3	13,083,501	26,790,000	39,745,907	53,452,404	79,364,218	113,618,545	134,105,813	154,593,080	195,567,617
4	2,966,160	9,447,414	21,020,776	33,401,559	56,420,870	87,266,226	105,733,526	124,165,839	161,030,467
5	13,354,297	2,272,416	7,955,441	18,932,985	39,242,299	66,524,680	82,892,245	99,191,792	131,790,886
6	13,737,772	2,998,009	6,882,195	17,498,338	37,070,685	63,365,283	79,110,542	94,806,193	126,167,980
7	22,731,426	13,198,516	4,552,494	4,812,537	21,882,810	44,976,066	58,749,796	72,521,883	99,952,878
8	21,804,101	9,270,376	1,897,588	14,050,769	35,870,862	65,486,949	83,118,900	100,685,728	135,662,297
9	33,275,399	25,193,000	17,894,917	10,003,041	4,090,782	23,452,312	34,989,066	46,496,841	69,442,163
10	35,367,302	24,592,657	15,062,264	4,743,108	13,356,554	38,294,162	53,102,231	67,837,317	97,121,573

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,732,441	40,203,993	48,233,658	56,705,210	72,764,540	93,943,414	106,650,726	119,358,048	144,772,683
2	40,824,948	53,346,216	65,208,177	77,728,653	101,452,576	132,753,760	151,534,471	170,315,182	207,876,607
3	43,097,291	56,836,376	69,792,283	83,498,782	109,410,596	143,676,840	164,236,586	184,733,694	225,708,231
4	26,515,220	39,017,130	50,590,493	63,004,066	86,091,474	116,936,831	135,444,044	153,935,923	190,800,550
5	16,454,548	27,608,378	37,866,157	48,920,424	69,261,096	96,626,313	112,995,742	129,365,171	161,985,985
6	16,337,543	27,176,593	37,121,597	47,814,453	67,471,930	93,856,237	109,608,135	125,353,392	156,753,513
7	7,666,014	17,320,650	26,056,690	35,505,585	52,684,518	75,869,148	89,713,254	103,498,495	131,009,128
8	5,677,843	18,522,288	29,902,406	42,245,190	64,302,113	94,157,890	111,896,807	129,548,573	164,659,767
9	1,954,872	6,254,856	13,644,220	21,614,542	35,810,650	55,267,690	66,866,184	78,402,939	101,398,865
10	6,688,098	4,415,280	14,159,113	24,674,593	42,997,814	68,185,452	83,093,761	97,910,447	127,326,401

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,532,441	31,003,993	39,033,658	47,505,210	63,564,540	84,743,414	97,450,726	110,158,048	135,572,683
2	31,624,948	44,146,216	56,008,177	68,528,653	92,252,576	123,553,760	142,334,471	161,115,182	198,676,607
3	33,897,291	47,636,376	60,592,283	74,298,782	100,210,596	134,476,840	155,036,586	175,533,694	216,508,231
4	17,315,220	29,817,130	41,390,493	53,804,066	76,891,474	107,736,831	126,244,044	144,735,923	181,600,550
5	7,254,548	18,408,378	28,666,157	39,720,424	60,061,096	87,426,313	103,795,742	120,165,171	152,785,985
6	7,137,543	17,976,593	27,921,597	38,614,453	58,271,930	84,656,237	100,408,135	116,153,392	147,553,513
7	1,533,986	8,120,650	16,856,690	26,305,585	43,484,518	66,669,148	80,513,254	94,298,495	121,809,128
8	3,522,157	9,322,288	20,702,406	33,045,190	55,102,113	84,957,890	102,696,807	120,348,573	155,459,767
9	11,154,872	2,945,144	4,444,220	12,414,542	26,610,650	46,067,690	57,666,184	69,202,939	92,198,865
10	15,888,098	4,784,720	4,959,113	15,474,593	33,797,814	58,985,452	73,893,761	88,710,447	118,126,401

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,932,441	26,403,993	34,433,658	42,905,210	58,964,540	80,143,414	92,850,726	105,558,048	130,972,683
2	27,024,948	39,546,216	51,408,177	63,928,653	87,652,576	118,953,760	137,734,471	156,515,182	194,076,607
3	29,297,291	43,036,376	55,992,283	69,698,782	95,610,596	129,876,840	150,436,586	170,933,694	211,908,231
4	12,715,220	25,217,130	36,790,493	49,204,066	72,291,474	103,136,831	121,644,044	140,135,923	177,000,550
5	2,654,548	13,808,378	24,066,157	35,120,424	55,461,096	82,826,313	99,195,742	115,565,171	148,185,985
6	2,537,543	13,376,593	23,321,597	34,014,453	53,671,930	80,056,237	95,808,135	111,553,392	142,953,513
7	6,133,986	3,520,650	12,256,690	21,705,585	38,884,518	62,069,148	75,913,254	89,698,495	117,209,128
8	8,122,157	4,722,288	16,102,406	28,445,190	50,502,113	80,357,890	98,096,807	115,748,573	150,859,767
9	15,754,872	7,545,144	155,780	7,814,542	22,010,650	41,467,690	53,066,184	64,602,939	87,598,865
10	20,488,098	9,384,720	359,113	10,874,593	29,197,814	54,385,452	69,293,761	84,110,447	113,526,401

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,067,559	3,403,993	11,433,658	19,905,210	35,964,540	57,143,414	69,850,726	82,558,048	107,972,683
2	4,024,948	16,546,216	28,408,177	40,928,653	64,652,576	95,953,760	114,734,471	133,515,182	171,076,607
3	6,297,291	20,036,376	32,992,283	46,698,782	72,610,596	106,876,840	127,436,586	147,933,694	188,908,231
4	10,284,780	2,217,130	13,790,493	26,204,066	49,291,474	80,136,831	98,644,044	117,135,923	154,000,550
5	20,345,452	9,191,622	1,066,157	12,120,424	32,461,096	59,826,313	76,195,742	92,565,171	125,185,985
6	20,462,457	9,623,407	321,597	11,014,453	30,671,930	57,056,237	72,808,135	88,553,392	119,953,513
7	29,133,986	19,479,350	10,743,310	1,294,415	15,884,518	39,069,148	52,913,254	66,698,495	94,209,128
8	31,122,157	18,277,712	6,897,594	5,445,190	27,502,113	57,357,890	75,096,807	92,748,573	127,859,767
9	38,754,872	30,545,144	23,155,780	15,185,458	989,350	18,467,690	30,066,184	41,602,939	64,598,865
10	43,488,098	32,384,720	22,640,887	12,125,407	6,197,814	31,385,452	46,293,761	61,110,447	90,526,401

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,100,940	38,684,711	43,890,526	49,538,227	59,949,867	74,069,109	82,540,661	91,012,202	107,955,295
2	40,252,826	49,983,271	57,671,743	66,018,727	81,395,667	102,263,124	114,783,600	127,304,073	152,345,022
3	42,573,370	53,225,549	61,612,625	70,750,290	87,524,438	110,368,601	124,075,098	137,781,597	165,130,627
4	27,173,225	36,860,635	44,296,140	52,571,856	67,440,273	88,003,844	100,341,986	112,680,129	137,337,613
5	17,499,330	26,164,268	32,711,775	40,081,286	53,120,878	71,413,397	82,340,849	93,253,802	115,079,707
6	17,295,365	25,690,992	32,045,456	39,174,026	51,771,496	69,409,389	79,960,247	90,478,411	111,472,088
7	8,929,290	16,406,780	21,955,019	28,264,424	39,227,691	54,756,964	64,029,966	73,259,370	91,667,099
8	8,179,917	18,080,804	25,264,773	33,514,047	47,558,497	67,622,355	79,542,347	91,403,522	114,958,392
9	850,876	5,513,919	10,213,486	15,546,416	24,540,211	37,596,884	45,383,031	53,120,142	68,536,954
10	4,476,358	4,093,936	10,259,327	17,314,956	28,898,859	45,887,266	55,945,153	65,929,038	85,742,614

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,900,940	29,484,711	34,690,526	40,338,227	50,749,867	64,869,109	73,340,661	81,812,202	98,755,295
2	31,052,826	40,783,271	48,471,743	56,818,727	72,195,667	93,063,124	105,583,600	118,104,073	143,145,022
3	33,373,370	44,025,549	52,412,625	61,550,290	78,324,438	101,168,601	114,875,098	128,581,597	155,930,627
4	17,973,225	27,660,635	35,096,140	43,371,856	58,240,273	78,803,844	91,141,986	103,480,129	128,137,613
5	8,299,330	16,964,268	23,511,775	30,881,286	43,920,878	62,213,397	73,140,849	84,053,802	105,879,707
6	8,095,365	16,490,992	22,845,456	29,974,026	42,571,496	60,209,389	70,760,247	81,278,411	102,272,088
7	270,710	7,206,780	12,755,019	19,064,424	30,027,691	45,556,964	54,829,966	64,059,370	82,467,099
8	1,020,083	8,880,804	16,064,773	24,314,047	38,358,497	58,422,355	70,342,347	82,203,522	105,758,392
9	10,050,876	3,686,081	1,013,486	6,346,416	15,340,211	28,396,884	36,183,031	43,920,142	59,336,954
10	13,676,358	5,106,064	1,059,327	8,114,956	19,698,859	36,687,266	46,745,153	56,729,038	76,542,614

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,300,940	24,884,711	30,090,526	35,738,227	46,149,867	60,269,109	68,740,661	77,212,202	94,155,295
2	26,452,826	36,183,271	43,871,743	52,218,727	67,595,667	88,463,124	100,983,600	113,504,073	138,545,022
3	28,773,370	39,425,549	47,812,625	56,950,290	73,724,438	96,568,601	110,275,098	123,981,597	151,330,627
4	13,373,225	23,060,635	30,496,140	38,771,856	53,640,273	74,203,844	86,541,986	98,880,129	123,537,613
5	3,699,330	12,364,268	18,911,775	26,281,286	39,320,878	57,613,397	68,540,849	79,453,802	101,279,707
6	3,495,365	11,890,992	18,245,456	25,374,026	37,971,496	55,609,389	66,160,247	76,678,411	97,672,088
7	4,870,710	2,606,780	8,155,019	14,464,424	25,427,691	40,956,964	50,229,966	59,459,370	77,867,099
8	5,620,083	4,280,804	11,464,773	19,714,047	33,758,497	53,822,355	65,742,347	77,603,522	101,158,392
9	14,650,876	8,286,081	3,586,514	1,746,416	10,740,211	23,796,884	31,583,031	39,320,142	54,736,954
10	18,276,358	9,706,064	3,540,673	3,514,956	15,098,859	32,087,266	42,145,153	52,129,038	71,942,614

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,699,060	1,884,711	7,090,526	12,738,227	23,149,867	37,269,109	45,740,661	54,212,202	71,155,295
2	3,452,826	13,183,271	20,871,743	29,218,727	44,595,667	65,463,124	77,983,600	90,504,073	115,545,022
3	5,773,370	16,425,549	24,812,625	33,950,290	50,724,438	73,568,601	87,275,098	100,981,597	128,330,627
4	9,626,775	60,635	7,496,140	15,771,856	30,640,273	51,203,844	63,541,986	75,880,129	100,537,613
5	19,300,670	10,635,732	4,088,225	3,281,286	16,320,878	34,613,397	45,540,849	56,453,802	78,279,707
6	19,504,635	11,109,008	4,754,544	2,374,026	14,971,496	32,609,389	43,160,247	53,678,411	74,672,088
7	27,870,710	20,393,220	14,844,981	8,535,576	2,427,691	17,956,964	27,229,966	36,459,370	54,867,099
8	28,620,083	18,719,196	11,535,227	3,285,953	10,758,497	30,822,355	42,742,347	54,603,522	78,158,392
9	37,650,876	31,286,081	26,586,514	21,253,584	12,259,789	796,884	8,583,031	16,320,142	31,736,954
10	41,276,358	32,706,064	26,540,673	19,485,044	7,901,141	9,087,266	19,145,153	29,129,038	48,942,614

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,478,248	44,797,993	52,683,778	61,003,523	76,775,103	97,574,466	110,054,084	122,533,702	147,492,938
2	46,777,130	59,073,251	70,722,659	83,018,780	106,317,599	137,057,900	155,502,083	173,946,265	210,834,631
3	49,767,556	63,228,449	75,952,201	89,413,093	114,860,596	148,487,968	168,608,129	188,728,288	228,968,606
4	34,071,408	46,262,545	57,628,525	69,773,383	92,380,214	122,672,856	140,795,364	158,897,391	195,101,446
5	23,835,003	34,704,714	44,737,891	55,516,733	75,448,909	102,242,421	118,303,664	134,311,142	166,326,096
6	23,413,592	33,947,942	43,638,314	54,064,229	73,273,251	99,084,246	114,547,367	129,949,509	160,749,328
7	14,534,560	23,883,147	32,363,277	41,548,519	58,301,100	80,957,421	94,484,340	107,998,323	134,937,786
8	15,839,576	28,102,788	39,046,749	50,957,106	72,361,417	101,414,738	118,715,040	135,951,604	170,286,164
9	3,932,169	11,852,127	19,010,813	26,752,774	40,581,376	59,579,669	70,909,698	82,203,287	104,729,586
10	2,177,876	12,720,826	22,055,585	32,177,600	49,916,870	74,379,613	88,911,233	103,371,331	132,120,049

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,278,248	35,597,993	43,483,778	51,803,523	67,575,103	88,374,466	100,854,084	113,333,702	138,292,938
2	37,577,130	49,873,251	61,522,659	73,818,780	97,117,599	127,857,900	146,302,083	164,746,265	201,634,631
3	40,567,556	54,028,449	66,752,201	80,213,093	105,660,596	139,287,968	159,408,129	179,528,288	219,768,606
4	24,871,408	37,062,545	48,428,525	60,573,383	83,180,214	113,472,856	131,595,364	149,697,391	185,901,446
5	14,635,003	25,504,714	35,537,891	46,316,733	66,248,909	93,042,421	109,103,664	125,111,142	157,126,096
6	14,213,592	24,747,942	34,438,314	44,864,229	64,073,251	89,884,246	105,347,367	120,749,509	151,549,328
7	5,334,560	14,683,147	23,163,277	32,348,519	49,101,100	71,757,421	85,284,340	98,798,323	125,737,786
8	6,639,576	18,902,788	29,846,749	41,757,106	63,161,417	92,214,738	109,515,040	126,751,604	161,086,164
9	5,267,831	2,652,127	9,810,813	17,552,774	31,381,376	50,379,669	61,709,698	73,003,287	95,529,586
10	7,022,124	3,520,826	12,855,585	22,977,600	40,716,870	65,179,613	79,711,233	94,171,331	122,920,049

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,678,248	30,997,993	38,883,778	47,203,523	62,975,103	83,774,466	96,254,084	108,733,702	133,692,938
2	32,977,130	45,273,251	56,922,659	69,218,780	92,517,599	123,257,900	141,702,083	160,146,265	197,034,631
3	35,967,556	49,428,449	62,152,201	75,613,093	101,060,596	134,687,968	154,808,129	174,928,288	215,168,606
4	20,271,408	32,462,545	43,828,525	55,973,383	78,580,214	108,872,856	126,995,364	145,097,391	181,301,446
5	10,035,003	20,904,714	30,937,891	41,716,733	61,648,909	88,442,421	104,503,664	120,511,142	152,526,096
6	9,613,592	20,147,942	29,838,314	40,264,229	59,473,251	85,284,246	100,747,367	116,149,509	146,949,328
7	734,560	10,083,147	18,563,277	27,748,519	44,501,100	67,157,421	80,684,340	94,198,323	121,137,786
8	2,039,576	14,302,788	25,246,749	37,157,106	58,561,417	87,614,738	104,915,040	122,151,604	156,486,164
9	9,867,831	1,947,873	5,210,813	12,952,774	26,781,376	45,779,669	57,109,698	68,403,287	90,929,586
10	11,622,124	1,079,174	8,255,585	18,377,600	36,116,870	60,579,613	75,111,233	89,571,331	118,320,049

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	321,752	7,997,993	15,883,778	24,203,523	39,975,103	60,774,466	73,254,084	85,733,702	110,692,938
2	9,977,130	22,273,251	33,922,659	46,218,780	69,517,599	100,257,900	118,702,083	137,146,265	174,034,631
3	12,967,556	26,428,449	39,152,201	52,613,093	78,060,596	111,687,968	131,808,129	151,928,288	192,168,606
4	2,728,592	9,462,545	20,828,525	32,973,383	55,580,214	85,872,856	103,995,364	122,097,391	158,301,446
5	12,964,997	2,095,286	7,937,891	18,716,733	38,648,909	65,442,421	81,503,664	97,511,142	129,526,096
6	13,386,408	2,852,058	6,838,314	17,264,229	36,473,251	62,284,246	77,747,367	93,149,509	123,949,328
7	22,265,440	12,916,853	4,436,723	4,748,519	21,501,100	44,157,421	57,684,340	71,198,323	98,137,786
8	20,960,424	8,697,212	2,246,749	14,157,106	35,561,417	64,614,738	81,915,040	99,151,604	133,486,164
9	32,867,831	24,947,873	17,789,187	10,047,226	3,781,376	22,779,669	34,109,698	45,403,287	67,929,586
10	34,622,124	24,079,174	14,744,415	4,622,400	13,116,870	37,579,613	52,111,233	66,571,331	95,320,049

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,677,037	39,996,782	47,882,567	56,202,312	71,973,882	92,773,245	105,252,863	117,732,481	142,691,717
2	40,779,184	53,075,308	64,724,716	77,020,837	100,319,657	131,059,957	149,504,140	167,948,323	204,836,688
3	43,113,302	56,592,899	69,316,651	82,777,544	108,225,046	141,877,279	162,065,167	182,185,326	222,425,646
4	26,895,007	39,158,667	50,524,649	62,715,785	85,375,461	115,668,104	133,843,689	151,990,380	188,194,434
5	16,970,378	27,920,041	37,980,460	48,836,648	68,799,474	95,661,161	111,737,268	127,813,376	159,836,669
6	16,819,611	27,451,325	37,205,198	47,695,514	66,993,402	92,892,023	108,355,144	123,818,265	154,643,509
7	8,259,180	17,725,599	26,292,818	35,560,289	52,414,786	75,165,257	88,761,149	102,288,068	129,294,453
8	6,720,782	19,297,884	30,439,694	42,527,002	64,155,334	93,443,698	110,848,876	128,168,687	162,635,291
9	1,442,527	6,609,778	13,850,540	21,669,452	35,598,358	54,690,282	66,072,882	77,402,911	99,978,827
10	5,766,746	5,092,889	14,634,291	24,936,578	42,901,262	67,602,943	82,232,891	96,773,014	125,650,958

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,477,037	30,796,782	38,682,567	47,002,312	62,773,882	83,573,245	96,052,863	108,532,481	133,491,717
2	31,579,184	43,875,308	55,524,716	67,820,837	91,119,657	121,859,957	140,304,140	158,748,323	195,636,688
3	33,913,302	47,392,899	60,116,651	73,577,544	99,025,046	132,677,279	152,865,167	172,985,326	213,225,646
4	17,695,007	29,958,667	41,324,649	53,515,785	76,175,461	106,468,104	124,643,689	142,790,380	178,994,434
5	7,770,378	18,720,041	28,780,460	39,636,648	59,599,474	86,461,161	102,537,268	118,613,376	150,636,669
6	7,619,611	18,251,325	28,005,198	38,495,514	57,793,402	83,692,023	99,155,144	114,618,265	145,443,509
7	940,820	8,525,599	17,092,818	26,360,289	43,214,786	65,965,257	79,561,149	93,088,068	120,094,453
8	2,479,218	10,097,884	21,239,694	33,327,002	54,955,334	84,243,698	101,648,876	118,968,687	153,435,291
9	10,642,527	2,590,222	4,650,540	12,469,452	26,398,358	45,490,282	56,872,882	68,202,911	90,778,827
10	14,966,746	4,107,111	5,434,291	15,736,578	33,701,262	58,402,943	73,032,891	87,573,014	116,450,958

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,877,037	26,196,782	34,082,567	42,402,312	58,173,882	78,973,245	91,452,863	103,932,481	128,891,717
2	26,979,184	39,275,308	50,924,716	63,220,837	86,519,657	117,259,957	135,704,140	154,148,323	191,036,688
3	29,313,302	42,792,899	55,516,651	68,977,544	94,425,046	128,077,279	148,265,167	168,385,326	208,625,646
4	13,095,007	25,358,667	36,724,649	48,915,785	71,575,461	101,868,104	120,043,689	138,190,380	174,394,434
5	3,170,378	14,120,041	24,180,460	35,036,648	54,999,474	81,861,161	97,937,268	114,013,376	146,036,669
6	3,019,611	13,651,325	23,405,198	33,895,514	53,193,402	79,092,023	94,555,144	110,018,265	140,843,509
7	5,540,820	3,925,599	12,492,818	21,760,289	38,614,786	61,365,257	74,961,149	88,488,068	115,494,453
8	7,079,218	5,497,884	16,639,694	28,727,002	50,355,334	79,643,698	97,048,876	114,368,687	148,835,291
9	15,242,527	7,190,222	50,540	7,869,452	21,798,358	40,890,282	52,272,882	63,602,911	86,178,827
10	19,566,746	8,707,111	834,291	11,136,578	29,101,262	53,802,943	68,432,891	82,973,014	111,850,958

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,122,963	3,196,782	11,082,567	19,402,312	35,173,882	55,973,245	68,452,863	80,932,481	105,891,717
2	3,979,184	16,275,308	27,924,716	40,220,837	63,519,657	94,259,957	112,704,140	131,148,323	168,036,688
3	6,313,302	19,792,899	32,516,651	45,977,544	71,425,046	105,077,279	125,265,167	145,385,326	185,625,646
4	9,904,993	2,358,667	13,724,649	25,915,785	48,575,461	78,868,104	97,043,689	115,190,380	151,394,434
5	19,829,622	8,879,959	1,180,460	12,036,648	31,999,474	58,861,161	74,937,268	91,013,376	123,036,669
6	19,980,389	9,348,675	405,198	10,895,514	30,193,402	56,092,023	71,555,144	87,018,265	117,843,509
7	28,540,820	19,074,401	10,507,182	1,239,711	15,614,786	38,365,257	51,961,149	65,488,068	92,494,453
8	30,079,218	17,502,116	6,360,306	5,727,002	27,355,334	56,643,698	74,048,876	91,368,687	125,835,291
9	38,242,527	30,190,222	22,949,460	15,130,548	1,201,642	17,890,282	29,272,882	40,602,911	63,178,827
10	42,566,746	31,707,111	22,165,709	11,863,422	6,101,262	30,802,943	45,432,891	59,973,014	88,850,958

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,041,056	38,506,846	43,619,383	49,165,880	59,390,962	73,257,205	81,576,950	89,896,695	106,536,186
2	40,219,196	49,775,285	57,325,987	65,523,402	80,624,804	101,118,339	113,414,463	125,710,584	150,302,826
3	42,588,413	53,049,719	61,286,505	70,260,435	86,734,009	109,168,830	122,629,723	136,090,615	162,936,427
4	27,544,418	37,043,967	44,346,235	52,473,659	67,061,578	87,256,672	99,373,729	111,490,786	135,692,557
5	17,995,182	26,495,586	32,921,442	40,158,900	52,951,431	70,916,169	81,634,597	92,352,001	113,786,811
6	17,763,217	25,995,251	32,222,881	39,223,716	51,582,665	68,891,897	79,253,695	89,570,951	110,188,445
7	9,499,860	16,829,165	22,267,369	28,451,568	39,206,407	54,445,601	63,540,795	72,604,818	90,671,217
8	9,163,804	18,851,382	25,889,048	33,973,177	47,732,032	67,403,374	79,093,621	90,726,330	113,843,418
9	355,911	5,876,971	10,488,908	15,720,953	24,534,924	37,346,500	44,984,922	52,583,392	67,715,860
10	3,598,628	4,778,371	10,820,411	17,724,399	29,070,009	45,730,341	55,596,418	65,389,981	84,830,108

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,841,056	29,306,846	34,419,383	39,965,880	50,190,962	64,057,205	72,376,950	80,696,695	97,336,186
2	31,019,196	40,575,285	48,125,987	56,323,402	71,424,804	91,918,339	104,214,463	116,510,584	141,102,826
3	33,388,413	43,849,719	52,086,505	61,060,435	77,534,009	99,968,830	113,429,723	126,890,615	153,736,427
4	18,344,418	27,843,967	35,146,235	43,273,659	57,861,578	78,056,672	90,173,729	102,290,786	126,492,557
5	8,795,182	17,295,586	23,721,442	30,958,900	43,751,431	61,716,169	72,434,597	83,152,001	104,586,811
6	8,563,217	16,795,251	23,022,881	30,023,716	42,382,665	59,691,897	70,053,695	80,370,951	100,988,445
7	299,860	7,629,165	13,067,369	19,251,568	30,006,407	45,245,601	54,340,795	63,404,818	81,471,217
8	36,196	9,651,382	16,689,048	24,773,177	38,532,032	58,203,374	69,893,621	81,526,330	104,643,418
9	9,555,911	3,323,029	1,288,908	6,520,953	15,334,924	28,146,500	35,784,922	43,383,392	58,515,860
10	12,798,628	4,421,629	1,620,411	8,524,399	19,870,009	36,530,341	46,396,418	56,189,981	75,630,108

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,241,056	24,706,846	29,819,383	35,365,880	45,590,962	59,457,205	67,776,950	76,096,695	92,736,186
2	26,419,196	35,975,285	43,525,987	51,723,402	66,824,804	87,318,339	99,614,463	111,910,584	136,502,826
3	28,788,413	39,249,719	47,486,505	56,460,435	72,934,009	95,368,830	108,829,723	122,290,615	149,136,427
4	13,744,418	23,243,967	30,546,235	38,673,659	53,261,578	73,456,672	85,573,729	97,690,786	121,892,557
5	4,195,182	12,695,586	19,121,442	26,358,900	39,151,431	57,116,169	67,834,597	78,552,001	99,986,811
6	3,963,217	12,195,251	18,422,881	25,423,716	37,782,665	55,091,897	65,453,695	75,770,951	96,388,445
7	4,300,140	3,029,165	8,467,369	14,651,568	25,406,407	40,645,601	49,740,795	58,804,818	76,871,217
8	4,636,196	5,051,382	12,089,048	20,173,177	33,932,032	53,603,374	65,293,621	76,926,330	100,043,418
9	14,155,911	7,923,029	3,311,092	1,920,953	10,734,924	23,546,500	31,184,922	38,783,392	53,915,860
10	17,398,628	9,021,629	2,979,589	3,924,399	15,270,009	31,930,341	41,796,418	51,589,981	71,030,108

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,758,944	1,706,846	6,819,383	12,365,880	22,590,962	36,457,205	44,776,950	53,096,695	69,736,186
2	3,419,196	12,975,285	20,525,987	28,723,402	43,824,804	64,318,339	76,614,463	88,910,584	113,502,826
3	5,788,413	16,249,719	24,486,505	33,460,435	49,934,009	72,368,830	85,829,723	99,290,615	126,136,427
4	9,255,582	243,967	7,546,235	15,673,659	30,261,578	50,456,672	62,573,729	74,690,786	98,892,557
5	18,804,818	10,304,414	3,878,558	3,358,900	16,151,431	34,116,169	44,834,597	55,552,001	76,986,811
6	19,036,783	10,804,749	4,577,119	2,423,716	14,782,665	32,091,897	42,453,695	52,770,951	73,388,445
7	27,300,140	19,970,835	14,532,631	8,348,432	2,406,407	17,645,601	26,740,795	35,804,818	53,871,217
8	27,636,196	17,948,618	10,910,952	2,826,823	10,932,032	30,603,374	42,293,621	53,926,330	77,043,418
9	37,155,911	30,923,029	26,311,092	21,079,047	12,265,076	546,500	8,184,922	15,783,392	30,915,860
10	40,398,628	32,021,629	25,979,589	19,075,601	7,729,991	8,930,341	18,796,418	28,589,981	48,030,108

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,398,368	44,642,215	52,456,059	60,699,907	76,327,596	96,937,204	109,302,975	121,668,746	146,400,277
2	46,688,668	58,872,612	70,415,748	82,599,692	105,685,957	136,145,819	154,421,736	172,697,653	209,249,487
3	49,696,509	63,034,600	75,642,273	88,980,364	114,195,711	147,509,790	167,446,395	187,383,000	227,256,209
4	34,176,195	46,256,113	57,518,404	69,545,495	91,946,085	121,962,370	139,912,675	157,849,559	193,723,327
5	24,016,127	34,779,943	44,714,948	55,395,457	75,139,247	101,688,324	117,596,587	133,458,030	165,180,915
6	23,576,368	34,008,191	43,603,826	53,934,625	72,962,160	98,531,527	113,849,719	129,109,137	159,627,972
7	14,755,284	24,006,468	32,408,016	41,504,748	58,098,648	80,536,822	93,940,336	107,325,424	134,019,121
8	16,238,096	28,368,890	39,204,548	50,989,677	72,190,607	100,962,990	118,097,686	135,169,334	169,183,100
9	4,125,437	11,964,466	19,053,597	26,720,741	40,416,871	59,233,818	70,460,484	81,647,113	103,964,032
10	2,535,035	12,962,775	22,200,127	32,217,892	49,780,720	74,009,119	88,402,698	102,725,485	131,206,613

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,198,368	35,442,215	43,256,059	51,499,907	67,127,596	87,737,204	100,102,975	112,468,746	137,200,277
2	37,488,668	49,672,612	61,215,748	73,399,692	96,485,957	126,945,819	145,221,736	163,497,653	200,049,487
3	40,496,509	53,834,600	66,442,273	79,780,364	104,995,711	138,309,790	158,246,395	178,183,000	218,056,209
4	24,976,195	37,056,113	48,318,404	60,345,495	82,746,085	112,762,370	130,712,675	148,649,559	184,523,327
5	14,816,127	25,579,943	35,514,948	46,195,457	65,939,247	92,488,324	108,396,587	124,258,030	155,980,915
6	14,376,368	24,808,191	34,403,826	44,734,625	63,762,160	89,331,527	104,649,719	119,909,137	150,427,972
7	5,555,284	14,806,468	23,208,016	32,304,748	48,898,648	71,336,822	84,740,336	98,125,424	124,819,121
8	7,038,096	19,168,890	30,004,548	41,789,677	62,990,607	91,762,990	108,897,686	125,969,334	159,983,100
9	5,074,563	2,764,466	9,853,597	17,520,741	31,216,871	50,033,818	61,260,484	72,447,113	94,764,032
10	6,664,965	3,762,775	13,000,127	23,017,892	40,580,720	64,809,119	79,202,698	93,525,485	122,006,613

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,598,368	30,842,215	38,656,059	46,899,907	62,527,596	83,137,204	95,502,975	107,868,746	132,600,277
2	32,888,668	45,072,612	56,615,748	68,799,692	91,885,957	122,345,819	140,621,736	158,897,653	195,449,487
3	35,896,509	49,234,600	61,842,273	75,180,364	100,395,711	133,709,790	153,646,395	173,583,000	213,456,209
4	20,376,195	32,456,113	43,718,404	55,745,495	78,146,085	108,162,370	126,112,675	144,049,559	179,923,327
5	10,216,127	20,979,943	30,914,948	41,595,457	61,339,247	87,888,324	103,796,587	119,658,030	151,380,915
6	9,776,368	20,208,191	29,803,826	40,134,625	59,162,160	84,731,527	100,049,719	115,309,137	145,827,972
7	955,284	10,206,468	18,608,016	27,704,748	44,298,648	66,736,822	80,140,336	93,525,424	120,219,121
8	2,438,096	14,568,890	25,404,548	37,189,677	58,390,607	87,162,990	104,297,686	121,369,334	155,383,100
9	9,674,563	1,835,534	5,253,597	12,920,741	26,616,871	45,433,818	56,660,484	67,847,113	90,164,032
10	11,264,965	837,225	8,400,127	18,417,892	35,980,720	60,209,119	74,602,698	88,925,485	117,406,613

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	401,832	7,842,215	15,656,059	23,899,907	39,527,596	60,137,204	72,502,975	84,868,746	109,600,277
2	9,888,668	22,072,612	33,615,748	45,799,692	68,885,957	99,345,819	117,621,736	135,897,653	172,449,487
3	12,896,509	26,234,600	38,842,273	52,180,364	77,395,711	110,709,790	130,646,395	150,583,000	190,456,209
4	2,623,805	9,456,113	20,718,404	32,745,495	55,146,085	85,162,370	103,112,675	121,049,559	156,923,327
5	12,783,873	2,020,057	7,914,948	18,595,457	38,339,247	64,888,324	80,796,587	96,658,030	128,380,915
6	13,223,632	2,791,809	6,803,826	17,134,625	36,162,160	61,731,527	77,049,719	92,309,137	122,827,972
7	22,044,716	12,793,532	4,391,984	4,704,748	21,298,648	43,736,822	57,140,336	70,525,424	97,219,121
8	20,561,904	8,431,110	2,404,548	14,189,677	35,390,607	64,162,990	81,297,686	98,369,334	132,383,100
9	32,674,563	24,835,534	17,746,403	10,079,259	3,616,871	22,433,818	33,660,484	44,847,113	67,164,032
10	34,264,965	23,837,225	14,599,873	4,582,108	12,980,720	37,209,119	51,602,698	65,925,485	94,406,613

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,639,901	39,883,738	47,697,583	55,941,430	71,569,119	92,178,737	104,544,498	116,910,269	141,641,801
2	40,744,127	52,928,072	64,471,204	76,655,149	99,741,414	130,201,275	148,477,192	166,753,109	203,304,946
3	43,108,089	56,458,126	69,065,800	82,403,891	107,619,239	140,964,464	160,961,687	180,898,292	220,771,501
4	27,070,748	39,215,482	50,477,773	62,557,690	85,003,696	115,019,981	133,029,752	151,004,040	186,877,809
5	17,212,618	28,062,389	38,024,317	48,780,489	68,555,553	95,165,658	111,095,104	127,024,551	158,749,264
6	17,047,597	27,575,826	37,234,312	47,622,612	66,738,222	92,394,434	107,716,486	123,038,538	153,576,513
7	8,541,953	17,915,843	26,398,822	35,575,750	52,264,739	74,801,910	88,268,099	101,671,614	128,426,031
8	7,224,051	19,659,643	30,691,132	42,651,179	64,065,679	93,070,786	110,309,316	127,463,367	161,607,890
9	1,196,984	6,773,093	13,943,508	21,686,857	35,482,302	54,391,943	65,666,730	76,893,397	99,259,440
10	5,325,741	5,415,325	14,857,134	25,053,232	42,839,046	67,298,323	81,789,277	96,191,303	124,800,423

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,439,901	30,683,738	38,497,583	46,741,430	62,369,119	82,978,737	95,344,498	107,710,269	132,441,801
2	31,544,127	43,728,072	55,271,204	67,455,149	90,541,414	121,001,275	139,277,192	157,553,109	194,104,946
3	33,908,089	47,258,126	59,865,800	73,203,891	98,419,239	131,764,464	151,761,687	171,698,292	211,571,501
4	17,870,748	30,015,482	41,277,773	53,357,690	75,803,696	105,819,981	123,829,752	141,804,040	177,677,809
5	8,012,618	18,862,389	28,824,317	39,580,489	59,355,553	85,965,658	101,895,104	117,824,551	149,549,264
6	7,847,597	18,375,826	28,034,312	38,422,612	57,538,222	83,194,434	98,516,486	113,838,538	144,376,513
7	658,047	8,715,843	17,198,822	26,375,750	43,064,739	65,601,910	79,068,099	92,471,614	119,226,031
8	1,975,949	10,459,643	21,491,132	33,451,179	54,865,679	83,870,786	101,109,316	118,263,367	152,407,890
9	10,396,984	2,426,907	4,743,508	12,486,857	26,282,302	45,191,943	56,466,730	67,693,397	90,059,440
10	14,525,741	3,784,675	5,657,134	15,853,232	33,639,046	58,098,323	72,589,277	86,991,303	115,600,423

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	17,839,901	26,083,738	33,897,583	42,141,430	57,769,119	78,378,737	90,744,498	103,110,269	127,841,801
2	26,944,127	39,128,072	50,671,204	62,855,149	85,941,414	116,401,275	134,677,192	152,953,109	189,504,946
3	29,308,089	42,658,126	55,265,800	68,603,891	93,819,239	127,164,464	147,161,687	167,098,292	206,971,501
4	13,270,748	25,415,482	36,677,773	48,757,690	71,203,696	101,219,981	119,229,752	137,204,040	173,077,809
5	3,412,618	14,262,389	24,224,317	34,980,489	54,755,553	81,365,658	97,295,104	113,224,551	144,949,264
6	3,247,597	13,775,826	23,434,312	33,822,612	52,938,222	78,594,434	93,916,486	109,238,538	139,776,513
7	5,258,047	4,115,843	12,598,822	21,775,750	38,464,739	61,001,910	74,468,099	87,871,614	114,626,031
8	6,575,949	5,859,643	16,891,132	28,851,179	50,265,679	79,270,786	96,509,316	113,663,367	147,807,890
9	14,996,984	7,026,907	143,508	7,886,857	21,682,302	40,591,943	51,866,730	63,093,397	85,459,440
10	19,125,741	8,384,675	1,057,134	11,253,232	29,039,046	53,498,323	67,989,277	82,391,303	111,000,423

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	5,160,099	3,083,738	10,897,583	19,141,430	34,769,119	55,378,737	67,744,498	80,110,269	104,841,801
2	3,944,127	16,128,072	27,671,204	39,855,149	62,941,414	93,401,275	111,677,192	129,953,109	166,504,946
3	6,308,089	19,658,126	32,265,800	45,603,891	70,819,239	104,164,464	124,161,687	144,098,292	183,971,501
4	9,729,252	2,415,482	13,677,773	25,757,690	48,203,696	78,219,981	96,229,752	114,204,040	150,077,809
5	19,587,382	8,737,611	1,224,317	11,980,489	31,755,553	58,365,658	74,295,104	90,224,551	121,949,264
6	19,752,403	9,224,174	434,312	10,822,612	29,938,222	55,594,434	70,916,486	86,238,538	116,776,513
7	28,258,047	18,884,157	10,401,178	1,224,250	15,464,739	38,001,910	51,468,099	64,871,614	91,626,031
8	29,575,949	17,140,357	6,108,868	5,851,179	27,265,679	56,270,786	73,509,316	90,663,367	124,807,890
9	37,996,984	30,026,907	22,856,492	15,113,143	1,317,698	17,591,943	28,866,730	40,093,397	62,459,440
10	42,125,741	31,384,675	21,942,866	11,746,768	6,039,046	30,498,323	44,989,277	59,391,303	88,000,423

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	40%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,001,650	38,408,459	43,474,361	48,970,256	59,102,050	72,841,792	81,085,640	89,329,477	105,817,171
2	40,190,565	49,659,475	57,141,291	65,263,920	80,227,556	100,534,132	112,718,077	124,902,022	149,269,911
3	42,582,861	52,948,729	61,110,372	70,002,433	86,325,720	108,555,871	121,893,962	135,232,051	161,826,437
4	27,715,819	37,121,635	44,357,286	52,410,565	66,858,428	86,869,284	98,875,798	110,882,313	134,856,421
5	18,229,583	26,645,705	33,012,939	40,184,370	52,853,558	70,648,872	81,268,503	91,888,133	113,125,382
6	17,980,968	26,134,475	32,298,868	39,235,579	51,475,701	68,620,777	78,888,045	89,105,020	109,534,423
7	9,772,703	17,022,854	22,411,446	28,533,212	39,184,003	54,278,321	63,284,773	72,266,106	90,162,000
8	9,637,745	19,219,167	26,183,927	34,177,991	47,802,252	67,277,796	78,853,395	90,372,092	113,270,508
9	119,092	6,048,129	10,613,684	15,795,987	24,520,908	37,211,507	44,776,202	52,305,353	67,295,783
10	3,182,035	5,105,374	11,080,914	17,914,534	29,141,401	45,638,089	55,408,454	65,107,045	84,358,805

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	22,801,650	29,208,459	34,274,361	39,770,256	49,902,050	63,641,792	71,885,640	80,129,477	96,617,171
2	30,990,565	40,459,475	47,941,291	56,063,920	71,027,556	91,334,132	103,518,077	115,702,022	140,069,911
3	33,382,861	43,748,729	51,910,372	60,802,433	77,125,720	99,355,871	112,693,962	126,032,051	152,626,437
4	18,515,819	27,921,635	35,157,286	43,210,565	57,658,428	77,669,284	89,675,798	101,682,313	125,656,421
5	9,029,583	17,445,705	23,812,939	30,984,370	43,653,558	61,448,872	72,068,503	82,688,133	103,925,382
6	8,780,968	16,934,475	23,098,868	30,035,579	42,275,701	59,420,777	69,688,045	79,905,020	100,334,423
7	572,703	7,822,854	13,211,446	19,333,212	29,984,003	45,078,321	54,084,773	63,066,106	80,962,000
8	437,745	10,019,167	16,983,927	24,977,991	38,602,252	58,077,796	69,653,395	81,172,092	104,070,508
9	9,319,092	3,151,871	1,413,684	6,595,987	15,320,908	28,011,507	35,576,202	43,105,353	58,095,783
10	12,382,035	4,094,626	1,880,914	8,714,534	19,941,401	36,438,089	46,208,454	55,907,045	75,158,805

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	18,201,650	24,608,459	29,674,361	35,170,256	45,302,050	59,041,792	67,285,640	75,529,477	92,017,171
2	26,390,565	35,859,475	43,341,291	51,463,920	66,427,556	86,734,132	98,918,077	111,102,022	135,469,911
3	28,782,861	39,148,729	47,310,372	56,202,433	72,525,720	94,755,871	108,093,962	121,432,051	148,026,437
4	13,915,819	23,321,635	30,557,286	38,610,565	53,058,428	73,069,284	85,075,798	97,082,313	121,056,421
5	4,429,583	12,845,705	19,212,939	26,384,370	39,053,558	56,848,872	67,468,503	78,088,133	99,325,382
6	4,180,968	12,334,475	18,498,868	25,435,579	37,675,701	54,820,777	65,088,045	75,305,020	95,734,423
7	4,027,297	3,222,854	8,611,446	14,733,212	25,384,003	40,478,321	49,484,773	58,466,106	76,362,000
8	4,162,255	5,419,167	12,383,927	20,377,991	34,002,252	53,477,796	65,053,395	76,572,092	99,470,508
9	13,919,092	7,751,871	3,186,316	1,995,987	10,720,908	23,411,507	30,976,202	38,505,353	53,495,783
10	16,982,035	8,694,626	2,719,086	4,114,534	15,341,401	31,838,089	41,608,454	51,307,045	70,558,805

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,798,350	1,608,459	6,674,361	12,170,256	22,302,050	36,041,792	44,285,640	52,529,477	69,017,171
2	3,390,565	12,859,475	20,341,291	28,463,920	43,427,556	63,734,132	75,918,077	88,102,022	112,469,911
3	5,782,861	16,148,729	24,310,372	33,202,433	49,525,720	71,755,871	85,093,962	98,432,051	125,026,437
4	9,084,181	321,635	7,557,286	15,610,565	30,058,428	50,069,284	62,075,798	74,082,313	98,056,421
5	18,570,417	10,154,295	3,787,061	3,384,370	16,053,558	33,848,872	44,468,503	55,088,133	76,325,382
6	18,819,032	10,665,525	4,501,132	2,435,579	14,675,701	31,820,777	42,088,045	52,305,020	72,734,423
7	27,027,297	19,777,146	14,388,554	8,266,788	2,384,003	17,478,321	26,484,773	35,466,106	53,362,000
8	27,162,255	17,580,833	10,616,073	2,622,009	11,002,252	30,477,796	42,053,395	53,572,092	76,470,508
9	36,919,092	30,751,871	26,186,316	21,004,013	12,279,092	411,507	7,976,202	15,505,353	30,495,783
10	39,982,035	31,694,626	25,719,086	18,885,466	7,658,599	8,838,089	18,608,454	28,307,045	47,558,805

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,922,268	54,647,717	63,865,883	73,591,331	92,027,665	116,341,285	130,929,447	145,517,620	174,693,954
2	59,839,064	74,212,732	87,830,422	102,204,090	129,439,468	165,373,641	186,934,147	208,494,650	251,615,656
3	64,016,639	79,751,879	94,625,431	110,360,671	140,107,774	179,357,010	202,876,664	226,396,318	273,435,625
4	46,312,636	60,563,581	73,813,661	87,978,012	114,404,483	149,771,467	170,932,006	192,092,545	234,413,623
5	34,474,737	47,158,661	58,823,202	71,423,233	94,653,765	125,968,740	144,680,835	163,392,929	200,817,119
6	33,775,809	46,029,380	57,311,842	69,447,381	91,868,102	121,994,375	140,008,360	158,010,233	193,990,086
7	23,478,408	34,315,043	44,165,967	54,849,032	74,358,035	100,767,906	116,568,185	132,313,757	163,778,865
8	27,145,386	41,273,954	53,940,648	67,725,840	92,593,443	126,389,075	146,544,684	166,650,131	206,696,660
9	11,496,037	20,637,789	28,930,770	37,911,312	54,026,827	76,144,079	89,344,178	102,521,197	128,785,516
10	11,862,357	23,911,447	34,650,132	46,305,937	66,906,988	95,301,475	112,199,647	129,034,522	162,525,644

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,722,268	45,447,717	54,665,883	64,391,331	82,827,665	107,141,285	121,729,447	136,317,620	165,493,954
2	50,639,064	65,012,732	78,630,422	93,004,090	120,239,468	156,173,641	177,734,147	199,294,650	242,415,656
3	54,816,639	70,551,879	85,425,431	101,160,671	130,907,774	170,157,010	193,676,664	217,196,318	264,235,625
4	37,112,636	51,363,581	64,613,661	78,778,012	105,204,483	140,571,467	161,732,006	182,892,545	225,213,623
5	25,274,737	37,958,661	49,623,202	62,223,233	85,453,765	116,768,740	135,480,835	154,192,929	191,617,119
6	24,575,809	36,829,380	48,111,842	60,247,381	82,668,102	112,794,375	130,808,360	148,810,233	184,790,086
7	14,278,408	25,115,043	34,965,967	45,649,032	65,158,035	91,567,906	107,368,185	123,113,757	154,578,865
8	17,945,386	32,073,954	44,740,648	58,525,840	83,393,443	117,189,075	137,344,684	157,450,131	197,496,660
9	2,296,037	11,437,789	19,730,770	28,711,312	44,826,827	66,944,079	80,144,178	93,321,197	119,585,516
10	2,662,357	14,711,447	25,450,132	37,105,937	57,706,988	86,101,475	102,999,647	119,834,522	153,325,644

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,122,268	40,847,717	50,065,883	59,791,331	78,227,665	102,541,285	117,129,447	131,717,620	160,893,954
2	46,039,064	60,412,732	74,030,422	88,404,090	115,639,468	151,573,641	173,134,147	194,694,650	237,815,656
3	50,216,639	65,951,879	80,825,431	96,560,671	126,307,774	165,557,010	189,076,664	212,596,318	259,635,625
4	32,512,636	46,763,581	60,013,661	74,178,012	100,604,483	135,971,467	157,132,006	178,292,545	220,613,623
5	20,674,737	33,358,661	45,023,202	57,623,233	80,853,765	112,168,740	130,880,835	149,592,929	187,017,119
6	19,975,809	32,229,380	43,511,842	55,647,381	78,068,102	108,194,375	126,208,360	144,210,233	180,190,086
7	9,678,408	20,515,043	30,365,967	41,049,032	60,558,035	86,967,906	102,768,185	118,513,757	149,978,865
8	13,345,386	27,473,954	40,140,648	53,925,840	78,793,443	112,589,075	132,744,684	152,850,131	192,896,660
9	2,303,963	6,837,789	15,130,770	24,111,312	40,226,827	62,344,079	75,544,178	88,721,197	114,985,516
10	1,937,643	10,111,447	20,850,132	32,505,937	53,106,988	81,501,475	98,399,647	115,234,522	148,725,644

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,122,268	17,847,717	27,065,883	36,791,331	55,227,665	79,541,285	94,129,447	108,717,620	137,893,954
2	23,039,064	37,412,732	51,030,422	65,404,090	92,639,468	128,573,641	150,134,147	171,694,650	214,815,656
3	27,216,639	42,951,879	57,825,431	73,560,671	103,307,774	142,557,010	166,076,664	189,596,318	236,635,625
4	9,512,636	23,763,581	37,013,661	51,178,012	77,604,483	112,971,467	134,132,006	155,292,545	197,613,623
5	2,325,263	10,358,661	22,023,202	34,623,233	57,853,765	89,168,740	107,880,835	126,592,929	164,017,119
6	3,024,191	9,229,380	20,511,842	32,647,381	55,068,102	85,194,375	103,208,360	121,210,233	157,190,086
7	13,321,592	2,484,957	7,365,967	18,049,032	37,558,035	63,967,906	79,768,185	95,513,757	126,978,865
8	9,654,614	4,473,954	17,140,648	30,925,840	55,793,443	89,589,075	109,744,684	129,850,131	169,896,660
9	25,303,963	16,162,211	7,869,230	1,111,312	17,226,827	39,344,079	52,544,178	65,721,197	91,985,516
10	24,937,643	12,888,553	2,149,868	9,505,937	30,106,988	58,501,475	75,399,647	92,234,522	125,725,644

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,315,083	51,040,531	60,258,698	69,984,146	88,420,479	112,734,090	127,322,262	141,910,434	171,086,769
2	55,332,765	69,706,436	83,324,123	97,697,794	124,933,172	160,867,345	182,427,848	203,988,351	247,109,360
3	59,031,302	74,766,542	89,640,093	105,375,333	135,122,437	174,441,235	197,960,889	221,480,545	268,519,852
4	40,975,441	55,226,387	68,512,759	82,715,289	109,141,762	144,552,636	165,742,717	186,903,256	229,224,334
5	29,372,839	42,079,703	53,808,683	66,408,715	89,709,217	121,029,750	139,805,280	158,517,375	195,941,564
6	28,883,989	41,198,776	52,526,980	64,714,453	87,169,566	117,342,113	135,417,876	153,422,886	189,426,631
7	18,846,812	29,766,563	39,679,492	50,412,571	69,991,621	96,468,031	112,280,454	128,073,880	159,565,024
8	20,507,572	34,826,915	47,614,082	61,525,292	86,540,430	120,491,547	140,709,496	160,853,014	200,983,471
9	7,546,483	16,771,677	25,120,879	34,152,172	50,339,229	72,510,143	85,754,490	98,937,968	125,252,285
10	6,110,142	18,368,293	29,226,383	41,006,238	61,747,941	90,292,834	107,254,711	124,133,332	157,715,115

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,115,083	41,840,531	51,058,698	60,784,146	79,220,479	103,534,090	118,122,262	132,710,434	161,886,769
2	46,132,765	60,506,436	74,124,123	88,497,794	115,733,172	151,667,345	173,227,848	194,788,351	237,909,360
3	49,831,302	65,566,542	80,440,093	96,175,333	125,922,437	165,241,235	188,760,889	212,280,545	259,319,852
4	31,775,441	46,026,387	59,312,759	73,515,289	99,941,762	135,352,636	156,542,717	177,703,256	220,024,334
5	20,172,839	32,879,703	44,608,683	57,208,715	80,509,217	111,829,750	130,605,280	149,317,375	186,741,564
6	19,683,989	31,998,776	43,326,980	55,514,453	77,969,566	108,142,113	126,217,876	144,222,886	180,226,631
7	9,646,812	20,566,563	30,479,492	41,212,571	60,791,621	87,268,031	103,080,454	118,873,880	150,365,024
8	11,307,572	25,626,915	38,414,082	52,325,292	77,340,430	111,291,547	131,509,496	151,653,014	191,783,471
9	1,653,517	7,571,677	15,920,879	24,952,172	41,139,229	63,310,143	76,554,490	89,737,968	116,052,285
10	3,089,858	9,168,293	20,026,383	31,806,238	52,547,941	81,092,834	98,054,711	114,933,332	148,515,115

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,515,083	37,240,531	46,458,698	56,184,146	74,620,479	98,934,090	113,522,262	128,110,434	157,286,769
2	41,532,765	55,906,436	69,524,123	83,897,794	111,133,172	147,067,345	168,627,848	190,188,351	233,309,360
3	45,231,302	60,966,542	75,840,093	91,575,333	121,322,437	160,641,235	184,160,889	207,680,545	254,719,852
4	27,175,441	41,426,387	54,712,759	68,915,289	95,341,762	130,752,636	151,942,717	173,103,256	215,424,334
5	15,572,839	28,279,703	40,008,683	52,608,715	75,909,217	107,229,750	126,005,280	144,717,375	182,141,564
6	15,083,989	27,398,776	38,726,980	50,914,453	73,369,566	103,542,113	121,617,876	139,622,886	175,626,631
7	5,046,812	15,966,563	25,879,492	36,612,571	56,191,621	82,668,031	98,480,454	114,273,880	145,765,024
8	6,707,572	21,026,915	33,814,082	47,725,292	72,740,430	106,691,547	126,909,496	147,053,014	187,183,471
9	6,253,517	2,971,677	11,320,879	20,352,172	36,539,229	58,710,143	71,954,490	85,137,968	111,452,285
10	7,689,858	4,568,293	15,426,383	27,206,238	47,947,941	76,492,834	93,454,711	110,333,332	143,915,115

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,515,083	14,240,531	23,458,698	33,184,146	51,620,479	75,934,090	90,522,262	105,110,434	134,286,769
2	18,532,765	32,906,436	46,524,123	60,897,794	88,133,172	124,067,345	145,627,848	167,188,351	210,309,360
3	22,231,302	37,966,542	52,840,093	68,575,333	98,322,437	137,641,235	161,160,889	184,680,545	231,719,852
4	4,175,441	18,426,387	31,712,759	45,915,289	72,341,762	107,752,636	128,942,717	150,103,256	192,424,334
5	7,427,161	5,279,703	17,008,683	29,608,715	52,909,217	84,229,750	103,005,280	121,717,375	159,141,564
6	7,916,011	4,398,776	15,726,980	27,914,453	50,369,566	80,542,113	98,617,876	116,622,886	152,626,631
7	17,953,188	7,033,437	2,879,492	13,612,571	33,191,621	59,668,031	75,480,454	91,273,880	122,765,024
8	16,292,428	1,973,085	10,814,082	24,725,292	49,740,430	83,691,547	103,909,496	124,053,014	164,183,471
9	29,253,517	20,028,323	11,679,121	2,647,828	13,539,229	35,710,143	48,954,490	62,137,968	88,452,285
10	30,689,858	18,431,707	7,573,617	4,206,238	24,947,941	53,492,834	70,454,711	87,333,332	120,915,115

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,476,350	48,344,213	54,783,673	61,730,425	74,609,355	91,976,224	102,396,351	112,816,468	133,656,713
2	53,268,243	64,896,495	74,407,421	84,674,327	103,696,179	129,363,447	144,763,805	160,164,166	190,964,885
3	56,823,387	69,553,144	79,930,912	91,170,370	111,925,907	140,024,550	156,874,409	173,674,162	207,273,668
4	39,797,918	51,326,885	60,541,559	70,703,528	89,036,085	114,329,568	129,505,657	144,658,632	174,887,973
5	28,673,391	38,939,919	47,055,792	56,056,552	72,185,616	94,587,503	108,010,589	121,433,675	148,179,064
6	28,147,214	38,095,004	45,930,443	54,635,781	70,194,092	91,804,367	104,715,627	117,626,886	143,373,813
7	18,492,299	27,305,885	34,129,054	41,809,575	55,324,166	74,301,995	85,652,702	96,947,289	119,511,823
8	20,588,354	32,146,313	40,916,263	50,886,481	68,126,138	92,521,413	107,043,129	121,507,879	150,303,820
9	7,263,378	14,723,971	20,477,262	26,952,007	38,059,773	53,979,848	63,483,716	72,943,963	91,807,624
10	6,232,363	16,136,550	23,596,998	32,061,352	46,279,345	66,846,574	79,061,045	91,212,330	115,346,930

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,276,350	39,144,213	45,583,673	52,530,425	65,409,355	82,776,224	93,196,351	103,616,468	124,456,713
2	44,068,243	55,696,495	65,207,421	75,474,327	94,496,179	120,163,447	135,563,805	150,964,166	181,764,885
3	47,623,387	60,353,144	70,730,912	81,970,370	102,725,907	130,824,550	147,674,409	164,474,162	198,073,668
4	30,597,918	42,126,885	51,341,559	61,503,528	79,836,085	105,129,568	120,305,657	135,458,632	165,687,973
5	19,473,391	29,739,919	37,855,792	46,856,552	62,985,616	85,387,503	98,810,589	112,233,675	138,979,064
6	18,947,214	28,895,004	36,730,443	45,435,781	60,994,092	82,604,367	95,515,627	108,426,886	134,173,813
7	9,292,299	18,105,885	24,929,054	32,609,575	46,124,166	65,101,995	76,452,702	87,747,289	110,311,823
8	11,388,354	22,946,313	31,716,263	41,686,481	58,926,138	83,321,413	97,843,129	112,307,879	141,103,820
9	1,936,622	5,523,971	11,277,262	17,752,007	28,859,773	44,779,848	54,283,716	63,743,963	82,607,624
10	2,967,637	6,936,550	14,396,998	22,861,352	37,079,345	57,646,574	69,861,045	82,012,330	106,146,930

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,676,350	34,544,213	40,983,673	47,930,425	60,809,355	78,176,224	88,596,351	99,016,468	119,856,713
2	39,468,243	51,096,495	60,607,421	70,874,327	89,896,179	115,563,447	130,963,805	146,364,166	177,164,885
3	43,023,387	55,753,144	66,130,912	77,370,370	98,125,907	126,224,550	143,074,409	159,874,162	193,473,668
4	25,997,918	37,526,885	46,741,559	56,903,528	75,236,085	100,529,568	115,705,657	130,858,632	161,087,973
5	14,873,391	25,139,919	33,255,792	42,256,552	58,385,616	80,787,503	94,210,589	107,633,675	134,379,064
6	14,347,214	24,295,004	32,130,443	40,835,781	56,394,092	78,004,367	90,915,627	103,826,886	129,573,813
7	4,692,299	13,505,885	20,329,054	28,009,575	41,524,166	60,501,995	71,852,702	83,147,289	105,711,823
8	6,788,354	18,346,313	27,116,263	37,086,481	54,326,138	78,721,413	93,243,129	107,707,879	136,503,820
9	6,536,622	923,971	6,677,262	13,152,007	24,259,773	40,179,848	49,683,716	59,143,963	78,007,624
10	7,567,637	2,336,550	9,796,998	18,261,352	32,479,345	53,046,574	65,261,045	77,412,330	101,546,930

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,676,350	11,544,213	17,983,673	24,930,425	37,809,355	55,176,224	65,596,351	76,016,468	96,856,713
2	16,468,243	28,096,495	37,607,421	47,874,327	66,896,179	92,563,447	107,963,805	123,364,166	154,164,885
3	20,023,387	32,753,144	43,130,912	54,370,370	75,125,907	103,224,550	120,074,409	136,874,162	170,473,668
4	2,997,918	14,526,885	23,741,559	33,903,528	52,236,085	77,529,568	92,705,657	107,858,632	138,087,973
5	8,126,809	2,139,919	10,255,792	19,256,552	35,385,616	57,787,503	71,210,589	84,633,675	111,379,064
6	8,652,786	1,295,004	9,130,443	17,835,781	33,394,092	55,004,367	67,915,627	80,826,886	106,573,813
7	18,307,701	9,494,115	2,670,946	5,009,575	18,524,166	37,501,995	48,852,702	60,147,289	82,711,823
8	16,211,646	4,653,687	4,116,263	14,086,481	31,326,138	55,721,413	70,243,129	84,707,879	113,503,820
9	29,536,622	22,076,029	16,322,738	9,847,993	1,259,773	17,179,848	26,683,716	36,143,963	55,007,624
10	30,567,637	20,663,450	13,203,002	4,738,648	9,479,345	30,046,574	42,261,045	54,412,330	78,546,930

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	45,034,577	54,826,433	64,107,551	73,899,408	92,461,644	116,941,290	131,629,080	146,316,869	175,692,439
2	59,988,039	74,459,862	88,170,544	102,642,367	130,063,729	166,243,289	187,951,023	209,658,758	253,074,229
3	64,160,002	80,002,695	94,977,815	110,820,506	140,770,746	180,292,982	203,973,247	227,653,510	275,014,037
4	46,310,169	60,658,431	74,004,317	88,265,391	114,872,324	150,486,070	171,791,109	193,096,148	235,706,226
5	34,409,593	47,185,202	58,929,397	71,615,471	95,009,639	126,543,387	145,383,262	164,223,137	201,902,887
6	33,722,604	46,064,690	57,424,196	69,647,376	92,225,907	122,557,905	140,699,541	158,824,344	195,054,468
7	23,372,243	34,287,474	44,210,199	54,970,684	74,617,315	101,211,877	117,124,335	132,977,430	164,661,629
8	26,923,841	41,161,907	53,921,471	67,813,279	92,856,807	126,895,186	147,194,291	167,439,293	207,768,094
9	11,403,948	20,611,384	28,964,207	38,009,241	54,239,541	76,510,883	89,804,137	103,071,138	129,517,781
10	11,662,538	23,808,094	34,624,708	46,369,109	67,121,831	95,718,666	112,736,368	129,686,204	163,414,128

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,834,577	45,626,433	54,907,551	64,699,408	83,261,644	107,741,290	122,429,080	137,116,869	166,492,439
2	50,788,039	65,259,862	78,970,544	93,442,367	120,863,729	157,043,289	178,751,023	200,458,758	243,874,229
3	54,960,002	70,802,695	85,777,815	101,620,506	131,570,746	171,092,982	194,773,247	218,453,510	265,814,037
4	37,110,169	51,458,431	64,804,317	79,065,391	105,672,324	141,286,070	162,591,109	183,896,148	226,506,226
5	25,209,593	37,985,202	49,729,397	62,415,471	85,809,639	117,343,387	136,183,262	155,023,137	192,702,887
6	24,522,604	36,864,690	48,224,196	60,447,376	83,025,907	113,357,905	131,499,541	149,624,344	185,854,468
7	14,172,243	25,087,474	35,010,199	45,770,684	65,417,315	92,011,877	107,924,335	123,777,430	155,461,629
8	17,723,841	31,961,907	44,721,471	58,613,279	83,656,807	117,695,186	137,994,291	158,239,293	198,568,094
9	2,203,948	11,411,384	19,764,207	28,809,241	45,039,541	67,310,883	80,604,137	93,871,138	120,317,781
10	2,462,538	14,608,094	25,424,708	37,169,109	57,921,831	86,518,666	103,536,368	120,486,204	154,214,128

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,234,577	41,026,433	50,307,551	60,099,408	78,661,644	103,141,290	117,829,080	132,516,869	161,892,439
2	46,188,039	60,659,862	74,370,544	88,842,367	116,263,729	152,443,289	174,151,023	195,858,758	239,274,229
3	50,360,002	66,202,695	81,177,815	97,020,506	126,970,746	166,492,982	190,173,247	213,853,510	261,214,037
4	32,510,169	46,858,431	60,204,317	74,465,391	101,072,324	136,686,070	157,991,109	179,296,148	221,906,226
5	20,609,593	33,385,202	45,129,397	57,815,471	81,209,639	112,743,387	131,583,262	150,423,137	188,102,887
6	19,922,604	32,264,690	43,624,196	55,847,376	78,425,907	108,757,905	126,899,541	145,024,344	181,254,468
7	9,572,243	20,487,474	30,410,199	41,170,684	60,817,315	87,411,877	103,324,335	119,177,430	150,861,629
8	13,123,841	27,361,907	40,121,471	54,013,279	79,056,807	113,095,186	133,394,291	153,639,293	193,968,094
9	2,396,052	6,811,384	15,164,207	24,209,241	40,439,541	62,710,883	76,004,137	89,271,138	115,717,781
10	2,137,462	10,008,094	20,824,708	32,569,109	53,321,831	81,918,666	98,936,368	115,886,204	149,614,128

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,234,577	18,026,433	27,307,551	37,099,408	55,661,644	80,141,290	94,829,080	109,516,869	138,892,439
2	23,188,039	37,659,862	51,370,544	65,842,367	93,263,729	129,443,289	151,151,023	172,858,758	216,274,229
3	27,360,002	43,202,695	58,177,815	74,020,506	103,970,746	143,492,982	167,173,247	190,853,510	238,214,037
4	9,510,169	23,858,431	37,204,317	51,465,391	78,072,324	113,686,070	134,991,109	156,296,148	198,906,226
5	2,390,407	10,385,202	22,129,397	34,815,471	58,209,639	89,743,387	108,583,262	127,423,137	165,102,887
6	3,077,396	9,264,690	20,624,196	32,847,376	55,425,907	85,757,905	103,899,541	122,024,344	158,254,468
7	13,427,757	2,512,526	7,410,199	18,170,684	37,817,315	64,411,877	80,324,335	96,177,430	127,861,629
8	9,876,159	4,361,907	17,121,471	31,013,279	56,056,807	90,095,186	110,394,291	130,639,293	170,968,094
9	25,396,052	16,188,616	7,835,793	1,209,241	17,439,541	39,710,883	53,004,137	66,271,138	92,717,781
10	25,137,462	12,991,906	2,175,292	9,569,109	30,321,831	58,918,666	75,936,368	92,886,204	126,614,128

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,403,556	51,195,422	60,476,530	70,268,397	88,830,623	113,310,269	127,998,059	142,685,849	172,061,428
2	55,451,975	69,923,798	83,634,481	98,106,303	125,527,665	161,707,222	183,414,960	205,122,694	248,538,166
3	59,141,735	74,984,427	89,959,546	105,802,240	135,752,479	175,344,738	199,025,001	222,705,266	270,065,793
4	40,937,720	55,285,982	68,663,084	82,967,907	109,574,840	145,227,527	166,567,543	187,872,583	230,482,661
5	29,268,864	42,067,627	53,881,756	66,567,831	90,032,430	121,566,844	140,475,503	159,315,378	196,995,127
6	28,793,573	41,197,345	52,607,729	64,878,427	87,491,636	117,874,913	136,074,111	154,206,696	190,456,302
7	18,705,405	29,708,950	39,689,572	50,500,461	70,217,666	96,883,599	112,804,001	128,709,547	160,415,737
8	20,231,128	34,665,829	47,546,760	61,565,583	86,757,720	120,952,777	141,314,712	161,601,624	202,011,881
9	7,425,003	16,716,485	25,125,947	34,222,111	50,524,497	72,852,944	86,187,733	99,464,240	125,961,212
10	5,867,475	18,218,957	29,160,550	41,029,942	61,924,399	90,672,754	107,754,638	124,752,639	158,567,808

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,203,556	41,995,422	51,276,530	61,068,397	79,630,623	104,110,269	118,798,059	133,485,849	162,861,428
2	46,251,975	60,723,798	74,434,481	88,906,303	116,327,665	152,507,222	174,214,960	195,922,694	239,338,166
3	49,941,735	65,784,427	80,759,546	96,602,240	126,552,479	166,144,738	189,825,001	213,505,266	260,865,793
4	31,737,720	46,085,982	59,463,084	73,767,907	100,374,840	136,027,527	157,367,543	178,672,583	221,282,661
5	20,068,864	32,867,627	44,681,756	57,367,831	80,832,430	112,366,844	131,275,503	150,115,378	187,795,127
6	19,593,573	31,997,345	43,407,729	55,678,427	78,291,636	108,674,913	126,874,111	145,006,696	181,256,302
7	9,505,405	20,508,950	30,489,572	41,300,461	61,017,666	87,683,599	103,604,001	119,509,547	151,215,737
8	11,031,128	25,465,829	38,346,760	52,365,583	77,557,720	111,752,777	132,114,712	152,401,624	192,811,881
9	1,774,997	7,516,485	15,925,947	25,022,111	41,324,497	63,652,944	76,987,733	90,264,240	116,761,212
10	3,332,525	9,018,957	19,960,550	31,829,942	52,724,399	81,472,754	98,554,638	115,552,639	149,367,808

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,603,556	37,395,422	46,676,530	56,468,397	75,030,623	99,510,269	114,198,059	128,885,849	158,261,428
2	41,651,975	56,123,798	69,834,481	84,306,303	111,727,665	147,907,222	169,614,960	191,322,694	234,738,166
3	45,341,735	61,184,427	76,159,546	92,002,240	121,952,479	161,544,738	185,225,001	208,905,266	256,265,793
4	27,137,720	41,485,982	54,863,084	69,167,907	95,774,840	131,427,527	152,767,543	174,072,583	216,682,661
5	15,468,864	28,267,627	40,081,756	52,767,831	76,232,430	107,766,844	126,675,503	145,515,378	183,195,127
6	14,993,573	27,397,345	38,807,729	51,078,427	73,691,636	104,074,913	122,274,111	140,406,696	176,656,302
7	4,905,405	15,908,950	25,889,572	36,700,461	56,417,666	83,083,599	99,004,001	114,909,547	146,615,737
8	6,431,128	20,865,829	33,746,760	47,765,583	72,957,720	107,152,777	127,514,712	147,801,624	188,211,881
9	6,374,997	2,916,485	11,325,947	20,422,111	36,724,497	59,052,944	72,387,733	85,664,240	112,161,212
10	7,932,525	4,418,957	15,360,550	27,229,942	48,124,399	76,872,754	93,954,638	110,952,639	144,767,808

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,603,556	14,395,422	23,676,530	33,468,397	52,030,623	76,510,269	91,198,059	105,885,849	135,261,428
2	18,651,975	33,123,798	46,834,481	61,306,303	88,727,665	124,907,222	146,614,960	168,322,694	211,738,166
3	22,341,735	38,184,427	53,159,546	69,002,240	98,952,479	138,544,738	162,225,001	185,905,266	233,265,793
4	4,137,720	18,485,982	31,863,084	46,167,907	72,774,840	108,427,527	129,767,543	151,072,583	193,682,661
5	7,531,136	5,267,627	17,081,756	29,767,831	53,232,430	84,766,844	103,675,503	122,515,378	160,195,127
6	8,006,427	4,397,345	15,807,729	28,078,427	50,691,636	81,074,913	99,274,111	117,406,696	153,656,302
7	18,094,595	7,091,050	2,889,572	13,700,461	33,417,666	60,083,599	76,004,001	91,909,547	123,615,737
8	16,568,872	2,134,171	10,746,760	24,765,583	49,957,720	84,152,777	104,514,712	124,801,624	165,211,881
9	29,374,997	20,083,515	11,674,053	2,577,889	13,724,497	36,052,944	49,387,733	62,664,240	89,161,212
10	30,932,525	18,581,043	7,639,450	4,229,942	25,124,399	53,872,754	70,954,638	87,952,639	121,767,808

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,558,303	48,479,884	54,963,326	61,957,506	74,924,390	92,409,856	102,901,131	113,392,407	134,374,958
2	53,372,349	65,080,004	74,655,881	84,992,897	104,144,644	129,987,187	145,492,711	160,998,237	192,009,288
3	56,917,629	69,734,314	80,182,950	91,499,159	112,396,432	140,686,954	157,656,853	174,571,327	208,400,275
4	39,750,964	51,358,660	60,636,259	70,872,945	89,330,690	114,796,896	130,076,620	145,338,320	175,774,090
5	28,568,631	38,905,266	47,076,561	56,143,856	72,383,060	94,942,925	108,457,674	121,972,422	148,905,380
6	28,050,667	38,071,294	45,965,077	54,729,861	70,399,187	92,161,736	105,161,164	118,160,591	144,087,976
7	18,347,425	27,230,453	34,100,216	41,837,716	55,449,062	74,560,892	85,990,711	97,365,169	120,088,074
8	20,315,384	31,965,472	40,801,772	50,846,448	68,216,310	92,784,285	107,411,191	121,980,657	150,979,098
9	7,139,082	14,653,924	20,449,761	26,971,931	38,160,352	54,192,241	63,764,065	73,288,915	92,284,405
10	5,989,234	15,970,713	23,491,497	32,018,250	46,344,637	67,061,005	79,363,140	91,601,597	115,905,143

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,358,303	39,279,884	45,763,326	52,757,506	65,724,390	83,209,856	93,701,131	104,192,407	125,174,958
2	44,172,349	55,880,004	65,455,881	75,792,897	94,944,644	120,787,187	136,292,711	151,798,237	182,809,288
3	47,717,629	60,534,314	70,982,950	82,299,159	103,196,432	131,486,954	148,456,853	165,371,327	199,200,275
4	30,550,964	42,158,660	51,436,259	61,672,945	80,130,690	105,596,896	120,876,620	136,138,320	166,574,090
5	19,368,631	29,705,266	37,876,561	46,943,856	63,183,060	85,742,925	99,257,674	112,772,422	139,705,380
6	18,850,667	28,871,294	36,765,077	45,529,861	61,199,187	82,961,736	95,961,164	108,960,591	134,887,976
7	9,147,425	18,030,453	24,900,216	32,637,716	46,249,062	65,360,892	76,790,711	88,165,169	110,888,074
8	11,115,384	22,765,472	31,601,772	41,646,448	59,016,310	83,584,285	98,211,191	112,780,657	141,779,098
9	2,060,918	5,453,924	11,249,761	17,771,931	28,960,352	44,992,241	54,564,065	64,088,915	83,084,405
10	3,210,766	6,770,713	14,291,497	22,818,250	37,144,637	57,861,005	70,163,140	82,401,597	106,705,143

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,758,303	34,679,884	41,163,326	48,157,506	61,124,390	78,609,856	89,101,131	99,592,407	120,574,958
2	39,572,349	51,280,004	60,855,881	71,192,897	90,344,644	116,187,187	131,692,711	147,198,237	178,209,288
3	43,117,629	55,934,314	66,382,950	77,699,159	98,596,432	126,886,954	143,856,853	160,771,327	194,600,275
4	25,950,964	37,558,660	46,836,259	57,072,945	75,530,690	100,996,896	116,276,620	131,538,320	161,974,090
5	14,768,631	25,105,266	33,276,561	42,343,856	58,583,060	81,142,925	94,657,674	108,172,422	135,105,380
6	14,250,667	24,271,294	32,165,077	40,929,861	56,599,187	78,361,736	91,361,164	104,360,591	130,287,976
7	4,547,425	13,430,453	20,300,216	28,037,716	41,649,062	60,760,892	72,190,711	83,565,169	106,288,074
8	6,515,384	18,165,472	27,001,772	37,046,448	54,416,310	78,984,285	93,611,191	108,180,657	137,179,098
9	6,660,918	853,924	6,649,761	13,171,931	24,360,352	40,392,241	49,964,065	59,488,915	78,484,405
10	7,810,766	2,170,713	9,691,497	18,218,250	32,544,637	53,261,005	65,563,140	77,801,597	102,105,143

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,758,303	11,679,884	18,163,326	25,157,506	38,124,390	55,609,856	66,101,131	76,592,407	97,574,958
2	16,572,349	28,280,004	37,855,881	48,192,897	67,344,644	93,187,187	108,692,711	124,198,237	155,209,288
3	20,117,629	32,934,314	43,382,950	54,699,159	75,596,432	103,886,954	120,856,853	137,771,327	171,600,275
4	2,950,964	14,558,660	23,836,259	34,072,945	52,530,690	77,996,896	93,276,620	108,538,320	138,974,090
5	8,231,369	2,105,266	10,276,561	19,343,856	35,583,060	58,142,925	71,657,674	85,172,422	112,105,380
6	8,749,333	1,271,294	9,165,077	17,929,861	33,599,187	55,361,736	68,361,164	81,360,591	107,287,976
7	18,452,575	9,569,547	2,699,784	5,037,716	18,649,062	37,760,892	49,190,711	60,565,169	83,288,074
8	16,484,616	4,834,528	4,001,772	14,046,448	31,416,310	55,984,285	70,611,191	85,180,657	114,179,098
9	29,660,918	22,146,076	16,350,239	9,828,069	1,360,352	17,392,241	26,964,065	36,488,915	55,484,405
10	30,810,766	20,829,287	13,308,503	4,781,750	9,544,637	30,261,005	42,563,140	54,801,597	79,105,143

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,806,424	54,465,454	63,620,669	73,279,709	91,590,139	115,737,724	130,226,279	144,714,823	173,691,923
2	59,685,659	73,961,171	87,485,869	101,761,385	128,810,779	164,499,566	185,912,838	207,326,109	250,152,653
3	63,868,372	79,496,161	94,268,144	109,895,931	139,439,899	178,416,205	201,775,248	225,134,291	271,852,378
4	46,309,854	60,463,484	73,617,830	87,685,456	113,931,468	149,051,762	170,067,800	191,083,839	233,115,916
5	34,534,881	47,127,188	58,712,074	71,226,063	94,293,028	125,389,299	143,973,613	162,557,927	199,726,555
6	33,824,241	45,989,365	57,194,781	69,242,745	91,505,723	121,426,270	139,312,668	157,191,611	192,921,256
7	23,580,036	34,338,138	44,117,325	54,723,031	74,094,467	100,319,707	116,007,865	131,645,915	162,891,989
8	27,360,460	41,379,709	53,949,801	67,632,367	92,324,130	125,877,180	145,889,374	165,851,830	205,619,273
9	11,584,293	20,660,414	28,893,606	37,809,706	53,810,489	75,773,701	88,880,696	101,967,733	128,049,776
10	12,052,413	24,009,407	34,667,397	46,237,593	66,687,117	94,879,396	111,658,106	128,374,580	161,632,472

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,606,424	45,265,454	54,420,669	64,079,709	82,390,139	106,537,724	121,026,279	135,514,823	164,491,923
2	50,485,659	64,761,171	78,285,869	92,561,385	119,610,779	155,299,566	176,712,838	198,126,109	240,952,653
3	54,668,372	70,296,161	85,068,144	100,695,931	130,239,899	169,216,205	192,575,248	215,934,291	262,652,378
4	37,109,854	51,263,484	64,417,830	78,485,456	104,731,468	139,851,762	160,867,800	181,883,839	223,915,916
5	25,334,881	37,927,188	49,512,074	62,026,063	85,093,028	116,189,299	134,773,613	153,357,927	190,526,555
6	24,624,241	36,789,365	47,994,781	60,042,745	82,305,723	112,226,270	130,112,668	147,991,611	183,721,256
7	14,380,036	25,138,138	34,917,325	45,523,031	64,894,467	91,119,707	106,807,865	122,445,915	153,691,989
8	18,160,460	32,179,709	44,749,801	58,432,367	83,124,130	116,677,180	136,689,374	156,651,830	196,419,273
9	2,384,293	11,460,414	19,693,606	28,609,706	44,610,489	66,573,701	79,680,696	92,767,733	118,849,776
10	2,852,413	14,809,407	25,467,397	37,037,593	57,487,117	85,679,396	102,458,106	119,174,580	152,432,472

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,006,424	40,665,454	49,820,669	59,479,709	77,790,139	101,937,724	116,426,279	130,914,823	159,891,923
2	45,885,659	60,161,171	73,685,869	87,961,385	115,010,779	150,699,566	172,112,838	193,526,109	236,352,653
3	50,068,372	65,696,161	80,468,144	96,095,931	125,639,899	164,616,205	187,975,248	211,334,291	258,052,378
4	32,509,854	46,663,484	59,817,830	73,885,456	100,131,468	135,251,762	156,267,800	177,283,839	219,315,916
5	20,734,881	33,327,188	44,912,074	57,426,063	80,493,028	111,589,299	130,173,613	148,757,927	185,926,555
6	20,024,241	32,189,365	43,394,781	55,442,745	77,705,723	107,626,270	125,512,668	143,391,611	179,121,256
7	9,780,036	20,538,138	30,317,325	40,923,031	60,294,467	86,519,707	102,207,865	117,845,915	149,091,989
8	13,560,460	27,579,709	40,149,801	53,832,367	78,524,130	112,077,180	132,089,374	152,051,830	191,819,273
9	2,215,707	6,860,414	15,093,606	24,009,706	40,010,489	61,973,701	75,080,696	88,167,733	114,249,776
10	1,747,587	10,209,407	20,867,397	32,437,593	52,887,117	81,079,396	97,858,106	114,574,580	147,832,472

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	8,006,424	17,665,454	26,820,669	36,479,709	54,790,139	78,937,724	93,426,279	107,914,823	136,891,923
2	22,885,659	37,161,171	50,685,869	64,961,385	92,010,779	127,699,566	149,112,838	170,526,109	213,352,653
3	27,068,372	42,696,161	57,468,144	73,095,931	102,639,899	141,616,205	164,975,248	188,334,291	235,052,378
4	9,509,854	23,663,484	36,817,830	50,885,456	77,131,468	112,251,762	133,267,800	154,283,839	196,315,916
5	2,265,119	10,327,188	21,912,074	34,426,063	57,493,028	88,589,299	107,173,613	125,757,927	162,926,555
6	2,975,759	9,189,365	20,394,781	32,442,745	54,705,723	84,626,270	102,512,668	120,391,611	156,121,256
7	13,219,964	2,461,862	7,317,325	17,923,031	37,294,467	63,519,707	79,207,865	94,845,915	126,091,989
8	9,439,540	4,579,709	17,149,801	30,832,367	55,524,130	89,077,180	109,089,374	129,051,830	168,819,273
9	25,215,707	16,139,586	7,906,394	1,009,706	17,010,489	38,973,701	52,080,696	65,167,733	91,249,776
10	24,747,587	12,790,593	2,132,603	9,437,593	29,887,117	58,079,396	74,858,106	91,574,580	124,832,472

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,223,065	50,882,105	60,037,320	69,696,350	88,006,791	112,154,375	126,642,920	141,131,475	170,108,574
2	55,209,139	69,484,654	83,009,350	97,284,865	124,334,259	160,023,046	181,436,318	202,849,590	245,676,136
3	58,915,980	74,543,768	89,315,752	104,943,538	134,487,506	173,532,916	196,891,959	220,251,003	266,969,091
4	41,007,929	55,161,559	68,357,202	82,457,512	108,703,523	143,872,586	164,912,804	185,928,843	227,960,920
5	29,471,756	42,086,793	53,730,693	66,244,683	89,381,155	120,487,808	139,130,278	157,714,592	194,883,220
6	28,969,580	41,195,449	52,441,540	64,545,787	86,842,871	116,804,752	134,755,637	152,634,579	188,392,463
7	18,983,633	29,819,716	39,661,950	50,320,283	69,761,240	96,048,247	111,752,691	127,434,056	158,710,155
8	20,773,058	34,981,639	47,675,132	61,478,902	86,315,043	120,024,469	140,098,514	160,098,718	199,949,455
9	7,664,086	16,823,047	25,112,044	34,078,516	50,149,484	72,163,780	85,317,685	98,408,183	124,539,893
10	6,347,121	18,509,279	29,286,840	40,977,306	61,566,401	89,907,972	106,749,911	123,509,218	156,857,683

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	32,023,065	41,682,105	50,837,320	60,496,350	78,806,791	102,954,375	117,442,920	131,931,475	160,908,574
2	46,009,139	60,284,654	73,809,350	88,084,865	115,134,259	150,823,046	172,236,318	193,649,590	236,476,136
3	49,715,980	65,343,768	80,115,752	95,743,538	125,287,506	164,332,916	187,691,959	211,051,003	257,769,091
4	31,807,929	45,961,559	59,157,202	73,257,512	99,503,523	134,672,586	155,712,804	176,728,843	218,760,920
5	20,271,756	32,886,793	44,530,693	57,044,683	80,181,155	111,287,808	129,930,278	148,514,592	185,683,220
6	19,769,580	31,995,449	43,241,540	55,345,787	77,642,871	107,604,752	125,555,637	143,434,579	179,192,463
7	9,783,633	20,619,716	30,461,950	41,120,283	60,561,240	86,848,247	102,552,691	118,234,056	149,510,155
8	11,573,058	25,781,639	38,475,132	52,278,902	77,115,043	110,824,469	130,898,514	150,898,718	190,749,455
9	1,535,914	7,623,047	15,912,044	24,878,516	40,949,484	62,963,780	76,117,685	89,208,183	115,339,893
10	2,852,879	9,309,279	20,086,840	31,777,306	52,366,401	80,707,972	97,549,911	114,309,218	147,657,683

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,423,065	37,082,105	46,237,320	55,896,350	74,206,791	98,354,375	112,842,920	127,331,475	156,308,574
2	41,409,139	55,684,654	69,209,350	83,484,865	110,534,259	146,223,046	167,636,318	189,049,590	231,876,136
3	45,115,980	60,743,768	75,515,752	91,143,538	120,687,506	159,732,916	183,091,959	206,451,003	253,169,091
4	27,207,929	41,361,559	54,557,202	68,657,512	94,903,523	130,072,586	151,112,804	172,128,843	214,160,920
5	15,671,756	28,286,793	39,930,693	52,444,683	75,581,155	106,687,808	125,330,278	143,914,592	181,083,220
6	15,169,580	27,395,449	38,641,540	50,745,787	73,042,871	103,004,752	120,955,637	138,834,579	174,592,463
7	5,183,633	16,019,716	25,861,950	36,520,283	55,961,240	82,248,247	97,952,691	113,634,056	144,910,155
8	6,973,058	21,181,639	33,875,132	47,678,902	72,515,043	106,224,469	126,298,514	146,298,718	186,149,455
9	6,135,914	3,023,047	11,312,044	20,278,516	36,349,484	58,363,780	71,517,685	84,608,183	110,739,893
10	7,452,879	4,709,279	15,486,840	27,177,306	47,766,401	76,107,972	92,949,911	109,709,218	143,057,683

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,423,065	14,082,105	23,237,320	32,896,350	51,206,791	75,354,375	89,842,920	104,331,475	133,308,574
2	18,409,139	32,684,654	46,209,350	60,484,865	87,534,259	123,223,046	144,636,318	166,049,590	208,876,136
3	22,115,980	37,743,768	52,515,752	68,143,538	97,687,506	136,732,916	160,091,959	183,451,003	230,169,091
4	4,207,929	18,361,559	31,557,202	45,657,512	71,903,523	107,072,586	128,112,804	149,128,843	191,160,920
5	7,328,244	5,286,793	16,930,693	29,444,683	52,581,155	83,687,808	102,330,278	120,914,592	158,083,220
6	7,830,420	4,395,449	15,641,540	27,745,787	50,042,871	80,004,752	97,955,637	115,834,579	151,592,463
7	17,816,367	6,980,284	2,861,950	13,520,283	32,961,240	59,248,247	74,952,691	90,634,056	121,910,155
8	16,026,942	1,818,361	10,875,132	24,678,902	49,515,043	83,224,469	103,298,514	123,298,718	163,149,455
9	29,135,914	19,976,953	11,687,956	2,721,484	13,349,484	35,363,780	48,517,685	61,608,183	87,739,893
10	30,452,879	18,290,721	7,513,160	4,177,306	24,766,401	53,107,972	69,949,911	86,709,218	120,057,683

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,390,861	48,204,986	54,600,484	61,499,797	74,290,783	91,539,055	101,888,024	112,236,983	132,934,911
2	53,159,709	64,708,552	74,154,531	84,351,326	103,243,284	128,735,272	144,030,468	159,325,663	189,916,051
3	56,724,241	69,367,069	79,673,971	90,836,676	111,450,480	139,357,244	156,087,133	172,772,163	206,142,225
4	39,839,623	51,289,863	60,441,611	70,528,935	88,736,305	113,857,064	128,929,520	143,973,840	173,996,752
5	28,773,150	38,969,570	47,025,755	55,964,318	71,983,239	94,227,219	107,558,642	120,890,064	147,447,954
6	28,238,921	38,113,942	45,891,104	54,536,995	69,984,358	91,442,422	104,265,514	117,088,606	142,655,140
7	18,628,237	27,376,845	34,153,420	41,777,024	55,194,920	74,038,810	85,307,721	96,525,180	118,931,401
8	20,854,759	32,320,773	41,024,460	50,920,309	68,029,932	92,252,593	106,669,201	121,029,316	149,622,841
9	7,383,786	14,790,183	20,500,984	26,928,354	37,955,519	53,763,831	63,199,793	72,595,438	91,327,320
10	6,469,786	16,296,840	23,697,105	32,099,137	46,208,882	66,627,116	78,753,994	90,818,174	114,783,897

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,190,861	39,004,986	45,400,484	52,299,797	65,090,783	82,339,055	92,688,024	103,036,983	123,734,911
2	43,959,709	55,508,552	64,954,531	75,151,326	94,043,284	119,535,272	134,830,468	150,125,663	180,716,051
3	47,524,241	60,167,069	70,473,971	81,636,676	102,250,480	130,157,244	146,887,133	163,572,163	196,942,225
4	30,639,623	42,089,863	51,241,611	61,328,935	79,536,305	104,657,064	119,729,520	134,773,840	164,796,752
5	19,573,150	29,769,570	37,825,755	46,764,318	62,783,239	85,027,219	98,358,642	111,690,064	138,247,954
6	19,038,921	28,913,942	36,691,104	45,336,995	60,784,358	82,242,422	95,065,514	107,888,606	133,455,140
7	9,428,237	18,176,845	24,953,420	32,577,024	45,994,920	64,838,810	76,107,721	87,325,180	109,731,401
8	11,654,759	23,120,773	31,824,460	41,720,309	58,829,932	83,052,593	97,469,201	111,829,316	140,422,841
9	1,816,214	5,590,183	11,300,984	17,728,354	28,755,519	44,563,831	53,999,793	63,395,438	82,127,320
10	2,730,214	7,096,840	14,497,105	22,899,137	37,008,882	57,427,116	69,553,994	81,618,174	105,583,897

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,590,861	34,404,986	40,800,484	47,699,797	60,490,783	77,739,055	88,088,024	98,436,983	119,134,911
2	39,359,709	50,908,552	60,354,531	70,551,326	89,443,284	114,935,272	130,230,468	145,525,663	176,116,051
3	42,924,241	55,567,069	65,873,971	77,036,676	97,650,480	125,557,244	142,287,133	158,972,163	192,342,225
4	26,039,623	37,489,863	46,641,611	56,728,935	74,936,305	100,057,064	115,129,520	130,173,840	160,196,752
5	14,973,150	25,169,570	33,225,755	42,164,318	58,183,239	80,427,219	93,758,642	107,090,064	133,647,954
6	14,438,921	24,313,942	32,091,104	40,736,995	56,184,358	77,642,422	90,465,514	103,288,606	128,855,140
7	4,828,237	13,576,845	20,353,420	27,977,024	41,394,920	60,238,810	71,507,721	82,725,180	105,131,401
8	7,054,759	18,520,773	27,224,460	37,120,309	54,229,932	78,452,593	92,869,201	107,229,316	135,822,841
9	6,416,214	990,183	6,700,984	13,128,354	24,155,519	39,963,831	49,399,793	58,795,438	77,527,320
10	7,330,214	2,496,840	9,897,105	18,299,137	32,408,882	52,827,116	64,953,994	77,018,174	100,983,897

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,590,861	11,404,986	17,800,484	24,699,797	37,490,783	54,739,055	65,088,024	75,436,983	96,134,911
2	16,359,709	27,908,552	37,354,531	47,551,326	66,443,284	91,935,272	107,230,468	122,525,663	153,116,051
3	19,924,241	32,567,069	42,873,971	54,036,676	74,650,480	102,557,244	119,287,133	135,972,163	169,342,225
4	3,039,623	14,489,863	23,641,611	33,728,935	51,936,305	77,057,064	92,129,520	107,173,840	137,196,752
5	8,026,850	2,169,570	10,225,755	19,164,318	35,183,239	57,427,219	70,758,642	84,090,064	110,647,954
6	8,561,079	1,313,942	9,091,104	17,736,995	33,184,358	54,642,422	67,465,514	80,288,606	105,855,140
7	18,171,763	9,423,155	2,646,580	4,977,024	18,394,920	37,238,810	48,507,721	59,725,180	82,131,401
8	15,945,241	4,479,227	4,224,460	14,120,309	31,229,932	55,452,593	69,869,201	84,229,316	112,822,841
9	29,416,214	22,009,817	16,299,016	9,871,646	1,155,519	16,963,831	26,399,793	35,795,438	54,527,320
10	30,330,214	20,503,160	13,102,895	4,700,863	9,408,882	29,827,116	41,953,994	54,018,174	77,983,897

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,687,023	54,279,645	63,371,909	72,964,530	91,149,068	115,130,626	129,519,554	143,908,481	172,686,346
2	59,527,819	73,705,179	87,136,883	101,314,246	128,177,653	163,621,057	184,887,097	206,153,137	248,685,218
3	63,715,203	79,235,538	93,905,954	109,426,290	138,767,122	177,470,564	200,668,998	223,867,432	270,264,299
4	46,301,823	60,358,136	73,416,824	87,387,725	113,453,276	148,326,952	169,198,491	190,070,029	231,813,106
5	34,590,022	47,090,783	58,596,015	71,023,961	93,927,429	124,805,063	143,261,596	161,718,130	198,631,198
6	33,867,901	45,944,644	57,073,016	69,033,470	91,138,768	120,853,590	138,612,466	156,368,477	191,847,978
7	23,677,127	34,355,742	44,064,271	54,592,681	73,826,610	99,867,280	115,443,376	130,973,903	162,001,002
8	27,569,061	41,479,171	53,950,441	67,532,862	92,048,868	125,359,500	145,228,361	165,047,905	204,536,341
9	11,668,714	20,679,259	28,852,713	37,704,425	53,590,526	75,399,750	88,413,691	101,410,744	127,310,561
10	12,236,339	24,101,974	34,677,790	46,164,078	66,462,219	94,452,428	111,111,745	127,709,310	160,734,614

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,487,023	45,079,645	54,171,909	63,764,530	81,949,068	105,930,626	120,319,554	134,708,481	163,486,346
2	50,327,819	64,505,179	77,936,883	92,114,246	118,977,653	154,421,057	175,687,097	196,953,137	239,485,218
3	54,515,203	70,035,538	84,705,954	100,226,290	129,567,122	168,270,564	191,468,998	214,667,432	261,064,299
4	37,101,823	51,158,136	64,216,824	78,187,725	104,253,276	139,126,952	159,998,491	180,870,029	222,613,106
5	25,390,022	37,890,783	49,396,015	61,823,961	84,727,429	115,605,063	134,061,596	152,518,130	189,431,198
6	24,667,901	36,744,644	47,873,016	59,833,470	81,938,768	111,653,590	129,412,466	147,168,477	182,647,978
7	14,477,127	25,155,742	34,864,271	45,392,681	64,626,610	90,667,280	106,243,376	121,773,903	152,801,002
8	18,369,061	32,279,171	44,750,441	58,332,862	82,848,868	116,159,500	136,028,361	155,847,905	195,336,341
9	2,468,714	11,479,259	19,652,713	28,504,425	44,390,526	66,199,750	79,213,691	92,210,744	118,110,561
10	3,036,339	14,901,974	25,477,790	36,964,078	57,262,219	85,252,428	101,911,745	118,509,310	151,534,614

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	30,887,023	40,479,645	49,571,909	59,164,530	77,349,068	101,330,626	115,719,554	130,108,481	158,886,346
2	45,727,819	59,905,179	73,336,883	87,514,246	114,377,653	149,821,057	171,087,097	192,353,137	234,885,218
3	49,915,203	65,435,538	80,105,954	95,626,290	124,967,122	163,670,564	186,868,998	210,067,432	256,464,299
4	32,501,823	46,558,136	59,616,824	73,587,725	99,653,276	134,526,952	155,398,491	176,270,029	218,013,106
5	20,790,022	33,290,783	44,796,015	57,223,961	80,127,429	111,005,063	129,461,596	147,918,130	184,831,198
6	20,067,901	32,144,644	43,273,016	55,233,470	77,338,768	107,053,590	124,812,466	142,568,477	178,047,978
7	9,877,127	20,555,742	30,264,271	40,792,681	60,026,610	86,067,280	101,643,376	117,173,903	148,201,002
8	13,769,061	27,679,171	40,150,441	53,732,862	78,248,868	111,559,500	131,428,361	151,247,905	190,736,341
9	2,131,286	6,879,259	15,052,713	23,904,425	39,790,526	61,599,750	74,613,691	87,610,744	113,510,561
10	1,563,661	10,301,974	20,877,790	32,364,078	52,662,219	80,652,428	97,311,745	113,909,310	146,934,614

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	7,887,023	17,479,645	26,571,909	36,164,530	54,349,068	78,330,626	92,719,554	107,108,481	135,886,346
2	22,727,819	36,905,179	50,336,883	64,514,246	91,377,653	126,821,057	148,087,097	169,353,137	211,885,218
3	26,915,203	42,435,538	57,105,954	72,626,290	101,967,122	140,670,564	163,868,998	187,067,432	233,464,299
4	9,501,823	23,558,136	36,616,824	50,587,725	76,653,276	111,526,952	132,398,491	153,270,029	195,013,106
5	2,209,978	10,290,783	21,796,015	34,223,961	57,127,429	88,005,063	106,461,596	124,918,130	161,831,198
6	2,932,099	9,144,644	20,273,016	32,233,470	54,338,768	84,053,590	101,812,466	119,568,477	155,047,978
7	13,122,873	2,444,258	7,264,271	17,792,681	37,026,610	63,067,280	78,643,376	94,173,903	125,201,002
8	9,230,939	4,679,171	17,150,441	30,732,862	55,248,868	88,559,500	108,428,361	128,247,905	167,736,341
9	25,131,286	16,120,741	7,947,287	904,425	16,790,526	38,599,750	51,613,691	64,610,744	90,510,561
10	24,563,661	12,698,026	2,122,210	9,364,078	29,662,219	57,652,428	74,311,745	90,909,310	123,934,614

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,127,523	50,720,135	59,812,409	69,405,030	87,589,568	111,571,116	125,960,054	140,348,981	169,126,846
2	55,081,093	69,258,454	82,690,157	96,867,517	123,730,927	159,174,331	180,440,371	201,706,412	244,238,492
3	58,795,770	74,316,107	88,986,523	104,506,857	133,847,689	172,619,775	195,818,208	219,016,642	265,413,509
4	41,035,185	55,091,498	68,196,411	82,194,574	108,260,126	143,187,377	164,077,804	184,949,341	226,692,418
5	29,565,618	42,088,896	53,647,787	66,075,574	89,048,246	119,941,019	138,450,496	156,907,029	193,820,096
6	29,050,346	41,187,365	52,351,408	64,372,431	86,511,549	116,262,830	134,085,762	151,841,774	187,353,797
7	19,115,868	29,868,411	39,638,549	50,223,598	69,523,535	95,624,248	111,220,712	126,790,076	157,851,129
8	21,032,001	35,130,001	47,729,907	61,426,412	86,079,774	119,551,543	139,481,765	159,338,736	198,909,833
9	7,777,813	16,870,595	25,099,439	34,001,144	49,953,886	71,813,854	84,877,316	97,874,884	123,824,038
10	6,578,412	18,642,987	29,341,921	40,943,146	61,379,778	89,518,168	106,240,237	122,880,300	155,995,514

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,927,523	41,520,135	50,612,409	60,205,030	78,389,568	102,371,116	116,760,054	131,148,981	159,926,846
2	45,881,093	60,058,454	73,490,157	87,667,517	114,530,927	149,974,331	171,240,371	192,506,412	235,038,492
3	49,595,770	65,116,107	79,786,523	95,306,857	124,647,689	163,419,775	186,618,208	209,816,642	256,213,509
4	31,835,185	45,891,498	58,996,411	72,994,574	99,060,126	133,987,377	154,877,804	175,749,341	217,492,418
5	20,365,618	32,888,896	44,447,787	56,875,734	79,848,246	110,741,019	129,250,496	147,707,029	184,620,096
6	19,850,346	31,987,365	43,151,408	55,172,431	77,311,549	107,062,830	124,885,762	142,641,774	178,153,797
7	9,915,868	20,668,411	30,438,549	41,023,598	60,323,535	86,424,248	102,020,712	117,590,076	148,651,129
8	11,832,001	25,930,001	38,529,907	52,226,412	76,879,774	110,351,543	130,281,765	150,138,736	189,709,833
9	1,422,187	7,670,595	15,899,439	24,801,144	40,753,886	62,613,854	75,677,316	88,674,884	114,624,038
10	2,621,588	9,442,987	20,141,921	31,743,146	52,179,778	80,318,168	97,040,237	113,680,300	146,795,514

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,327,523	36,920,135	46,012,409	55,605,030	73,789,568	97,771,116	112,160,054	126,548,981	155,326,846
2	41,281,093	55,458,454	68,890,157	83,067,517	109,930,927	145,374,331	166,640,371	187,906,412	230,438,492
3	44,995,770	60,516,107	75,186,523	90,706,857	120,047,689	158,819,775	182,018,208	205,216,642	251,613,509
4	27,235,185	41,291,498	54,396,411	68,394,574	94,460,126	129,387,377	150,277,804	171,149,341	212,892,418
5	15,765,618	28,288,896	39,847,787	52,275,734	75,248,246	106,141,019	124,650,496	143,107,029	180,020,096
6	15,250,346	27,387,365	38,551,408	50,572,431	72,711,549	102,462,830	120,285,762	138,041,774	173,553,797
7	5,315,868	16,068,411	25,838,549	36,423,598	55,723,535	81,824,248	97,420,712	112,990,076	144,051,129
8	7,232,001	21,330,001	33,929,907	47,626,412	72,279,774	105,751,543	125,681,765	145,538,736	185,109,833
9	6,022,187	3,070,595	11,299,439	20,201,144	36,153,886	58,013,854	71,077,316	84,074,884	110,024,038
10	7,221,588	4,842,987	15,541,921	27,143,146	47,579,778	75,718,168	92,440,237	109,080,300	142,195,514

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	4,327,523	13,920,135	23,012,409	32,605,030	50,789,568	74,771,116	89,160,054	103,548,981	132,326,846
2	18,281,093	32,458,454	45,890,157	60,067,517	86,930,927	122,374,331	143,640,371	164,906,412	207,438,492
3	21,995,770	37,516,107	52,186,523	67,706,857	97,047,689	135,819,775	159,018,208	182,216,642	228,613,509
4	4,235,185	18,291,498	31,396,411	45,394,574	71,460,126	106,387,377	127,277,804	148,149,341	189,892,418
5	7,234,382	5,288,896	16,847,787	29,275,734	52,248,246	83,141,019	101,650,496	120,107,029	157,020,096
6	7,749,654	4,387,365	15,551,408	27,572,431	49,711,549	79,462,830	97,285,762	115,041,774	150,553,797
7	17,684,132	6,931,589	2,838,549	13,423,598	32,723,535	58,824,248	74,420,712	89,990,076	121,051,129
8	15,767,999	1,669,999	10,929,907	24,626,412	49,279,774	82,751,543	102,681,765	122,538,736	162,109,833
9	29,022,187	19,929,405	11,700,581	2,798,856	13,153,886	35,013,854	48,077,316	61,074,884	87,024,038
10	30,221,588	18,157,013	7,458,079	4,143,146	24,579,778	52,718,168	69,440,237	86,080,300	119,195,514

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,301,825	48,062,223	54,413,739	61,265,613	73,968,655	91,098,340	101,376,141	111,653,952	132,209,564
2	53,046,738	64,516,178	73,897,206	84,023,895	102,785,955	128,102,670	143,292,700	158,482,727	188,862,786
3	56,620,192	69,176,091	79,412,126	90,498,081	110,970,149	138,685,035	155,295,020	171,865,329	205,005,949
4	39,876,080	51,247,591	60,336,415	70,349,167	88,431,348	113,379,384	128,348,206	143,283,945	173,100,428
5	28,867,908	38,994,220	46,990,047	55,867,152	71,775,932	93,862,072	107,101,831	120,341,591	146,712,048
6	28,325,788	38,128,107	45,847,058	54,433,503	69,769,983	91,075,903	103,810,827	116,545,751	141,931,955
7	18,759,375	27,443,331	34,173,312	41,740,062	55,061,325	73,771,336	84,958,511	96,098,843	118,346,811
8	21,114,601	32,488,850	41,126,364	50,947,932	67,927,693	91,977,823	106,289,408	120,544,969	148,936,157
9	7,500,306	14,852,562	20,520,925	26,900,975	37,847,588	53,544,189	62,912,296	72,243,340	90,843,492
10	6,701,503	16,447,420	23,791,819	32,131,603	46,133,248	66,402,631	78,441,985	90,419,130	114,216,044

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,101,825	38,862,223	45,213,739	52,065,613	64,768,655	81,898,340	92,176,141	102,453,952	123,009,564
2	43,846,738	55,316,178	64,697,206	74,823,895	93,585,955	118,902,670	134,092,700	149,282,727	179,662,786
3	47,420,192	59,976,091	70,212,126	81,298,081	101,770,149	129,485,035	146,095,020	162,665,329	195,805,949
4	30,676,080	42,047,591	51,136,415	61,149,167	79,231,348	104,179,384	119,148,206	134,083,945	163,900,428
5	19,667,908	29,794,220	37,790,047	46,667,152	62,575,932	84,662,072	97,901,831	111,141,591	137,512,048
6	19,125,788	28,928,107	36,647,058	45,233,503	60,569,983	81,875,903	94,610,827	107,345,751	132,731,955
7	9,559,375	18,243,331	24,973,312	32,540,062	45,861,325	64,571,336	75,758,511	86,898,843	109,146,811
8	11,914,601	23,288,850	31,926,364	41,747,932	58,727,693	82,777,823	97,089,408	111,344,969	139,736,157
9	1,699,694	5,652,562	11,320,925	17,700,975	28,647,588	44,344,189	53,712,296	63,043,340	81,643,492
10	2,498,497	7,247,420	14,591,819	22,931,603	36,933,248	57,202,631	69,241,985	81,219,130	105,016,044

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,501,825	34,262,223	40,613,739	47,465,613	60,168,655	77,298,340	87,576,141	97,853,952	118,409,564
2	39,246,738	50,716,178	60,097,206	70,223,895	88,985,955	114,302,670	129,492,700	144,682,727	175,062,786
3	42,820,192	55,376,091	65,612,126	76,698,081	97,170,149	124,885,035	141,495,020	158,065,329	191,205,949
4	26,076,080	37,447,591	46,536,415	56,549,167	74,631,348	99,579,384	114,548,206	129,483,945	159,300,428
5	15,067,908	25,194,220	33,190,047	42,067,152	57,975,932	80,062,072	93,301,831	106,541,591	132,912,048
6	14,525,788	24,328,107	32,047,058	40,633,503	55,969,983	77,275,903	90,010,827	102,745,751	128,131,955
7	4,959,375	13,643,331	20,373,312	27,940,062	41,261,325	59,971,336	71,158,511	82,298,843	104,546,811
8	7,314,601	18,688,850	27,326,364	37,147,932	54,127,693	78,177,823	92,489,408	106,744,969	135,136,157
9	6,299,694	1,052,562	6,720,925	13,100,975	24,047,588	39,744,189	49,112,296	58,443,340	77,043,492
10	7,098,497	2,647,420	9,991,819	18,331,603	32,333,248	52,602,631	64,641,985	76,619,130	100,416,044

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,501,825	11,262,223	17,613,739	24,465,613	37,168,655	54,298,340	64,576,141	74,853,952	95,409,564
2	16,246,738	27,716,178	37,097,206	47,223,895	65,985,955	91,302,670	106,492,700	121,682,727	152,062,786
3	19,820,192	32,376,091	42,612,126	53,698,081	74,170,149	101,885,035	118,495,020	135,065,329	168,205,949
4	3,076,080	14,447,591	23,536,415	33,549,167	51,631,348	76,579,384	91,548,206	106,483,945	136,300,428
5	7,932,092	2,194,220	10,190,047	19,067,152	34,975,932	57,062,072	70,301,831	83,541,591	109,912,048
6	8,474,212	1,328,107	9,047,058	17,633,503	32,969,983	54,275,903	67,010,827	79,745,751	105,131,955
7	18,040,625	9,356,669	2,626,688	4,940,062	18,261,325	36,971,336	48,158,511	59,298,843	81,546,811
8	15,685,399	4,311,150	4,326,364	14,147,932	31,127,693	55,177,823	69,489,408	83,744,969	112,136,157
9	29,299,694	21,947,438	16,279,075	9,899,025	1,047,588	16,744,189	26,112,296	35,443,340	54,043,492
10	30,098,497	20,352,580	13,008,181	4,668,397	9,333,248	29,602,631	41,641,985	53,619,130	77,416,044

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,168,430	64,203,835	74,663,626	85,699,021	106,618,604	134,207,091	150,760,184	167,313,287	200,419,482
2	72,629,210	88,938,914	104,390,813	120,700,517	151,604,315	192,378,576	216,843,131	241,307,688	290,236,799
3	77,994,651	95,849,321	112,726,239	130,580,907	164,333,830	208,813,147	235,500,737	262,188,328	315,563,508
4	58,487,008	74,633,722	89,626,692	105,698,883	135,684,820	175,750,867	199,761,586	223,772,304	271,793,742
5	45,126,265	59,452,084	72,687,758	86,940,852	113,278,840	148,747,031	169,979,517	191,212,003	233,670,762
6	44,116,172	57,956,702	70,722,322	84,466,320	109,845,206	143,982,133	164,408,735	184,835,337	225,601,388
7	32,453,127	44,669,464	55,803,204	67,888,254	89,972,668	119,878,932	137,747,412	155,613,805	191,257,897
8	38,556,981	54,410,561	68,669,587	84,205,484	112,286,933	150,506,422	173,322,482	196,055,065	241,415,784
9	19,060,317	29,344,028	38,695,161	48,832,640	67,082,362	92,093,014	107,044,887	121,959,602	151,736,924
10	21,558,839	35,024,952	47,060,449	60,163,259	83,428,803	115,485,649	134,588,066	153,606,902	191,525,339

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,968,430	55,003,835	65,463,626	76,499,021	97,418,604	125,007,091	141,560,184	158,113,287	191,219,482
2	63,429,210	79,738,914	95,190,813	111,500,517	142,404,315	183,178,576	207,643,131	232,107,688	281,036,799
3	68,794,651	86,649,321	103,526,239	121,380,907	155,133,830	199,613,147	226,300,737	252,988,328	306,363,508
4	49,287,008	65,433,722	80,426,692	96,498,883	126,484,820	166,550,867	190,561,586	214,572,304	262,593,742
5	35,926,265	50,252,084	63,487,758	77,740,852	104,078,840	139,547,031	160,779,517	182,012,003	224,470,762
6	34,916,172	48,756,702	61,522,322	75,266,320	100,645,206	134,782,133	155,208,735	175,635,337	216,401,388
7	23,253,127	35,469,464	46,603,204	58,688,254	80,772,668	110,678,932	128,547,412	146,413,805	182,057,897
8	29,356,981	45,210,561	59,469,587	75,005,484	103,086,933	141,306,422	164,122,482	186,855,065	232,215,784
9	9,860,317	20,144,028	29,495,161	39,632,640	57,882,362	82,893,014	97,844,887	112,759,602	142,536,924
10	12,358,839	25,824,952	37,860,449	50,963,259	74,228,803	106,285,649	125,388,066	144,406,902	182,325,339

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,368,430	50,403,835	60,863,626	71,899,021	92,818,604	120,407,091	136,960,184	153,513,287	186,619,482
2	58,829,210	75,138,914	90,590,813	106,900,517	137,804,315	178,578,576	203,043,131	227,507,688	276,436,799
3	64,194,651	82,049,321	98,926,239	116,780,907	150,533,830	195,013,147	221,700,737	248,388,328	301,763,508
4	44,687,008	60,833,722	75,826,692	91,898,883	121,884,820	161,950,867	185,961,586	209,972,304	257,993,742
5	31,326,265	45,652,084	58,887,758	73,140,852	99,478,840	134,947,031	156,179,517	177,412,003	219,870,762
6	30,316,172	44,156,702	56,922,322	70,666,320	96,045,206	130,182,133	150,608,735	171,035,337	211,801,388
7	18,653,127	30,869,464	42,003,204	54,088,254	76,172,668	106,078,932	123,947,412	141,813,805	177,457,897
8	24,756,981	40,610,561	54,869,587	70,405,484	98,486,933	136,706,422	159,522,482	182,255,065	227,615,784
9	5,260,317	15,544,028	24,895,161	35,032,640	53,282,362	78,293,014	93,244,887	108,159,602	137,936,924
10	7,758,839	21,224,952	33,260,449	46,363,259	69,628,803	101,685,649	120,788,066	139,806,902	177,725,339

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,368,430	27,403,835	37,863,626	48,899,021	69,818,604	97,407,091	113,960,184	130,513,287	163,619,482
2	35,829,210	52,138,914	67,590,813	83,900,517	114,804,315	155,578,576	180,043,131	204,507,688	253,436,799
3	41,194,651	59,049,321	75,926,239	93,780,907	127,533,830	172,013,147	198,700,737	225,388,328	278,763,508
4	21,687,008	37,833,722	52,826,692	68,898,883	98,884,820	138,950,867	162,961,586	186,972,304	234,993,742
5	8,326,265	22,652,084	35,887,758	50,140,852	76,478,840	111,947,031	133,179,517	154,412,003	196,870,762
6	7,316,172	21,156,702	33,922,322	47,666,320	73,045,206	107,182,133	127,608,735	148,035,337	188,801,388
7	4,346,873	7,869,464	19,003,204	31,088,254	53,172,668	83,078,932	100,947,412	118,813,805	154,457,897
8	1,756,981	17,610,561	31,869,587	47,405,484	75,486,933	113,706,422	136,522,482	159,255,065	204,615,784
9	17,739,683	7,455,972	1,895,161	12,032,640	30,282,362	55,293,014	70,244,887	85,159,602	114,936,924
10	15,241,161	1,775,048	10,260,449	23,363,259	46,628,803	78,685,649	97,788,066	116,806,902	154,725,339

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,780,821	61,816,216	72,276,008	83,311,403	104,230,985	131,819,483	148,372,576	164,925,668	198,031,863
2	69,646,475	85,956,178	101,408,074	117,717,778	148,621,576	189,395,837	213,860,392	238,324,949	287,254,060
3	74,694,835	92,549,504	109,426,421	127,281,091	161,034,926	205,559,375	232,246,965	258,934,555	312,309,736
4	54,954,296	71,124,746	86,143,273	102,215,464	132,201,401	172,316,053	196,326,772	220,337,491	268,358,928
5	41,760,164	56,132,952	69,368,627	83,665,797	110,006,022	145,519,880	166,752,366	187,984,852	230,449,823
6	40,904,234	54,789,582	67,591,714	81,343,392	106,765,853	140,945,749	161,372,350	181,798,952	222,607,372
7	29,438,717	41,700,814	52,869,553	64,970,407	87,086,286	117,032,826	134,941,019	152,807,412	188,490,663
8	34,261,653	50,234,268	64,552,175	80,162,059	108,338,902	146,641,184	169,483,860	192,270,004	237,683,539
9	16,486,566	26,828,911	36,208,590	46,368,862	64,657,367	89,721,259	104,673,132	119,620,941	149,398,263
10	17,865,202	31,445,513	43,550,521	56,731,575	80,070,915	112,209,225	131,343,947	150,408,050	188,371,122

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,580,821	52,616,216	63,076,008	74,111,403	95,030,985	122,619,483	139,172,576	155,725,668	188,831,863
2	60,446,475	76,756,178	92,208,074	108,517,778	139,421,576	180,195,837	204,660,392	229,124,949	278,054,060
3	65,494,835	83,349,504	100,226,421	118,081,091	151,834,926	196,359,375	223,046,965	249,734,555	303,109,736
4	45,754,296	61,924,746	76,943,273	93,015,464	123,001,401	163,116,053	187,126,772	211,137,491	259,158,928
5	32,560,164	46,932,952	60,168,627	74,465,797	100,806,022	136,319,880	157,552,366	178,784,852	221,249,823
6	31,704,234	45,589,582	58,391,714	72,143,392	97,565,853	131,745,749	152,172,350	172,598,952	213,407,372
7	20,238,717	32,500,814	43,669,553	55,770,407	77,886,286	107,832,826	125,741,019	143,607,412	179,290,663
8	25,061,653	41,034,268	55,352,175	70,962,059	99,138,902	137,441,184	160,283,860	183,070,004	228,483,539
9	7,286,566	17,628,911	27,008,590	37,168,862	55,457,367	80,521,259	95,473,132	110,420,941	140,198,263
10	8,665,202	22,245,513	34,350,521	47,531,575	70,870,915	103,009,225	122,143,947	141,208,050	179,171,122

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,980,821	48,016,216	58,476,008	69,511,403	90,430,985	118,019,483	134,572,576	151,125,668	184,231,863
2	55,846,475	72,156,178	87,608,074	103,917,778	134,821,576	175,595,837	200,060,392	224,524,949	273,454,060
3	60,894,835	78,749,504	95,626,421	113,481,091	147,234,926	191,759,375	218,446,965	245,134,555	298,509,736
4	41,154,296	57,324,746	72,343,273	88,415,464	118,401,401	158,516,053	182,526,772	206,537,491	254,558,928
5	27,960,164	42,332,952	55,568,627	69,865,797	96,206,022	131,719,880	152,952,366	174,184,852	216,649,823
6	27,104,234	40,989,582	53,791,714	67,543,392	92,965,853	127,145,749	147,572,350	167,998,952	208,807,372
7	15,638,717	27,900,814	39,069,553	51,170,407	73,286,286	103,232,826	121,141,019	139,007,412	174,690,663
8	20,461,653	36,434,268	50,752,175	66,362,059	94,538,902	132,841,184	155,683,860	178,470,004	223,883,539
9	2,686,566	13,028,911	22,408,590	32,568,862	50,857,367	75,921,259	90,873,132	105,820,941	135,598,263
10	4,065,202	17,645,513	29,750,521	42,931,575	66,270,915	98,409,225	117,543,947	136,608,050	174,571,122

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,980,821	25,016,216	35,476,008	46,511,403	67,430,985	95,019,483	111,572,576	128,125,668	161,231,863
2	32,846,475	49,156,178	64,608,074	80,917,778	111,821,576	152,595,837	177,060,392	201,524,949	250,454,060
3	37,894,835	55,749,504	72,626,421	90,481,091	124,234,926	168,759,375	195,446,965	222,134,555	275,509,736
4	18,154,296	34,324,746	49,343,273	65,415,464	95,401,401	135,516,053	159,526,772	183,537,491	231,558,928
5	4,960,164	19,332,952	32,568,627	46,865,797	73,206,022	108,719,880	129,952,366	151,184,852	193,649,823
6	4,104,234	17,989,582	30,791,714	44,543,392	69,965,853	104,145,749	124,572,350	144,998,952	185,807,372
7	7,361,283	4,900,814	16,069,553	28,170,407	50,286,286	80,232,826	98,141,019	116,007,412	151,690,663
8	2,538,347	13,434,268	27,752,175	43,362,059	71,538,902	109,841,184	132,683,860	155,470,004	200,883,539
9	20,313,434	9,971,089	591,410	9,568,862	27,857,367	52,921,259	67,873,132	82,820,941	112,598,263
10	18,934,798	5,354,487	6,750,521	19,931,575	43,270,915	75,409,225	94,543,947	113,608,050	151,571,122

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,754,278	57,945,346	65,646,288	73,922,834	89,324,719	110,016,090	122,430,915	134,845,739	159,675,378
2	66,105,331	79,689,229	91,063,701	103,295,978	126,044,923	156,625,619	174,974,034	193,322,453	230,019,287
3	70,852,783	85,723,440	98,136,690	111,527,692	136,354,192	169,811,406	189,827,098	209,842,791	249,874,178
4	52,018,827	65,486,745	76,493,655	88,547,799	110,497,641	140,632,999	158,669,195	176,677,234	212,693,312
5	39,366,360	51,343,760	61,005,142	71,728,019	91,001,055	117,655,451	133,641,845	149,566,210	181,414,938
6	38,544,584	50,113,867	59,458,738	69,799,716	88,390,552	114,054,935	129,437,769	144,770,221	175,410,123
7	27,541,750	37,763,495	45,887,961	54,991,330	71,131,691	93,657,797	107,114,483	120,570,330	147,369,919
8	32,135,541	45,447,233	55,858,819	67,618,771	88,137,341	117,016,662	134,226,349	151,386,698	185,570,139
9	14,903,053	23,524,518	30,361,826	38,013,976	51,302,124	70,166,885	81,438,087	92,669,878	115,089,697
10	16,085,974	27,420,571	36,238,919	46,177,550	63,117,846	87,393,416	101,837,666	116,222,647	144,833,774

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,554,278	48,745,346	56,446,288	64,722,834	80,124,719	100,816,090	113,230,915	125,645,739	150,475,378
2	56,905,331	70,489,229	81,863,701	94,095,978	116,844,923	147,425,619	165,774,034	184,122,453	220,819,287
3	61,652,783	76,523,440	88,936,690	102,327,692	127,154,192	160,611,406	180,627,098	200,642,791	240,674,178
4	42,818,827	56,286,745	67,293,655	79,347,799	101,297,641	131,432,999	149,469,195	167,477,234	203,493,312
5	30,166,360	42,143,760	51,805,142	62,528,019	81,801,055	108,455,451	124,441,845	140,366,210	172,214,938
6	29,344,584	40,913,867	50,258,738	60,599,716	79,190,552	104,854,935	120,237,769	135,570,221	166,210,123
7	18,341,750	28,563,495	36,687,961	45,791,330	61,931,691	84,457,797	97,914,483	111,370,330	138,169,919
8	22,935,541	36,247,233	46,658,819	58,418,771	78,937,341	107,816,662	125,026,349	142,186,698	176,370,139
9	5,703,053	14,324,518	21,161,826	28,813,976	42,102,124	60,966,885	72,238,087	83,469,878	105,889,697
10	6,885,974	18,220,571	27,038,919	36,977,550	53,917,846	78,193,416	92,637,666	107,022,647	135,633,774

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,954,278	44,145,346	51,846,288	60,122,834	75,524,719	96,216,090	108,630,915	121,045,739	145,875,378
2	52,305,331	65,889,229	77,263,701	89,495,978	112,244,923	142,825,619	161,174,034	179,522,453	216,219,287
3	57,052,783	71,923,440	84,336,690	97,727,692	122,554,192	156,011,406	176,027,098	196,042,791	236,074,178
4	38,218,827	51,686,745	62,693,655	74,747,799	96,697,641	126,832,999	144,869,195	162,877,234	198,893,312
5	25,566,360	37,543,760	47,205,142	57,928,019	77,201,055	103,855,451	119,841,845	135,766,210	167,614,938
6	24,744,584	36,313,867	45,658,738	55,999,716	74,590,552	100,254,935	115,637,769	130,970,221	161,610,123
7	13,741,750	23,963,495	32,087,961	41,191,330	57,331,691	79,857,797	93,314,483	106,770,330	133,569,919
8	18,335,541	31,647,233	42,058,819	53,818,771	74,337,341	103,216,662	120,426,349	137,586,698	171,770,139
9	1,103,053	9,724,518	16,561,826	24,213,976	37,502,124	56,366,885	67,638,087	78,869,878	101,289,697
10	2,285,974	13,620,571	22,438,919	32,377,550	49,317,846	73,593,416	88,037,666	102,422,647	131,033,774

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,954,278	21,145,346	28,846,288	37,122,834	52,524,719	73,216,090	85,630,915	98,045,739	122,875,378
2	29,305,331	42,889,229	54,263,701	66,495,978	89,244,923	119,825,619	138,174,034	156,522,453	193,219,287
3	34,052,783	48,923,440	61,336,690	74,727,692	99,554,192	133,011,406	153,027,098	173,042,791	213,074,178
4	15,218,827	28,686,745	39,693,655	51,747,799	73,697,641	103,832,999	121,869,195	139,877,234	175,893,312
5	2,566,360	14,543,760	24,205,142	34,928,019	54,201,055	80,855,451	96,841,845	112,766,210	144,614,938
6	1,744,584	13,313,867	22,658,738	32,999,716	51,590,552	77,254,935	92,637,769	107,970,221	138,610,123
7	9,258,250	963,495	9,087,961	18,191,330	34,331,691	56,857,797	70,314,483	83,770,330	110,569,919
8	4,664,459	8,647,233	19,058,819	30,818,771	51,337,341	80,216,662	97,426,349	114,586,698	148,770,139
9	21,896,947	13,275,482	6,438,174	1,213,976	14,502,124	33,366,885	44,638,087	55,869,878	78,289,697
10	20,714,026	9,379,429	561,081	9,377,550	26,317,846	50,593,416	65,037,666	79,422,647	108,033,774

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,284,535	64,370,533	74,878,284	85,964,281	106,979,784	134,694,782	151,323,772	167,952,773	201,210,764
2	72,791,494	89,175,984	104,698,730	121,083,220	152,128,720	193,089,940	217,666,673	242,243,404	291,396,870
3	78,158,996	96,095,533	113,049,836	130,986,374	164,894,979	209,580,615	236,390,573	263,200,533	316,820,453
4	58,545,443	74,769,711	89,831,426	105,977,312	136,100,742	176,353,970	200,474,784	224,595,598	272,837,227
5	45,135,431	59,530,286	72,826,649	87,148,398	113,607,153	149,241,229	170,571,072	191,900,914	234,557,568
6	44,131,742	58,038,929	70,866,232	84,673,250	110,171,609	144,468,126	164,988,389	185,508,652	226,464,646
7	32,429,717	44,705,060	55,892,801	68,036,174	90,221,850	120,268,110	138,221,351	156,169,666	191,979,984
8	38,470,138	54,404,887	68,734,053	84,348,701	112,562,889	150,965,414	173,886,092	196,726,723	242,299,194
9	19,038,428	29,371,407	38,767,501	48,953,518	67,290,014	92,417,329	107,437,761	122,422,819	152,336,678
10	21,479,972	35,013,925	47,110,533	60,276,323	83,655,708	115,865,025	135,055,031	154,163,758	192,258,707

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	44,084,535	55,170,533	65,678,284	76,764,281	97,779,784	125,494,782	142,123,772	158,752,773	192,010,764
2	63,591,494	79,975,984	95,498,730	111,883,220	142,928,720	183,889,940	208,466,673	233,043,404	282,196,870
3	68,958,996	86,895,533	103,849,836	121,786,374	155,694,979	200,380,615	227,190,573	254,000,533	307,620,453
4	49,345,443	65,569,711	80,631,426	96,777,312	126,900,742	167,153,970	191,274,784	215,395,598	263,637,227
5	35,935,431	50,330,286	63,626,649	77,948,398	104,407,153	140,041,229	161,371,072	182,700,914	225,357,568
6	34,931,742	48,838,929	61,666,232	75,473,250	100,971,609	135,268,126	155,788,389	176,308,652	217,264,646
7	23,229,717	35,505,060	46,692,801	58,836,174	81,021,850	111,068,110	129,021,351	146,969,666	182,779,984
8	29,270,138	45,204,887	59,534,053	75,148,701	103,362,889	141,765,414	164,686,092	187,526,723	233,099,194
9	9,838,428	20,171,407	29,567,501	39,753,518	58,090,014	83,217,329	98,237,761	113,222,819	143,136,678
10	12,279,972	25,813,925	37,910,533	51,076,323	74,455,708	106,665,025	125,855,031	144,963,758	183,058,707

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,484,535	50,570,533	61,078,284	72,164,281	93,179,784	120,894,782	137,523,772	154,152,773	187,410,764
2	58,991,494	75,375,984	90,898,730	107,283,220	138,328,720	179,289,940	203,866,673	228,443,404	277,596,870
3	64,358,996	82,295,533	99,249,836	117,186,374	151,094,979	195,780,615	222,590,573	249,400,533	303,020,453
4	44,745,443	60,969,711	76,031,426	92,177,312	122,300,742	162,553,970	186,674,784	210,795,598	259,037,227
5	31,335,431	45,730,286	59,026,649	73,348,398	99,807,153	135,441,229	156,771,072	178,100,914	220,757,568
6	30,331,742	44,238,929	57,066,232	70,873,250	96,371,609	130,668,126	151,188,389	171,708,652	212,664,646
7	18,629,717	30,905,060	42,092,801	54,236,174	76,421,850	106,468,110	124,421,351	142,369,666	178,179,984
8	24,670,138	40,604,887	54,934,053	70,548,701	98,762,889	137,165,414	160,086,092	182,926,723	228,499,194
9	5,238,428	15,571,407	24,967,501	35,153,518	53,490,014	78,617,329	93,637,761	108,622,819	138,536,678
10	7,679,972	21,213,925	33,310,533	46,476,323	69,855,708	102,065,025	121,255,031	140,363,758	178,458,707

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,484,535	27,570,533	38,078,284	49,164,281	70,179,784	97,894,782	114,523,772	131,152,773	164,410,764
2	35,991,494	52,375,984	67,898,730	84,283,220	115,328,720	156,289,940	180,866,673	205,443,404	254,596,870
3	41,358,996	59,295,533	76,249,836	94,186,374	128,094,979	172,780,615	199,590,573	226,400,533	280,020,453
4	21,745,443	37,969,711	53,031,426	69,177,312	99,300,742	139,553,970	163,674,784	187,795,598	236,037,227
5	8,335,431	22,730,286	36,026,649	50,348,398	76,807,153	112,441,229	133,771,072	155,100,914	197,757,568
6	7,331,742	21,238,929	34,066,232	47,873,250	73,371,609	107,668,126	128,188,389	148,708,652	189,664,646
7	4,370,283	7,905,060	19,092,801	31,236,174	53,421,850	83,468,110	101,421,351	119,369,666	155,179,984
8	1,670,138	17,604,887	31,934,053	47,548,701	75,762,889	114,165,414	137,086,092	159,926,723	205,499,194
9	17,761,572	7,428,593	1,967,501	12,153,518	30,490,014	55,617,329	70,637,761	85,622,819	115,536,678
10	15,320,028	1,786,075	10,310,533	23,476,323	46,855,708	79,065,025	98,255,031	117,363,758	155,458,707

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,886,512	61,972,509	72,480,260	83,566,257	104,581,760	132,296,748	148,925,749	165,554,739	198,812,741
2	69,795,742	86,180,232	101,702,982	118,087,469	149,132,968	190,094,189	214,670,922	239,247,655	288,401,119
3	74,844,784	92,781,323	109,735,624	127,672,162	161,580,767	206,312,648	233,122,608	259,932,566	313,552,487
4	54,997,320	71,241,917	86,332,812	102,478,698	132,602,128	172,904,172	197,024,987	221,145,801	269,387,430
5	41,754,646	56,196,675	69,493,038	83,855,764	110,320,058	146,000,000	167,329,843	188,659,685	231,319,370
6	40,905,792	54,857,992	67,718,825	81,536,698	107,078,824	141,418,495	161,938,758	182,459,022	223,457,569
7	29,399,132	41,723,461	52,943,411	65,102,691	87,322,877	117,409,588	135,402,715	153,351,030	189,200,678
8	34,156,073	50,208,544	64,598,069	80,283,607	108,597,635	147,079,452	170,030,724	192,925,150	238,550,666
9	16,451,308	26,843,211	36,268,004	46,476,940	64,852,433	90,035,228	105,055,659	120,073,956	149,987,815
10	17,767,120	31,418,871	43,582,356	56,827,892	80,280,378	112,571,589	131,796,760	150,950,952	189,090,730

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,686,512	52,772,509	63,280,260	74,366,257	95,381,760	123,096,748	139,725,749	156,354,739	189,612,741
2	60,595,742	76,980,232	92,502,982	108,887,469	139,932,968	180,894,189	205,470,922	230,047,655	279,201,119
3	65,644,784	83,581,323	100,535,624	118,472,162	152,380,767	197,112,648	223,922,608	250,732,566	304,352,487
4	45,797,320	62,041,917	77,132,812	93,278,698	123,402,128	163,704,172	187,824,987	211,945,801	260,187,430
5	32,554,646	46,996,675	60,293,038	74,655,764	101,120,058	136,800,000	158,129,843	179,459,685	222,119,370
6	31,705,792	45,657,992	58,518,825	72,336,698	97,878,824	132,218,495	152,738,758	173,259,022	214,257,569
7	20,199,132	32,523,461	43,743,411	55,902,691	78,122,877	108,209,588	126,202,715	144,151,030	180,000,678
8	24,956,073	41,008,544	55,398,069	71,083,607	99,397,635	137,879,452	160,830,724	183,725,150	229,350,666
9	7,251,308	17,643,211	27,068,004	37,276,940	55,652,433	80,835,228	95,855,659	110,873,956	140,787,815
10	8,567,120	22,218,871	34,382,356	47,627,892	71,080,378	103,371,589	122,596,760	141,750,952	179,890,730

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	37,086,512	48,172,509	58,680,260	69,766,257	90,781,760	118,496,748	135,125,749	151,754,739	185,012,741
2	55,995,742	72,380,232	87,902,982	104,287,469	135,332,968	176,294,189	200,870,922	225,447,655	274,601,119
3	61,044,784	78,981,323	95,935,624	113,872,162	147,780,767	192,512,648	219,322,608	246,132,566	299,752,487
4	41,197,320	57,441,917	72,532,812	88,678,698	118,802,128	159,104,172	183,224,987	207,345,801	255,587,430
5	27,954,646	42,396,675	55,693,038	70,055,764	96,520,058	132,200,000	153,529,843	174,859,685	217,519,370
6	27,105,792	41,057,992	53,918,825	67,736,698	93,278,824	127,618,495	148,138,758	168,659,022	209,657,569
7	15,599,132	27,923,461	39,143,411	51,302,691	73,522,877	103,609,588	121,602,715	139,551,030	175,400,678
8	20,356,073	36,408,544	50,798,069	66,483,607	94,797,635	133,279,452	156,230,724	179,125,150	224,750,666
9	2,651,308	13,043,211	22,468,004	32,676,940	51,052,433	76,235,228	91,255,659	106,273,956	136,187,815
10	3,967,120	17,618,871	29,782,356	43,027,892	66,480,378	98,771,589	117,996,760	137,150,952	175,290,730

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	14,086,512	25,172,509	35,680,260	46,766,257	67,781,760	95,496,748	112,125,749	128,754,739	162,012,741
2	32,995,742	49,380,232	64,902,982	81,287,469	112,332,968	153,294,189	177,870,922	202,447,655	251,601,119
3	38,044,784	55,981,323	72,935,624	90,872,162	124,780,767	169,512,648	196,322,608	223,132,566	276,752,487
4	18,197,320	34,441,917	49,532,812	65,678,698	95,802,128	136,104,172	160,224,987	184,345,801	232,587,430
5	4,954,646	19,396,675	32,693,038	47,055,764	73,520,058	109,200,000	130,529,843	151,859,685	194,519,370
6	4,105,792	18,057,992	30,918,825	44,736,698	70,278,824	104,618,495	125,138,758	145,659,022	186,657,569
7	7,400,868	4,923,461	16,143,411	28,302,691	50,522,877	80,609,588	98,602,715	116,551,030	152,400,678
8	2,643,927	13,408,544	27,798,069	43,483,607	71,797,635	110,279,452	133,230,724	156,125,150	201,750,666
9	20,348,692	9,956,789	531,996	9,676,940	28,052,433	53,235,228	68,255,659	83,273,956	113,187,815
10	19,032,880	5,381,129	6,782,356	20,027,892	43,480,378	75,771,589	94,996,760	114,150,952	152,290,730

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,850,137	58,083,353	65,819,612	74,134,108	89,606,607	110,392,855	122,864,608	135,336,352	160,279,848
2	66,237,697	79,883,882	91,310,509	103,598,875	126,452,129	157,173,045	175,605,595	194,038,145	230,903,242
3	70,984,380	85,923,222	98,393,391	111,845,795	136,786,130	170,400,041	190,507,511	210,614,979	250,829,919
4	52,047,605	65,577,276	76,638,172	88,747,587	110,798,074	141,071,611	159,193,973	177,284,585	213,465,806
5	39,349,116	51,384,783	61,090,465	71,862,509	91,227,218	118,003,832	134,066,783	150,064,165	182,058,928
6	38,534,607	50,160,132	59,547,852	69,939,396	88,615,474	114,400,641	129,854,010	145,259,827	176,040,221
7	27,492,785	37,765,739	45,929,145	55,077,205	71,294,483	93,926,745	107,445,133	120,963,522	147,887,979
8	32,019,254	45,396,251	55,859,785	67,677,808	88,298,587	117,314,305	134,606,824	151,849,726	186,193,720
9	14,859,959	23,523,099	30,393,871	38,083,192	51,435,409	70,388,680	81,711,564	92,996,839	115,521,414
10	15,978,901	27,371,650	36,233,458	46,223,586	63,245,981	87,638,500	102,151,740	116,605,402	145,350,402

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,650,137	48,883,353	56,619,612	64,934,108	80,406,607	101,192,855	113,664,608	126,136,352	151,079,848
2	57,037,697	70,683,882	82,110,509	94,398,875	117,252,129	147,973,045	166,405,595	184,838,145	221,703,242
3	61,784,380	76,723,222	89,193,391	102,645,795	127,586,130	161,200,041	181,307,511	201,414,979	241,629,919
4	42,847,605	56,377,276	67,438,172	79,547,587	101,598,074	131,871,611	149,993,973	168,084,585	204,265,806
5	30,149,116	42,184,783	51,890,465	62,662,509	82,027,218	108,803,832	124,866,783	140,864,165	172,858,928
6	29,334,607	40,960,132	50,347,852	60,739,396	79,415,474	105,200,641	120,654,010	136,059,827	166,840,221
7	18,292,785	28,565,739	36,729,145	45,877,205	62,094,483	84,726,745	98,245,133	111,763,522	138,687,979
8	22,819,254	36,196,251	46,659,785	58,477,808	79,098,587	108,114,305	125,406,824	142,649,726	176,993,720
9	5,659,959	14,323,099	21,193,871	28,883,192	42,235,409	61,188,680	72,511,564	83,796,839	106,321,414
10	6,778,901	18,171,650	27,033,458	37,023,586	54,045,981	78,438,500	92,951,740	107,405,402	136,150,402

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	35,050,137	44,283,353	52,019,612	60,334,108	75,806,607	96,592,855	109,064,608	121,536,352	146,479,848
2	52,437,697	66,083,882	77,510,509	89,798,875	112,652,129	143,373,045	161,805,595	180,238,145	217,103,242
3	57,184,380	72,123,222	84,593,391	98,045,795	122,986,130	156,600,041	176,707,511	196,814,979	237,029,919
4	38,247,605	51,777,276	62,838,172	74,947,587	96,998,074	127,271,611	145,393,973	163,484,585	199,665,806
5	25,549,116	37,584,783	47,290,465	58,062,509	77,427,218	104,203,832	120,266,783	136,264,165	168,258,928
6	24,734,607	36,360,132	45,747,852	56,139,396	74,815,474	100,600,641	116,054,010	131,459,827	162,240,221
7	13,692,785	23,965,739	32,129,145	41,277,205	57,494,483	80,126,745	93,645,133	107,163,522	134,087,979
8	18,219,254	31,596,251	42,059,785	53,877,808	74,498,587	103,514,305	120,806,824	138,049,726	172,393,720
9	1,059,959	9,723,099	16,593,871	24,283,192	37,635,409	56,588,680	67,911,564	79,196,839	101,721,414
10	2,178,901	13,571,650	22,433,458	32,423,586	49,445,981	73,838,500	88,351,740	102,805,402	131,550,402

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	12,050,137	21,283,353	29,019,612	37,334,108	52,806,607	73,592,855	86,064,608	98,536,352	123,479,848
2	29,437,697	43,083,882	54,510,509	66,798,875	89,652,129	120,373,045	138,805,595	157,238,145	194,103,242
3	34,184,380	49,123,222	61,593,391	75,045,795	99,986,130	133,600,041	153,707,511	173,814,979	214,029,919
4	15,247,605	28,777,276	39,838,172	51,947,587	73,998,074	104,271,611	122,393,973	140,484,585	176,665,806
5	2,549,116	14,584,783	24,290,465	35,062,509	54,427,218	81,203,832	97,266,783	113,264,165	145,258,928
6	1,734,607	13,360,132	22,747,852	33,139,396	51,815,474	77,600,641	93,054,010	108,459,827	139,240,221
7	9,307,215	965,739	9,129,145	18,277,205	34,494,483	57,126,745	70,645,133	84,163,522	111,087,979
8	4,780,746	8,596,251	19,059,785	30,877,808	51,498,587	80,514,305	97,806,824	115,049,726	149,393,720
9	21,940,041	13,276,901	6,406,129	1,283,192	14,635,409	33,588,680	44,911,564	56,196,839	78,721,414
10	20,821,099	9,428,350	566,542	9,423,586	26,445,981	50,838,500	65,351,740	79,805,402	108,550,402

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	53,050,752	64,035,545	74,447,377	85,432,180	106,255,832	133,717,829	150,195,024	166,672,218	199,626,607
2	72,464,959	88,699,880	104,080,925	120,315,846	151,077,940	191,665,242	216,017,620	240,370,001	289,074,760
3	77,828,129	95,600,929	112,400,461	130,173,262	163,768,163	208,043,532	234,608,752	261,173,973	314,304,414
4	58,426,239	74,495,435	89,419,656	105,418,152	135,266,596	175,145,495	199,046,119	222,946,743	270,747,989
5	45,114,876	59,371,691	72,546,676	86,731,145	112,948,367	148,250,701	169,385,830	190,520,960	232,781,855
6	44,098,481	57,872,384	70,576,350	84,257,328	109,516,768	143,494,136	163,827,076	184,160,016	224,736,154
7	32,474,549	44,631,907	55,711,673	67,738,428	89,721,244	119,487,150	137,271,621	155,056,092	190,533,984
8	38,638,653	54,413,478	68,598,959	84,059,623	112,008,371	150,044,896	172,756,338	195,380,908	240,529,911
9	19,080,525	29,314,993	38,621,187	48,710,151	66,873,121	91,767,132	106,650,447	121,494,841	151,135,626
10	21,635,274	35,033,616	47,008,067	60,047,928	83,199,695	115,104,131	134,118,958	153,047,934	190,789,888

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,850,752	54,835,545	65,247,377	76,232,180	97,055,832	124,517,829	140,995,024	157,472,218	190,426,607
2	63,264,959	79,499,880	94,880,925	111,115,846	141,877,940	182,465,242	206,817,620	231,170,001	279,874,760
3	68,628,129	86,400,929	103,200,461	120,973,262	154,568,163	198,843,532	225,408,752	251,973,973	305,104,414
4	49,226,239	65,295,435	80,219,656	96,218,152	126,066,596	165,945,495	189,846,119	213,746,743	261,547,989
5	35,914,876	50,171,691	63,346,676	77,531,145	103,748,367	139,050,701	160,185,830	181,320,960	223,581,855
6	34,898,481	48,672,384	61,376,350	75,057,328	100,316,768	134,294,136	154,627,076	174,960,016	215,536,154
7	23,274,549	35,431,907	46,511,673	58,538,428	80,521,244	110,287,150	128,071,621	145,856,092	181,333,984
8	29,438,653	45,213,478	59,398,959	74,859,623	102,808,371	140,844,896	163,556,338	186,180,908	231,329,911
9	9,880,525	20,114,993	29,421,187	39,510,151	57,673,121	82,567,132	97,450,447	112,294,841	141,935,626
10	12,435,274	25,833,616	37,808,067	50,847,928	73,999,695	105,904,131	124,918,958	143,847,934	181,589,888

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,250,752	50,235,545	60,647,377	71,632,180	92,455,832	119,917,829	136,395,024	152,872,218	185,826,607
2	58,664,959	74,899,880	90,280,925	106,515,846	137,277,940	177,865,242	202,217,620	226,570,001	275,274,760
3	64,028,129	81,800,929	98,600,461	116,373,262	149,968,163	194,243,532	220,808,752	247,373,973	300,504,414
4	44,626,239	60,695,435	75,619,656	91,618,152	121,466,596	161,345,495	185,246,119	209,146,743	256,947,989
5	31,314,876	45,571,691	58,746,676	72,931,145	99,148,367	134,450,701	155,585,830	176,720,960	218,981,855
6	30,298,481	44,072,384	56,776,350	70,457,328	95,716,768	129,694,136	150,027,076	170,360,016	210,936,154
7	18,674,549	30,831,907	41,911,673	53,938,428	75,921,244	105,687,150	123,471,621	141,256,092	176,733,984
8	24,838,653	40,613,478	54,798,959	70,259,623	98,208,371	136,244,896	158,956,338	181,580,908	226,729,911
9	5,280,525	15,514,993	24,821,187	34,910,151	53,073,121	77,967,132	92,850,447	107,694,841	137,335,626
10	7,835,274	21,233,616	33,208,067	46,247,928	69,399,695	101,304,131	120,318,958	139,247,934	176,989,888

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,250,752	27,235,545	37,647,377	48,632,180	69,455,832	96,917,829	113,395,024	129,872,218	162,826,607
2	35,664,959	51,899,880	67,280,925	83,515,846	114,277,940	154,865,242	179,217,620	203,570,001	252,274,760
3	41,028,129	58,800,929	75,600,461	93,373,262	126,968,163	171,243,532	197,808,752	224,373,973	277,504,414
4	21,626,239	37,695,435	52,619,656	68,618,152	98,466,596	138,345,495	162,246,119	186,146,743	233,947,989
5	8,314,876	22,571,691	35,746,676	49,931,145	76,148,367	111,450,701	132,585,830	153,720,960	195,981,855
6	7,298,481	21,072,384	33,776,350	47,457,328	72,716,768	106,694,136	127,027,076	147,360,016	187,936,154
7	4,325,451	7,831,907	18,911,673	30,938,428	52,921,244	82,687,150	100,471,621	118,256,092	153,733,984
8	1,838,653	17,613,478	31,798,959	47,259,623	75,208,371	113,244,896	135,956,338	158,580,908	203,729,911
9	17,719,475	7,485,007	1,821,187	11,910,151	30,073,121	54,967,132	69,850,447	84,694,841	114,335,626
10	15,164,726	1,766,384	10,208,067	23,247,928	46,399,695	78,304,131	97,318,958	116,247,934	153,989,888

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,673,555	61,658,358	72,070,189	83,054,982	103,878,644	131,340,632	147,817,826	164,295,021	197,249,420
2	69,495,240	85,730,160	101,111,206	117,346,126	148,108,220	188,695,519	213,047,900	237,400,281	286,105,041
3	74,542,712	92,315,515	109,115,047	126,887,848	160,486,913	204,803,959	231,369,180	257,934,400	311,064,842
4	54,908,945	71,005,250	85,951,441	101,949,937	131,798,381	171,725,673	195,626,297	219,526,921	267,328,167
5	41,763,466	56,067,045	69,242,031	83,472,611	109,689,832	145,037,635	166,172,764	187,307,893	229,578,152
6	40,900,561	54,719,086	67,462,517	81,148,029	106,450,856	140,471,003	160,803,944	181,136,884	221,755,204
7	29,476,293	41,676,214	52,793,741	64,836,196	86,847,795	116,654,189	134,477,476	152,261,947	187,778,827
8	34,364,406	50,255,412	64,503,569	80,037,838	108,077,570	146,200,352	168,934,468	191,612,366	236,813,954
9	16,520,125	26,812,936	36,147,525	46,259,156	64,460,696	89,405,729	104,289,044	119,166,387	148,807,172
10	17,960,827	31,469,798	43,516,363	56,631,222	79,859,224	111,844,694	130,888,997	149,863,043	187,649,437

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,473,555	52,458,358	62,870,189	73,854,982	94,678,644	122,140,632	138,617,826	155,095,021	188,049,420
2	60,295,240	76,530,160	91,911,206	108,146,126	138,908,220	179,495,519	203,847,900	228,200,281	276,905,041
3	65,342,712	83,115,515	99,915,047	117,687,848	151,286,913	195,603,959	222,169,180	248,734,400	301,864,842
4	45,708,945	61,805,250	76,751,441	92,749,937	122,598,381	162,525,673	186,426,297	210,326,921	258,128,167
5	32,563,466	46,867,045	60,042,031	74,272,611	100,489,832	135,837,635	156,972,764	178,107,893	220,378,152
6	31,700,561	45,519,086	58,262,517	71,948,029	97,250,856	131,271,003	151,603,944	171,936,884	212,555,204
7	20,276,293	32,476,214	43,593,741	55,636,196	77,647,795	107,454,189	125,277,476	143,061,947	178,578,827
8	25,164,406	41,055,412	55,303,569	70,837,838	98,877,570	137,000,352	159,734,468	182,412,366	227,613,954
9	7,320,125	17,612,936	26,947,525	37,059,156	55,260,696	80,205,729	95,089,044	109,966,387	139,607,172
10	8,760,827	22,269,798	34,316,363	47,431,222	70,659,224	102,644,694	121,688,997	140,663,043	178,449,437

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,873,555	47,858,358	58,270,189	69,254,982	90,078,644	117,540,632	134,017,826	150,495,021	183,449,420
2	55,695,240	71,930,160	87,311,206	103,546,126	134,308,220	174,895,519	199,247,900	223,600,281	272,305,041
3	60,742,712	78,515,515	95,315,047	113,087,848	146,686,913	191,003,959	217,569,180	244,134,400	297,264,842
4	41,108,945	57,205,250	72,151,441	88,149,937	117,998,381	157,925,673	181,826,297	205,726,921	253,528,167
5	27,963,466	42,267,045	55,442,031	69,672,611	95,889,832	131,237,635	152,372,764	173,507,893	215,778,152
6	27,100,561	40,919,086	53,662,517	67,348,029	92,650,856	126,671,003	147,003,944	167,336,884	207,955,204
7	15,676,293	27,876,214	38,993,741	51,036,196	73,047,795	102,854,189	120,677,476	138,461,947	173,978,827
8	20,564,406	36,455,412	50,703,569	66,237,838	94,277,570	132,400,352	155,134,468	177,812,366	223,013,954
9	2,720,125	13,012,936	22,347,525	32,459,156	50,660,696	75,605,729	90,489,044	105,366,387	135,007,172
10	4,160,827	17,669,798	29,716,363	42,831,222	66,059,224	98,044,694	117,088,997	136,063,043	173,849,437

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,873,555	24,858,358	35,270,189	46,254,982	67,078,644	94,540,632	111,017,826	127,495,021	160,449,420
2	32,695,240	48,930,160	64,311,206	80,546,126	111,308,220	151,895,519	176,247,900	200,600,281	249,305,041
3	37,742,712	55,515,515	72,315,047	90,087,848	123,686,913	168,003,959	194,569,180	221,134,400	274,264,842
4	18,108,945	34,205,250	49,151,441	65,149,937	94,998,381	134,925,673	158,826,297	182,726,921	230,528,167
5	4,963,466	19,267,045	32,442,031	46,672,611	72,889,832	108,237,635	129,372,764	150,507,893	192,778,152
6	4,100,561	17,919,086	30,662,517	44,348,029	69,650,856	103,671,003	124,003,944	144,336,884	184,955,204
7	7,323,707	4,876,214	15,993,741	28,036,196	50,047,795	79,854,189	97,677,476	115,461,947	150,978,827
8	2,435,594	13,455,412	27,703,569	43,237,838	71,277,570	109,400,352	132,134,468	154,812,366	200,013,954
9	20,279,875	9,987,064	652,475	9,459,156	27,660,696	52,605,729	67,489,044	82,366,387	112,007,172
10	18,839,173	5,330,202	6,716,363	19,831,222	43,059,224	75,044,694	94,088,997	113,063,043	150,849,437

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,656,837	57,805,767	65,471,392	73,709,989	89,041,250	109,637,743	121,995,649	134,353,545	159,069,337
2	65,970,992	79,492,604	90,814,919	102,991,110	125,635,746	156,076,221	174,340,506	192,604,790	229,133,359
3	70,719,008	85,521,478	97,877,810	111,207,411	135,920,075	169,220,623	189,144,540	209,068,454	248,916,285
4	51,987,717	65,393,881	76,346,839	88,345,711	110,194,907	140,192,086	158,142,148	176,067,615	211,918,550
5	39,381,382	51,300,546	60,917,627	71,591,338	90,772,730	117,304,909	133,214,777	149,066,124	180,768,818
6	38,552,440	50,065,510	59,367,533	69,657,975	88,163,566	113,707,195	129,019,495	144,278,609	174,778,020
7	27,588,697	37,757,604	45,844,817	54,903,522	70,966,994	93,386,970	106,781,953	120,173,300	146,850,006
8	32,248,991	45,495,418	55,855,095	67,557,014	87,973,452	116,716,412	133,843,302	150,921,135	184,944,058
9	14,944,443	23,524,256	30,328,123	37,943,125	51,167,229	69,943,501	81,163,022	92,341,352	114,656,436
10	16,190,582	27,467,095	36,242,016	46,129,216	62,987,445	87,146,129	101,521,419	115,837,749	144,315,033

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,456,837	48,605,767	56,271,392	64,509,989	79,841,250	100,437,743	112,795,649	125,153,545	149,869,337
2	56,770,992	70,292,604	81,614,919	93,791,110	116,435,746	146,876,221	165,140,506	183,404,790	219,933,359
3	61,519,008	76,321,478	88,677,810	102,007,411	126,720,075	160,020,623	179,944,540	199,868,454	239,716,285
4	42,787,717	56,193,881	67,146,839	79,145,711	100,994,907	130,992,086	148,942,148	166,867,615	202,718,550
5	30,181,382	42,100,546	51,717,627	62,391,338	81,572,730	108,104,909	124,014,777	139,866,124	171,568,818
6	29,352,440	40,865,510	50,167,533	60,457,975	78,963,566	104,507,195	119,819,495	135,078,609	165,578,020
7	18,388,697	28,557,604	36,644,817	45,703,522	61,766,994	84,186,970	97,581,953	110,973,300	137,650,006
8	23,048,991	36,295,418	46,655,095	58,357,014	78,773,452	107,516,412	124,643,302	141,721,135	175,744,058
9	5,744,443	14,324,256	21,128,123	28,743,125	41,967,229	60,743,501	71,963,022	83,141,352	105,456,436
10	6,990,582	18,267,095	27,042,016	36,929,216	53,787,445	77,946,129	92,321,419	106,637,749	135,115,033

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,856,837	44,005,767	51,671,392	59,909,989	75,241,250	95,837,743	108,195,649	120,553,545	145,269,337
2	52,170,992	65,692,604	77,014,919	89,191,110	111,835,746	142,276,221	160,540,506	178,804,790	215,333,359
3	56,919,008	71,721,478	84,077,810	97,407,411	122,120,075	155,420,623	175,344,540	195,268,454	235,116,285
4	38,187,717	51,593,881	62,546,839	74,545,711	96,394,907	126,392,086	144,342,148	162,267,615	198,118,550
5	25,581,382	37,500,546	47,117,627	57,791,338	76,972,730	103,504,909	119,414,777	135,266,124	166,968,818
6	24,752,440	36,265,510	45,567,533	55,857,975	74,363,566	99,907,195	115,219,495	130,478,609	160,978,020
7	13,788,697	23,957,604	32,044,817	41,103,522	57,166,994	79,586,970	92,981,953	106,373,300	133,050,006
8	18,448,991	31,695,418	42,055,095	53,757,014	74,173,452	102,916,412	120,043,302	137,121,135	171,144,058
9	1,144,443	9,724,256	16,528,123	24,143,125	37,367,229	56,143,501	67,363,022	78,541,352	100,856,436
10	2,390,582	13,667,095	22,442,016	32,329,216	49,187,445	73,346,129	87,721,419	102,037,749	130,515,033

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,856,837	21,005,767	28,671,392	36,909,989	52,241,250	72,837,743	85,195,649	97,553,545	122,269,337
2	29,170,992	42,692,604	54,014,919	66,191,110	88,835,746	119,276,221	137,540,506	155,804,790	192,333,359
3	33,919,008	48,721,478	61,077,810	74,407,411	99,120,075	132,420,623	152,344,540	172,268,454	212,116,285
4	15,187,717	28,593,881	39,546,839	51,545,711	73,394,907	103,392,086	121,342,148	139,267,615	175,118,550
5	2,581,382	14,500,546	24,117,627	34,791,338	53,972,730	80,504,909	96,414,777	112,266,124	143,968,818
6	1,752,440	13,265,510	22,567,533	32,857,975	51,363,566	76,907,195	92,219,495	107,478,609	137,978,020
7	9,211,303	957,604	9,044,817	18,103,522	34,166,994	56,586,970	69,981,953	83,373,300	110,050,006
8	4,551,009	8,695,418	19,055,095	30,757,014	51,173,452	79,916,412	97,043,302	114,121,135	148,144,058
9	21,855,557	13,275,744	6,471,877	1,143,125	14,367,229	33,143,501	44,363,022	55,541,352	77,856,436
10	20,609,418	9,332,905	557,984	9,329,216	26,187,445	50,346,129	64,721,419	79,037,749	107,515,033

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,931,493	63,865,694	74,229,555	85,163,756	105,891,498	133,226,986	149,628,282	166,029,578	198,832,171
2	72,298,737	88,458,875	103,769,070	119,929,204	150,549,597	190,949,936	215,190,141	239,430,343	287,910,750
3	77,659,426	95,350,357	112,072,505	129,763,438	163,200,348	207,271,767	233,714,618	260,157,469	313,043,172
4	58,363,138	74,354,847	89,210,322	105,135,122	134,846,073	174,537,857	198,328,385	222,118,912	269,699,968
5	45,101,264	59,289,105	72,403,402	86,519,277	112,615,731	147,752,240	168,790,013	189,827,786	231,890,846
6	44,078,669	57,785,975	70,428,316	84,046,275	109,186,298	143,004,133	163,243,412	183,482,691	223,868,942
7	32,493,983	44,592,389	55,618,209	67,586,697	89,465,423	119,091,427	136,793,976	154,496,525	189,808,242
8	38,715,625	54,413,637	68,525,649	83,911,117	111,727,201	149,580,834	172,187,659	194,704,251	239,641,573
9	19,099,053	29,284,301	38,545,580	48,586,051	66,662,293	91,439,685	106,254,441	121,028,535	150,532,783
10	21,709,279	35,039,915	46,953,386	59,930,331	82,968,384	114,720,470	133,647,708	152,486,854	190,052,354

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,731,493	54,665,694	65,029,555	75,963,756	96,691,498	124,026,986	140,428,282	156,829,578	189,632,171
2	63,098,737	79,258,875	94,569,070	110,729,204	141,349,597	181,749,936	205,990,141	230,230,343	278,710,750
3	68,459,426	86,150,357	102,872,505	120,563,438	154,000,348	198,071,767	224,514,618	250,957,469	303,843,172
4	49,163,138	65,154,847	80,010,322	95,935,122	125,646,073	165,337,857	189,126,385	212,918,912	260,499,968
5	35,901,264	50,089,105	63,203,402	77,319,277	103,415,731	138,552,240	159,590,013	180,627,786	222,690,846
6	34,878,669	48,585,975	61,228,316	74,846,275	99,986,298	133,804,133	154,043,412	174,282,691	214,668,942
7	23,293,983	35,392,389	46,418,209	58,386,697	80,265,423	109,891,427	127,593,976	145,296,525	180,608,242
8	29,515,625	45,213,637	59,325,649	74,711,117	102,527,201	140,380,834	162,987,659	185,504,251	230,441,573
9	9,899,053	20,084,301	29,345,580	39,386,051	57,462,293	82,239,685	97,054,441	111,828,535	141,332,783
10	12,509,279	25,839,915	37,753,386	50,730,331	73,768,384	105,520,470	124,447,708	143,286,854	180,852,354

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,131,493	50,065,694	60,429,555	71,363,756	92,091,498	119,426,986	135,828,282	152,229,578	185,032,171
2	58,498,737	74,658,875	89,969,070	106,129,204	136,749,597	177,149,936	201,390,141	225,630,343	274,110,750
3	63,859,426	81,550,357	98,272,505	115,963,438	149,400,348	193,471,767	219,914,618	246,357,469	299,243,172
4	44,563,138	60,554,847	75,410,322	91,335,122	121,046,073	160,737,857	184,528,385	208,318,912	255,899,968
5	31,301,264	45,489,105	58,603,402	72,719,277	98,815,731	133,952,240	154,990,013	176,027,786	218,090,846
6	30,278,669	43,985,975	56,628,316	70,246,275	95,386,298	129,204,133	149,443,412	169,682,691	210,068,942
7	18,693,983	30,792,389	41,818,209	53,786,697	75,665,423	105,291,427	122,993,976	140,696,525	176,008,242
8	24,915,625	40,613,637	54,725,649	70,111,117	97,927,201	135,780,834	158,387,659	180,904,251	225,841,573
9	5,299,053	15,484,301	24,745,580	34,786,051	52,862,293	77,639,685	92,454,441	107,228,535	136,732,783
10	7,909,279	21,239,915	33,153,386	46,130,331	69,168,384	100,920,470	119,847,708	138,686,854	176,252,354

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	16,131,493	27,065,694	37,429,555	48,363,756	69,091,498	96,426,986	112,828,282	129,229,578	162,032,171
2	35,498,737	51,658,875	66,969,070	83,129,204	113,749,597	154,149,936	178,390,141	202,630,343	251,110,750
3	40,859,426	58,550,357	75,272,505	92,963,438	126,400,348	170,471,767	196,914,618	223,357,469	276,243,172
4	21,563,138	37,554,847	52,410,322	68,335,122	98,046,073	137,737,857	161,528,385	185,318,912	232,899,968
5	8,301,264	22,489,105	35,603,402	49,719,277	75,815,731	110,952,240	131,990,013	153,027,786	195,090,846
6	7,278,669	20,985,975	33,628,316	47,246,275	72,386,298	106,204,133	126,443,412	146,682,691	187,068,942
7	4,306,017	7,792,389	18,818,209	30,786,697	52,665,423	82,291,427	99,993,976	117,696,525	153,008,242
8	1,915,625	17,613,637	31,725,649	47,111,117	74,927,201	112,780,834	135,387,659	157,904,251	202,841,573
9	17,700,947	7,515,699	1,745,580	11,786,051	29,862,293	54,639,685	69,454,441	84,228,535	113,732,783
10	15,090,721	1,760,085	10,153,386	23,130,331	46,168,384	77,920,470	96,847,708	115,686,854	153,252,354

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,564,722	61,498,923	71,862,794	82,796,985	103,524,726	130,860,214	147,261,510	163,662,807	196,465,400
2	69,342,040	85,502,178	100,812,373	116,972,510	147,592,903	187,993,239	212,233,444	236,473,646	284,954,053
3	74,388,419	92,079,352	108,801,500	126,492,431	159,936,727	204,046,402	230,489,253	256,932,105	309,817,807
4	54,861,269	70,883,428	85,757,316	101,682,117	131,393,067	171,133,032	194,923,561	218,714,088	266,295,144
5	41,764,552	55,998,952	69,113,249	83,275,033	109,371,488	144,553,265	165,591,038	186,628,811	228,704,356
6	40,894,773	54,646,506	67,331,236	80,950,612	106,133,831	139,994,258	160,233,538	180,472,817	220,901,065
7	29,509,610	41,649,659	52,715,975	64,700,057	86,607,404	116,273,679	134,012,085	151,714,634	187,065,168
8	34,464,331	50,273,806	64,452,253	79,910,943	107,813,639	145,756,958	168,382,551	190,952,237	235,941,913
9	16,551,985	26,795,286	36,084,808	46,147,822	64,262,419	89,088,637	103,903,393	118,710,293	148,214,541
10	18,053,994	31,491,728	43,479,881	56,528,609	79,645,306	111,477,998	130,431,913	149,315,930	186,925,675

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	41,364,722	52,298,923	62,662,794	73,596,985	94,324,726	121,660,214	138,061,510	154,462,807	187,265,400
2	60,142,040	76,302,178	91,612,373	107,772,510	138,392,903	178,793,239	203,033,444	227,273,646	275,754,053
3	65,188,419	82,879,352	99,601,500	117,292,431	150,736,727	194,846,402	221,289,253	247,732,105	300,617,807
4	45,661,269	61,683,428	76,557,316	92,482,117	122,193,067	161,933,032	185,723,561	209,514,088	257,095,144
5	32,564,552	46,798,952	59,913,249	74,075,033	100,171,488	135,353,265	156,391,038	177,428,811	219,504,356
6	31,694,773	45,446,506	58,131,236	71,750,612	96,933,831	130,794,258	151,033,538	171,272,817	211,701,065
7	20,309,610	32,449,659	43,515,975	55,500,057	77,407,404	107,073,679	124,812,085	142,514,634	177,865,168
8	25,264,331	41,073,806	55,252,253	70,710,943	98,613,639	136,556,958	159,182,551	181,752,237	226,741,913
9	7,351,985	17,595,286	26,884,808	36,947,822	55,062,419	79,888,637	94,703,393	109,510,293	139,014,541
10	8,853,994	22,291,728	34,279,881	47,328,609	70,445,306	102,277,998	121,231,913	140,115,930	177,725,675

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	36,764,722	47,698,923	58,062,794	68,996,985	89,724,726	117,060,214	133,461,510	149,862,807	182,665,400
2	55,542,040	71,702,178	87,012,373	103,172,510	133,792,903	174,193,239	198,433,444	222,673,646	271,154,053
3	60,588,419	78,279,352	95,001,500	112,692,431	146,136,727	190,246,402	216,689,253	243,132,105	296,017,807
4	41,061,269	57,083,428	71,957,316	87,882,117	117,593,067	157,333,032	181,123,561	204,914,088	252,495,144
5	27,964,552	42,198,952	55,313,249	69,475,033	95,571,488	130,753,265	151,791,038	172,828,811	214,904,356
6	27,094,773	40,846,506	53,531,236	67,150,612	92,333,831	126,194,258	146,433,538	166,672,817	207,101,065
7	15,709,610	27,849,659	38,915,975	50,900,057	72,807,404	102,473,679	120,212,085	137,914,634	173,265,168
8	20,664,331	36,473,806	50,652,253	66,110,943	94,013,639	131,956,958	154,582,551	177,152,237	222,141,913
9	2,751,985	12,995,286	22,284,808	32,347,822	50,462,419	75,288,637	90,103,393	104,910,293	134,414,541
10	4,253,994	17,691,728	29,679,881	42,728,609	65,845,306	97,677,998	116,631,913	135,515,930	173,125,675

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	13,764,722	24,698,923	35,062,794	45,996,985	66,724,726	94,060,214	110,461,510	126,862,807	159,665,400
2	32,542,040	48,702,178	64,012,373	80,172,510	110,792,903	151,193,239	175,433,444	199,673,646	248,154,053
3	37,588,419	55,279,352	72,001,500	89,692,431	123,136,727	167,246,402	193,689,253	220,132,105	273,017,807
4	18,061,269	34,083,428	48,957,316	64,882,117	94,593,067	134,333,032	158,123,561	181,914,088	229,495,144
5	4,964,552	19,198,952	32,313,249	46,475,033	72,571,488	107,753,265	128,791,038	149,828,811	191,904,356
6	4,094,773	17,846,506	30,531,236	44,150,612	69,333,831	103,194,258	123,433,538	143,672,817	184,101,065
7	7,290,390	4,849,659	15,915,975	27,900,057	49,807,404	79,473,679	97,212,085	114,914,634	150,265,168
8	2,335,669	13,473,806	27,652,253	43,110,943	71,013,639	108,956,958	131,582,551	154,152,237	199,141,913
9	20,248,015	10,004,714	715,192	9,347,822	27,462,419	52,288,637	67,103,393	81,910,293	111,414,541
10	18,746,006	5,308,272	6,679,881	19,728,609	42,845,306	74,677,998	93,631,913	112,515,930	150,125,675

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	20%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	48,557,815	57,664,606	65,294,925	73,495,573	88,756,209	109,257,825	121,558,802	133,859,769	158,461,714
2	65,834,684	79,294,009	90,564,173	102,684,274	125,224,599	155,524,853	173,705,006	191,885,159	228,245,462
3	70,583,053	85,317,337	97,616,751	110,884,950	135,483,779	168,627,693	188,459,830	208,291,970	247,956,245
4	51,954,274	65,298,684	76,197,723	88,141,323	109,889,872	139,748,875	157,612,833	175,455,728	211,141,520
5	39,394,181	51,255,139	60,827,921	71,452,464	90,542,245	116,952,207	132,785,577	148,563,907	180,120,566
6	38,558,175	50,015,062	59,274,236	69,514,171	87,934,519	113,357,421	128,599,187	143,784,993	174,143,912
7	27,630,692	37,749,753	45,799,713	54,813,781	70,800,390	93,114,264	106,447,545	119,774,417	146,328,240
8	32,359,604	45,540,806	55,848,613	67,491,181	87,806,918	116,413,555	133,457,685	150,453,037	184,315,478
9	14,984,129	23,522,315	30,292,764	37,870,641	51,030,723	69,718,529	80,886,369	92,011,259	114,221,631
10	16,292,724	27,511,222	36,242,044	46,078,585	62,854,777	86,896,639	101,202,999	115,450,709	143,794,179

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	39,357,815	48,464,606	56,094,925	64,295,573	79,556,209	100,057,825	112,358,802	124,659,769	149,261,714
2	56,634,684	70,094,009	81,364,173	93,484,274	116,024,599	146,324,853	164,505,006	182,685,159	219,045,462
3	61,383,053	76,117,337	88,416,751	101,684,950	126,283,779	159,427,693	179,259,830	199,091,970	238,756,245
4	42,754,274	56,098,684	66,997,723	78,941,323	100,689,872	130,548,875	148,412,833	166,255,728	201,941,520
5	30,194,181	42,055,139	51,627,921	62,252,464	81,342,245	107,752,207	123,585,577	139,363,907	170,920,566
6	29,358,175	40,815,062	50,074,236	60,314,171	78,734,519	104,157,421	119,399,187	134,584,993	164,943,912
7	18,430,692	28,549,753	36,599,713	45,613,781	61,600,390	83,914,264	97,247,545	110,574,417	137,128,240
8	23,159,604	36,340,806	46,648,613	58,291,181	78,606,918	107,213,555	124,257,685	141,253,037	175,115,478
9	5,784,129	14,322,315	21,092,764	28,670,641	41,830,723	60,518,529	71,686,369	82,811,259	105,021,631
10	7,092,724	18,311,222	27,042,044	36,878,585	53,654,777	77,696,639	92,002,999	106,250,709	134,594,179

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	34,757,815	43,864,606	51,494,925	59,695,573	74,956,209	95,457,825	107,758,802	120,059,769	144,661,714
2	52,034,684	65,494,009	76,764,173	88,884,274	111,424,599	141,724,853	159,905,006	178,085,159	214,445,462
3	56,783,053	71,517,337	83,816,751	97,084,950	121,683,779	154,827,693	174,659,830	194,491,970	234,156,245
4	38,154,274	51,498,684	62,397,723	74,341,323	96,089,872	125,948,875	143,812,833	161,655,728	197,341,520
5	25,594,181	37,455,139	47,027,921	57,652,464	76,742,245	103,152,207	118,985,577	134,763,907	166,320,566
6	24,758,175	36,215,062	45,474,236	55,714,171	74,134,519	99,557,421	114,799,187	129,984,993	160,343,912
7	13,830,692	23,949,753	31,999,713	41,013,781	57,000,390	79,314,264	92,647,545	105,974,417	132,528,240
8	18,559,604	31,740,806	42,048,613	53,691,181	74,006,918	102,613,555	119,657,685	136,653,037	170,515,478
9	1,184,129	9,722,315	16,492,764	24,070,641	37,230,723	55,918,529	67,086,369	78,211,259	100,421,631
10	2,492,724	13,711,222	22,442,044	32,278,585	49,054,777	73,096,639	87,402,999	101,650,709	129,994,179

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	11,757,815	20,864,606	28,494,925	36,695,573	51,956,209	72,457,825	84,758,802	97,059,769	121,661,714
2	29,034,684	42,494,009	53,764,173	65,884,274	88,424,599	118,724,853	136,905,006	155,085,159	191,445,462
3	33,783,053	48,517,337	60,816,751	74,084,950	98,683,779	131,827,693	151,659,830	171,491,970	211,156,245
4	15,154,274	28,498,684	39,397,723	51,341,323	73,089,872	102,948,875	120,812,833	138,655,728	174,341,520
5	2,594,181	14,455,139	24,027,921	34,652,464	53,742,245	80,152,207	95,985,577	111,763,907	143,320,566
6	1,758,175	13,215,062	22,474,236	32,714,171	51,134,519	76,557,421	91,799,187	106,984,993	137,343,912
7	9,169,308	949,753	8,999,713	18,013,781	34,000,390	56,314,264	69,647,545	82,974,417	109,528,240
8	4,440,396	8,740,806	19,048,613	30,691,181	51,006,918	79,613,555	96,657,685	113,653,037	147,515,478
9	21,815,871	13,277,685	6,507,236	1,070,641	14,230,723	32,918,529	44,086,369	55,211,259	77,421,631
10	20,507,276	9,288,778	557,956	9,278,585	26,054,777	50,096,639	64,402,999	78,650,709	106,994,179

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	61,290,305	73,615,810	85,298,409	97,623,903	120,989,100	151,802,851	170,291,097	188,779,343	225,755,846
2	85,228,150	103,444,555	120,702,869	138,919,271	173,435,898	218,976,905	246,301,507	273,626,113	328,275,320
3	91,763,925	111,705,908	130,555,835	150,497,817	188,146,756	237,825,963	267,633,486	297,441,009	357,056,055
4	70,480,406	88,457,830	105,203,562	123,154,685	156,643,825	201,340,009	228,157,719	254,975,429	308,610,849
5	55,594,144	71,562,736	86,330,529	102,208,102	131,625,152	171,183,576	194,898,262	218,612,948	265,979,963
6	54,260,903	69,690,437	83,910,230	99,239,200	127,553,159	165,627,995	188,442,584	211,247,151	256,736,853
7	41,261,824	54,845,654	67,243,472	80,687,739	105,303,912	138,653,800	158,608,877	178,548,105	218,323,663
8	49,700,557	67,268,457	83,102,731	100,380,495	131,646,500	174,215,458	199,638,977	225,018,695	275,613,022
9	26,460,677	37,882,066	48,277,423	59,544,454	79,900,095	107,780,220	124,455,495	141,084,726	174,304,122
10	30,997,748	45,870,076	59,201,297	73,733,675	99,647,553	135,305,293	156,573,823	177,789,630	220,065,884

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,090,305	64,415,810	76,098,409	88,423,903	111,789,100	142,602,851	161,091,097	179,579,343	216,555,846
2	76,028,150	94,244,555	111,502,869	129,719,271	164,235,898	209,776,905	237,101,507	264,426,113	319,075,320
3	82,563,925	102,505,908	121,355,835	141,297,817	178,946,756	228,625,963	258,433,486	288,241,009	347,856,055
4	61,280,406	79,257,830	96,003,562	113,954,685	147,443,825	192,140,009	218,957,719	245,775,429	299,410,849
5	46,394,144	62,362,736	77,130,529	93,008,102	122,425,152	161,983,576	185,698,262	209,412,948	256,779,963
6	45,060,903	60,490,437	74,710,230	90,039,200	118,353,159	156,427,995	179,242,584	202,047,151	247,536,853
7	32,061,824	45,645,654	58,043,472	71,487,739	96,103,912	129,453,800	149,408,877	169,348,105	209,123,663
8	40,500,557	58,068,457	73,902,731	91,180,495	122,446,500	165,015,458	190,438,977	215,818,695	266,413,022
9	17,260,677	28,682,066	39,077,423	50,344,454	70,700,095	98,580,220	115,255,495	131,884,726	165,104,122
10	21,797,748	36,670,076	50,001,297	64,533,675	90,447,553	126,105,293	147,373,823	168,589,630	210,865,884

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,490,305	59,815,810	71,498,409	83,823,903	107,189,100	138,002,851	156,491,097	174,979,343	211,955,846
2	71,428,150	89,644,555	106,902,869	125,119,271	159,635,898	205,176,905	232,501,507	259,826,113	314,475,320
3	77,963,925	97,905,908	116,755,835	136,697,817	174,346,756	224,025,963	253,833,486	283,641,009	343,256,055
4	56,680,406	74,657,830	91,403,562	109,354,685	142,843,825	187,540,009	214,357,719	241,175,429	294,810,849
5	41,794,144	57,762,736	72,530,529	88,408,102	117,825,152	157,383,576	181,098,262	204,812,948	252,179,963
6	40,460,903	55,890,437	70,110,230	85,439,200	113,753,159	151,827,995	174,642,584	197,447,151	242,936,853
7	27,461,824	41,045,654	53,443,472	66,887,739	91,503,912	124,853,800	144,808,877	164,748,105	204,523,663
8	35,900,557	53,468,457	69,302,731	86,580,495	117,846,500	160,415,458	185,838,977	211,218,695	261,813,022
9	12,660,677	24,082,066	34,477,423	45,744,454	66,100,095	93,980,220	110,655,495	127,284,726	160,504,122
10	17,197,748	32,070,076	45,401,297	59,933,675	85,847,553	121,505,293	142,773,823	163,989,630	206,265,884

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,490,305	36,815,810	48,498,409	60,823,903	84,189,100	115,002,851	133,491,097	151,979,343	188,955,846
2	48,428,150	66,644,555	83,902,869	102,119,271	136,635,898	182,176,905	209,501,507	236,826,113	291,475,320
3	54,963,925	74,905,908	93,755,835	113,697,817	151,346,756	201,025,963	230,833,486	260,641,009	320,256,055
4	33,680,406	51,657,830	68,403,562	86,354,685	119,843,825	164,540,009	191,357,719	218,175,429	271,810,849
5	18,794,144	34,762,736	49,530,529	65,408,102	94,825,152	134,383,576	158,098,262	181,812,948	229,179,963
6	17,460,903	32,890,437	47,110,230	62,439,200	90,753,159	128,827,995	151,642,584	174,447,151	219,936,853
7	4,461,824	18,045,654	30,443,472	43,887,739	68,503,912	101,853,800	121,808,877	141,748,105	181,523,663
8	12,900,557	30,468,457	46,302,731	63,580,495	94,846,500	137,415,458	162,838,977	188,218,695	238,813,022
9	10,339,323	1,082,066	11,477,423	22,744,454	43,100,095	70,980,220	87,655,495	104,284,726	137,504,122
10	5,802,252	9,070,076	22,401,297	36,933,675	62,847,553	98,505,293	119,773,823	140,989,630	183,265,884

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	60,105,092	72,430,586	84,113,185	96,438,689	119,803,887	150,617,638	169,105,884	187,594,130	224,570,623
2	83,747,512	101,963,914	119,222,228	137,438,633	171,955,260	217,496,267	244,820,869	272,145,474	326,794,681
3	90,125,888	110,067,871	128,917,796	148,859,781	186,531,577	236,210,782	266,018,305	295,825,828	355,440,875
4	68,726,759	86,728,652	103,474,384	121,425,508	154,916,973	199,634,959	226,452,669	253,270,379	306,905,799
5	53,946,519	69,915,110	84,698,111	100,583,466	130,000,517	169,581,610	193,296,296	217,010,981	264,400,350
6	52,688,736	68,134,473	82,360,001	97,710,601	126,024,561	164,120,726	186,935,315	209,749,904	255,250,615
7	39,778,615	53,388,843	65,790,389	79,254,932	103,891,098	137,260,699	157,215,776	177,170,853	216,950,000
8	47,598,932	65,224,261	81,087,059	98,392,948	129,711,684	172,309,956	197,760,063	223,139,781	273,760,325
9	25,197,638	36,644,037	47,049,385	58,333,552	78,706,089	106,602,874	123,294,578	139,923,809	173,159,404
10	29,196,872	44,118,026	57,495,429	72,053,949	97,993,971	133,694,904	154,985,904	176,222,062	218,521,971

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,905,092	63,230,586	74,913,185	87,238,689	110,603,887	141,417,638	159,905,884	178,394,130	215,370,623
2	74,547,512	92,763,914	110,022,228	128,238,633	162,755,260	208,296,267	235,620,869	262,945,474	317,594,681
3	80,925,888	100,867,871	119,717,796	139,659,781	177,331,577	227,010,782	256,818,305	286,625,828	346,240,875
4	59,526,759	77,528,652	94,274,384	112,225,508	145,716,973	190,434,959	217,252,669	244,070,379	297,705,799
5	44,746,519	60,715,110	75,498,111	91,383,466	120,800,517	160,381,610	184,096,296	207,810,981	255,200,350
6	43,488,736	58,934,473	73,160,001	88,510,601	116,824,561	154,920,726	177,735,315	200,549,904	246,050,615
7	30,578,615	44,188,843	56,590,389	70,054,932	94,691,098	128,060,699	148,015,776	167,970,853	207,750,000
8	38,398,932	56,024,261	71,887,059	89,192,948	120,511,684	163,109,956	188,560,063	213,939,781	264,560,325
9	15,997,638	27,444,037	37,849,385	49,133,552	69,506,089	97,402,874	114,094,578	130,723,809	163,959,404
10	19,996,872	34,918,026	48,295,429	62,853,949	88,793,971	124,494,904	145,785,904	167,022,062	209,321,971

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,305,092	58,630,586	70,313,185	82,638,689	106,003,887	136,817,638	155,305,884	173,794,130	210,770,623
2	69,947,512	88,163,914	105,422,228	123,638,633	158,155,260	203,696,267	231,020,869	258,345,474	312,994,681
3	76,325,888	96,267,871	115,117,796	135,059,781	172,731,577	222,410,782	252,218,305	282,025,828	341,640,875
4	54,926,759	72,928,652	89,674,384	107,625,508	141,116,973	185,834,959	212,652,669	239,470,379	293,105,799
5	40,146,519	56,115,110	70,898,111	86,783,466	116,200,517	155,781,610	179,496,296	203,210,981	250,600,350
6	38,888,736	54,334,473	68,560,001	83,910,601	112,224,561	150,320,726	173,135,315	195,949,904	241,450,615
7	25,978,615	39,588,843	51,990,389	65,454,932	90,091,098	123,460,699	143,415,776	163,370,853	203,150,000
8	33,798,932	51,424,261	67,287,059	84,592,948	115,911,684	158,509,956	183,960,063	209,339,781	259,960,325
9	11,397,638	22,844,037	33,249,385	44,533,552	64,906,089	92,802,874	109,494,578	126,123,809	159,359,404
10	15,396,872	30,318,026	43,695,429	58,253,949	84,193,971	119,894,904	141,185,904	162,422,062	204,721,971

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,305,092	35,630,586	47,313,185	59,638,689	83,003,887	113,817,638	132,305,884	150,794,130	187,770,623
2	46,947,512	65,163,914	82,422,228	100,638,633	135,155,260	180,696,267	208,020,869	235,345,474	289,994,681
3	53,325,888	73,267,871	92,117,796	112,059,781	149,731,577	199,410,782	229,218,305	259,025,828	318,640,875
4	31,926,759	49,928,652	66,674,384	84,625,508	118,116,973	162,834,959	189,652,669	216,470,379	270,105,799
5	17,146,519	33,115,110	47,898,111	63,783,466	93,200,517	132,781,610	156,496,296	180,210,981	227,600,350
6	15,888,736	31,334,473	45,560,001	60,910,601	89,224,561	127,320,726	150,135,315	172,949,904	218,450,615
7	2,978,615	16,588,843	28,990,389	42,454,932	67,091,098	100,460,699	120,415,776	140,370,853	180,150,000
8	10,798,932	28,424,261	44,287,059	61,592,948	92,911,684	135,509,956	160,960,063	186,339,781	236,960,325
9	11,602,362	155,963	10,249,385	21,533,552	41,906,089	69,802,874	86,494,578	103,123,809	136,359,404
10	7,603,128	7,318,026	20,695,429	35,253,949	61,193,971	96,894,904	118,185,904	139,422,062	181,721,971

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	60%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	56,907,910	67,402,355	76,345,953	85,932,456	103,819,652	127,785,900	142,165,645	156,545,400	185,304,899
2	78,751,207	94,261,415	107,471,640	121,639,953	148,060,402	183,481,185	204,733,655	225,986,125	268,491,065
3	84,673,443	101,652,881	116,071,256	131,581,688	160,418,436	199,104,834	222,288,464	245,472,092	291,839,352
4	64,058,764	79,408,423	92,165,017	106,127,002	131,640,190	166,502,764	187,360,983	208,219,201	249,935,640
5	49,901,487	63,512,750	74,747,175	87,147,301	109,507,653	140,377,280	158,822,036	177,266,791	214,156,302
6	48,769,086	61,920,232	72,760,429	84,699,901	106,279,006	135,974,866	153,735,640	171,480,320	206,969,681
7	36,400,126	48,006,207	57,431,881	67,938,366	86,648,530	112,671,102	128,251,997	143,772,612	174,810,642
8	43,381,937	58,442,088	70,472,250	83,996,341	107,769,493	141,058,775	160,931,962	180,752,375	220,249,145
9	22,365,166	32,131,938	40,045,214	48,860,459	64,290,364	86,070,789	99,075,248	112,064,007	137,959,634
10	25,636,213	38,403,536	48,553,100	59,951,238	79,590,324	107,532,538	124,183,877	140,778,233	173,815,004

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,707,910	58,202,355	67,145,953	76,732,456	94,619,652	118,585,900	132,965,645	147,345,400	176,104,899
2	69,551,207	85,061,415	98,271,640	112,439,953	138,860,402	174,281,185	195,533,655	216,786,125	259,291,065
3	75,473,443	92,452,881	106,871,256	122,381,688	151,218,436	189,904,834	213,088,464	236,272,092	282,639,352
4	54,858,764	70,208,423	82,965,017	96,927,002	122,440,190	157,302,764	178,160,983	199,019,201	240,735,640
5	40,701,487	54,312,750	65,547,175	77,947,301	100,307,653	131,177,280	149,622,036	168,066,791	204,956,302
6	39,569,086	52,720,232	63,560,429	75,499,901	97,079,006	126,774,866	144,535,640	162,280,320	197,769,681
7	27,200,126	38,806,207	48,231,881	58,738,366	77,448,530	103,471,102	119,051,997	134,572,612	165,610,642
8	34,181,937	49,242,088	61,272,250	74,796,341	98,569,493	131,858,775	151,731,962	171,552,375	211,049,145
9	13,165,166	22,931,938	30,845,214	39,660,459	55,090,364	76,870,789	89,875,248	102,864,007	128,759,634
10	16,436,213	29,203,536	39,353,100	50,751,238	70,390,324	98,332,538	114,983,877	131,578,233	164,615,004

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,107,910	53,602,355	62,545,953	72,132,456	90,019,652	113,985,900	128,365,645	142,745,400	171,504,899
2	64,951,207	80,461,415	93,671,640	107,839,953	134,260,402	169,681,185	190,933,655	212,186,125	254,691,065
3	70,873,443	87,852,881	102,271,256	117,781,688	146,618,436	185,304,834	208,488,464	231,672,092	278,039,352
4	50,258,764	65,608,423	78,365,017	92,327,002	117,840,190	152,702,764	173,560,983	194,419,201	236,135,640
5	36,101,487	49,712,750	60,947,175	73,347,301	95,707,653	126,577,280	145,022,036	163,466,791	200,356,302
6	34,969,086	48,120,232	58,960,429	70,899,901	92,479,006	122,174,866	139,935,640	157,680,320	193,169,681
7	22,600,126	34,206,207	43,631,881	54,138,366	72,848,530	98,871,102	114,451,997	129,972,612	161,010,642
8	29,581,937	44,642,088	56,672,250	70,196,341	93,969,493	127,258,775	147,131,962	166,952,375	206,449,145
9	8,565,166	18,331,938	26,245,214	35,060,459	50,490,364	72,270,789	85,275,248	98,264,007	124,159,634
10	11,836,213	24,603,536	34,753,100	46,151,238	65,790,324	93,732,538	110,383,877	126,978,233	160,015,004

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,107,910	30,602,355	39,545,953	49,132,456	67,019,652	90,985,900	105,365,645	119,745,400	148,504,899
2	41,951,207	57,461,415	70,671,640	84,839,953	111,260,402	146,681,185	167,933,655	189,186,125	231,691,065
3	47,873,443	64,852,881	79,271,256	94,781,688	123,618,436	162,304,834	185,488,464	208,672,092	255,039,352
4	27,258,764	42,608,423	55,365,017	69,327,002	94,840,190	129,702,764	150,560,983	171,419,201	213,135,640
5	13,101,487	26,712,750	37,947,175	50,347,301	72,707,653	103,577,280	122,022,036	140,466,791	177,356,302
6	11,969,086	25,120,232	35,960,429	47,899,901	69,479,006	99,174,866	116,935,640	134,680,320	170,169,681
7	399,874	11,206,207	20,631,881	31,138,366	49,848,530	75,871,102	91,451,997	106,972,612	138,010,642
8	6,581,937	21,642,088	33,672,250	47,196,341	70,969,493	104,258,775	124,131,962	143,952,375	183,449,145
9	14,434,834	4,668,062	3,245,214	12,060,459	27,490,364	49,270,789	62,275,248	75,264,007	101,159,634
10	11,163,787	1,603,536	11,753,100	23,151,238	42,790,324	70,732,538	87,383,877	103,978,233	137,015,004

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	61,368,975	73,722,939	85,432,514	97,786,477	121,205,638	152,090,536	170,621,481	189,152,416	226,214,307
2	85,340,776	103,599,244	120,897,413	139,155,881	173,752,216	219,398,389	246,786,091	274,173,793	328,949,200
3	91,880,482	111,868,516	130,761,971	150,750,005	188,487,512	238,281,438	268,157,795	298,034,150	357,786,864
4	70,539,665	88,560,342	105,344,745	123,337,322	156,905,513	201,704,910	228,584,549	255,464,188	309,223,466
5	55,626,624	71,632,090	86,435,621	102,349,859	131,834,841	171,486,226	195,255,675	219,025,123	266,503,110
6	54,295,692	69,762,416	84,015,046	99,380,951	127,760,295	165,924,571	188,791,844	211,650,568	257,245,317
7	41,273,675	54,890,333	67,316,781	80,793,534	105,467,972	138,896,273	158,897,432	178,884,086	218,751,495
8	49,688,097	67,299,867	83,172,731	100,492,391	131,834,509	174,503,684	199,987,801	225,426,127	276,139,150
9	26,468,279	37,918,113	48,337,476	59,631,540	80,035,725	107,981,210	124,695,958	141,363,590	174,660,649
10	30,984,676	45,893,200	59,258,090	73,825,438	99,802,657	135,544,083	156,863,051	178,129,156	220,504,324

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,168,975	64,522,939	76,232,514	88,586,477	112,005,638	142,890,536	161,421,481	179,952,416	217,014,307
2	76,140,776	94,399,244	111,697,413	129,955,881	164,552,216	210,198,389	237,586,091	264,973,793	319,749,200
3	82,680,482	102,668,516	121,561,971	141,550,005	179,287,512	229,081,438	258,957,795	288,834,150	348,586,864
4	61,339,665	79,360,342	96,144,745	114,137,322	147,705,513	192,504,910	219,384,549	246,264,188	300,023,466
5	46,426,624	62,432,090	77,235,621	93,149,859	122,634,841	162,286,226	186,055,675	209,825,123	257,303,110
6	45,095,692	60,562,416	74,815,046	90,180,951	118,560,295	156,724,571	179,591,844	202,450,568	248,045,317
7	32,073,675	45,690,333	58,116,781	71,593,534	96,267,972	129,696,273	149,697,432	169,684,086	209,551,495
8	40,488,097	58,099,867	73,972,731	91,292,391	122,634,509	165,303,684	190,787,801	216,226,127	266,939,150
9	17,268,279	28,718,113	39,137,476	50,431,540	70,835,725	98,781,210	115,495,958	132,163,590	165,460,649
10	21,784,676	36,693,200	50,058,090	64,625,438	90,602,657	126,344,083	147,663,051	168,929,156	211,304,324

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,568,975	59,922,939	71,632,514	83,986,477	107,405,638	138,290,536	156,821,481	175,352,416	212,414,307
2	71,540,776	89,799,244	107,097,413	125,355,881	159,952,216	205,598,389	232,986,091	260,373,793	315,149,200
3	78,080,482	98,068,516	116,961,971	136,950,005	174,687,512	224,481,438	254,357,795	284,234,150	343,986,864
4	56,739,665	74,760,342	91,544,745	109,537,322	143,105,513	187,904,910	214,784,549	241,664,188	295,423,466
5	41,826,624	57,832,090	72,635,621	88,549,859	118,034,841	157,686,226	181,455,675	205,225,123	252,703,110
6	40,495,692	55,962,416	70,215,046	85,580,951	113,960,295	152,124,571	174,991,844	197,850,568	243,445,317
7	27,473,675	41,090,333	53,516,781	66,993,534	91,667,972	125,096,273	145,097,432	165,084,086	204,951,495
8	35,888,097	53,499,867	69,372,731	86,692,391	118,034,509	160,703,684	186,187,801	211,626,127	262,339,150
9	12,668,279	24,118,113	34,537,476	45,831,540	66,235,725	94,181,210	110,895,958	127,563,590	160,860,649
10	17,184,676	32,093,200	45,458,090	60,025,438	86,002,657	121,744,083	143,063,051	164,329,156	206,704,324

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,568,975	36,922,939	48,632,514	60,986,477	84,405,638	115,290,536	133,821,481	152,352,416	189,414,307
2	48,540,776	66,799,244	84,097,413	102,355,881	136,952,216	182,598,389	209,986,091	237,373,793	292,149,200
3	55,080,482	75,068,516	93,961,971	113,950,005	151,687,512	201,481,438	231,357,795	261,234,150	320,986,864
4	33,739,665	51,760,342	68,544,745	86,537,322	120,105,513	164,904,910	191,784,549	218,664,188	272,423,466
5	18,826,624	34,832,090	49,635,621	65,549,859	95,034,841	134,686,226	158,455,675	182,225,123	229,703,110
6	17,495,692	32,962,416	47,215,046	62,580,951	90,960,295	129,124,571	151,991,844	174,850,568	220,445,317
7	4,473,675	18,090,333	30,516,781	43,993,534	68,667,972	102,096,273	122,097,432	142,084,086	181,951,495
8	12,888,097	30,499,867	46,372,731	63,692,391	95,034,509	137,703,684	163,187,801	188,626,127	239,339,150
9	10,331,721	1,118,113	11,537,476	22,831,540	43,235,725	71,181,210	87,895,958	104,563,590	137,860,649
10	5,815,324	9,093,200	22,458,090	37,025,438	63,002,657	98,744,083	120,063,051	141,329,156	183,704,324

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	60,181,288	72,535,242	84,244,827	96,598,790	120,017,941	150,902,849	169,433,784	187,964,729	225,026,610
2	83,857,047	102,115,515	119,413,684	137,672,152	172,268,486	217,914,659	245,302,361	272,690,066	327,465,470
3	90,239,025	110,227,059	129,120,516	149,108,550	186,868,959	236,662,886	266,539,243	296,415,600	356,168,312
4	68,782,357	86,827,556	103,611,959	121,604,535	155,173,341	199,996,302	226,875,941	253,755,580	307,514,857
5	53,975,560	69,981,026	84,798,165	100,721,833	130,206,815	169,880,917	193,650,366	217,419,815	264,920,201
6	52,720,244	68,201,649	82,461,581	97,847,780	126,228,507	164,414,156	187,281,430	210,148,704	255,755,978
7	39,785,892	53,429,025	65,860,666	79,357,737	104,052,210	137,500,266	157,501,424	177,502,583	217,374,966
8	47,581,250	65,251,405	81,152,853	98,500,697	129,893,719	172,594,206	198,104,966	223,543,292	274,282,588
9	25,202,604	36,676,475	47,106,876	58,418,111	78,839,227	106,801,408	123,532,618	140,200,250	173,513,541
10	29,178,929	44,137,494	57,547,235	72,142,206	98,144,263	133,930,333	155,271,819	176,557,016	218,957,189

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,981,288	63,335,242	75,044,827	87,398,790	110,817,941	141,702,849	160,233,784	178,764,729	215,826,610
2	74,657,047	92,915,515	110,213,684	128,472,152	163,068,486	208,714,659	236,102,361	263,490,066	318,265,470
3	81,039,025	101,027,059	119,920,516	139,908,550	177,668,959	227,462,886	257,339,243	287,215,600	346,968,312
4	59,582,357	77,627,556	94,411,959	112,404,535	145,973,341	190,796,302	217,675,941	244,555,580	298,314,857
5	44,775,560	60,781,026	75,598,165	91,521,833	121,006,815	160,680,917	184,450,366	208,219,815	255,720,201
6	43,520,244	59,001,649	73,261,581	88,647,780	117,028,507	155,214,156	178,081,430	200,948,704	246,555,978
7	30,585,892	44,229,025	56,660,666	70,157,737	94,852,210	128,300,266	148,301,424	168,302,583	208,174,966
8	38,381,250	56,051,405	71,952,853	89,300,697	120,693,719	163,394,206	188,904,966	214,343,292	265,082,588
9	16,002,604	27,476,475	37,906,876	49,218,111	69,639,227	97,601,408	114,332,618	131,000,250	164,313,541
10	19,978,929	34,937,494	48,347,235	62,942,206	88,944,263	124,730,333	146,071,819	167,357,016	209,757,189

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,381,288	58,735,242	70,444,827	82,798,790	106,217,941	137,102,849	155,633,784	174,164,729	211,226,610
2	70,057,047	88,315,515	105,613,684	123,872,152	158,468,486	204,114,659	231,502,361	258,890,066	313,665,470
3	76,439,025	96,427,059	115,320,516	135,308,550	173,068,959	222,862,886	252,739,243	282,615,600	342,368,312
4	54,982,357	73,027,556	89,811,959	107,804,535	141,373,341	186,196,302	213,075,941	239,955,580	293,714,857
5	40,175,560	56,181,026	70,998,165	86,921,833	116,406,815	156,080,917	179,850,366	203,619,815	251,120,201
6	38,920,244	54,401,649	68,661,581	84,047,780	112,428,507	150,614,156	173,481,430	196,348,704	241,955,978
7	25,985,892	39,629,025	52,060,666	65,557,737	90,252,210	123,700,266	143,701,424	163,702,583	203,574,966
8	33,781,250	51,451,405	67,352,853	84,700,697	116,093,719	158,794,206	184,304,966	209,743,292	260,482,588
9	11,402,604	22,876,475	33,306,876	44,618,111	65,039,227	93,001,408	109,732,618	126,400,250	159,713,541
10	15,378,929	30,337,494	43,747,235	58,342,206	84,344,263	120,130,333	141,471,819	162,757,016	205,157,189

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,381,288	35,735,242	47,444,827	59,798,790	83,217,941	114,102,849	132,633,784	151,164,729	188,226,610
2	47,057,047	65,315,515	82,613,684	100,872,152	135,468,486	181,114,659	208,502,361	235,890,066	290,665,470
3	53,439,025	73,427,059	92,320,516	112,308,550	150,068,959	199,862,886	229,739,243	259,615,600	319,368,312
4	31,982,357	50,027,556	66,811,959	84,804,535	118,373,341	163,196,302	190,075,941	216,955,580	270,714,857
5	17,175,560	33,181,026	47,998,165	63,921,833	93,406,815	133,080,917	156,850,366	180,619,815	228,120,201
6	15,920,244	31,401,649	45,661,581	61,047,780	89,428,507	127,614,156	150,481,430	173,348,704	218,955,978
7	2,985,892	16,629,025	29,060,666	42,557,737	67,252,210	100,700,266	120,701,424	140,702,583	180,574,966
8	10,781,250	28,451,405	44,352,853	61,700,697	93,093,719	135,794,206	161,304,966	186,743,292	237,482,588
9	11,597,396	123,525	10,306,876	21,618,111	42,039,227	70,001,408	86,732,618	103,400,250	136,713,541
10	7,621,071	7,337,494	20,747,235	35,342,206	61,344,263	97,130,333	118,471,819	139,757,016	182,157,189

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	70%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	56,976,451	67,495,139	76,459,386	86,068,022	103,996,538	128,018,128	142,431,082	156,844,036	185,669,944
2	78,848,875	94,394,899	107,635,630	121,836,661	148,318,121	183,820,701	205,122,247	226,423,793	269,026,888
3	84,773,624	101,792,274	116,243,943	131,790,192	160,693,533	199,470,894	222,708,061	245,945,227	292,419,558
4	64,103,192	79,490,038	92,276,091	106,270,317	131,842,422	166,787,218	187,693,603	208,599,990	250,412,760
5	49,919,163	63,563,515	74,823,883	87,254,279	109,666,266	140,608,791	159,096,140	177,583,489	214,558,187
6	48,791,192	61,972,708	72,839,497	84,806,541	106,437,015	136,201,449	154,004,754	171,790,411	207,361,725
7	36,399,269	48,033,632	57,482,532	68,013,280	86,768,090	112,852,175	128,470,450	144,026,907	175,137,992
8	43,354,049	58,451,061	70,511,058	84,068,406	107,900,422	141,268,519	161,189,513	181,055,697	220,645,562
9	22,363,310	32,153,679	40,086,257	48,921,859	64,388,954	86,220,668	99,256,137	112,274,890	138,231,281
10	25,609,647	38,409,418	48,583,871	60,009,762	79,696,367	107,705,851	124,396,985	141,029,661	174,145,352

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,776,451	58,295,139	67,259,386	76,868,022	94,796,538	118,818,128	133,231,082	147,644,036	176,469,944
2	69,648,875	85,194,899	98,435,630	112,636,661	139,118,121	174,620,701	195,922,247	217,223,793	259,826,888
3	75,573,624	92,592,274	107,043,943	122,590,192	151,493,533	190,270,894	213,508,061	236,745,227	283,219,558
4	54,903,192	70,290,038	83,076,091	97,070,317	122,642,422	157,587,218	178,493,603	199,399,990	241,212,760
5	40,719,163	54,363,515	65,623,883	78,054,279	100,466,266	131,408,791	149,896,140	168,383,489	205,358,187
6	39,591,192	52,772,708	63,639,497	75,606,541	97,237,015	127,001,449	144,804,754	162,590,411	198,161,725
7	27,199,269	38,833,632	48,282,532	58,813,280	77,568,090	103,652,175	119,270,450	134,826,907	165,937,992
8	34,154,049	49,251,061	61,311,058	74,868,406	98,700,422	132,068,519	151,989,513	171,855,697	211,445,562
9	13,163,310	22,953,679	30,886,257	39,721,859	55,188,954	77,020,668	90,056,137	103,074,890	129,031,281
10	16,409,647	29,209,418	39,383,871	50,809,762	70,496,367	98,505,851	115,196,985	131,829,661	164,945,352

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,176,451	53,695,139	62,659,386	72,268,022	90,196,538	114,218,128	128,631,082	143,044,036	171,869,944
2	65,048,875	80,594,899	93,835,630	108,036,661	134,518,121	170,020,701	191,322,247	212,623,793	255,226,888
3	70,973,624	87,992,274	102,443,943	117,990,192	146,893,533	185,670,894	208,908,061	232,145,227	278,619,558
4	50,303,192	65,690,038	78,476,091	92,470,317	118,042,422	152,987,218	173,893,603	194,799,990	236,612,760
5	36,119,163	49,763,515	61,023,883	73,454,279	95,866,266	126,808,791	145,296,140	163,783,489	200,758,187
6	34,991,192	48,172,708	59,039,497	71,006,541	92,637,015	122,401,449	140,204,754	157,990,411	193,561,725
7	22,599,269	34,233,632	43,682,532	54,213,280	72,968,090	99,052,175	114,670,450	130,226,907	161,337,992
8	29,554,049	44,651,061	56,711,058	70,268,406	94,100,422	127,468,519	147,389,513	167,255,697	206,845,562
9	8,563,310	18,353,679	26,286,257	35,121,859	50,588,954	72,420,668	85,456,137	98,474,890	124,431,281
10	11,809,647	24,609,418	34,783,871	46,209,762	65,896,367	93,905,851	110,596,985	127,229,661	160,345,352

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,176,451	30,695,139	39,659,386	49,268,022	67,196,538	91,218,128	105,631,082	120,044,036	148,869,944
2	42,048,875	57,594,899	70,835,630	85,036,661	111,518,121	147,020,701	168,322,247	189,623,793	232,226,888
3	47,973,624	64,992,274	79,443,943	94,990,192	123,893,533	162,670,894	185,908,061	209,145,227	255,619,558
4	27,303,192	42,690,038	55,476,091	69,470,317	95,042,422	129,987,218	150,893,603	171,799,990	213,612,760
5	13,119,163	26,763,515	38,023,883	50,454,279	72,866,266	103,808,791	122,296,140	140,783,489	177,758,187
6	11,991,192	25,172,708	36,039,497	48,006,541	69,637,015	99,401,449	117,204,754	134,990,411	170,561,725
7	400,731	11,233,632	20,682,532	31,213,280	49,968,090	76,052,175	91,670,450	107,226,907	138,337,992
8	6,554,049	21,651,061	33,711,058	47,268,406	71,100,422	104,468,519	124,389,513	144,255,697	183,845,562
9	14,436,690	4,646,321	3,286,257	12,121,859	27,588,954	49,420,668	62,456,137	75,474,890	101,431,281
10	11,190,353	1,609,418	11,783,871	23,209,762	42,896,367	70,905,851	87,596,985	104,229,661	137,345,352

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	61,211,243	73,508,278	85,163,900	97,460,935	120,772,180	151,514,772	169,960,330	188,405,877	225,296,992
2	85,115,035	103,289,372	120,507,833	138,682,169	173,119,089	218,554,930	245,816,435	273,077,940	327,600,947
3	91,646,824	111,542,755	130,349,153	150,245,086	187,805,465	237,369,948	267,108,639	296,847,330	356,324,711
4	70,420,565	88,354,742	105,061,805	122,971,474	156,381,570	200,974,540	227,730,320	254,486,102	307,997,665
5	55,561,118	71,492,833	86,224,898	102,065,805	131,414,924	170,880,394	194,540,316	218,200,239	265,456,290
6	54,225,591	69,617,943	83,804,899	99,096,940	127,345,515	165,330,918	188,092,822	210,843,240	256,227,895
7	41,249,484	54,800,491	67,169,679	80,581,467	105,139,382	138,410,863	158,319,859	178,211,668	217,895,374
8	49,711,081	67,236,367	83,032,060	100,267,937	131,457,848	173,926,598	199,289,528	224,610,639	275,086,277
9	26,452,655	37,845,609	48,216,961	59,456,966	79,764,068	107,578,838	124,214,647	140,805,477	173,947,215
10	31,009,850	45,846,233	59,143,939	73,641,354	99,491,906	135,065,968	156,284,067	177,449,582	219,626,930

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	52,011,243	64,308,278	75,963,900	88,260,935	111,572,180	142,314,772	160,760,330	179,205,877	216,096,992
2	75,915,035	94,089,372	111,307,833	129,482,169	163,919,089	209,354,930	236,616,435	263,877,940	318,400,947
3	82,446,824	102,342,755	121,149,153	141,045,086	178,605,465	228,169,948	257,908,639	287,647,330	347,124,711
4	61,220,565	79,154,742	95,861,805	113,771,474	147,181,570	191,774,540	218,530,320	245,286,102	298,797,665
5	46,361,118	62,292,833	77,024,898	92,865,805	122,214,924	161,680,394	185,340,316	209,000,239	256,256,290
6	45,025,591	60,417,943	74,604,899	89,896,940	118,145,515	156,130,918	178,892,822	201,643,240	247,027,895
7	32,049,484	45,600,491	57,969,679	71,381,467	95,939,382	129,210,863	149,119,859	169,011,668	208,895,374
8	40,511,081	58,036,367	73,832,060	91,067,937	122,257,848	164,726,598	190,089,528	215,410,639	265,886,277
9	17,252,655	28,645,609	39,016,961	50,256,966	70,564,068	98,378,838	115,014,647	131,605,477	164,747,215
10	21,809,850	36,646,233	49,943,939	64,441,354	90,291,906	125,865,968	147,084,067	168,249,582	210,426,930

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,411,243	59,708,278	71,363,900	83,660,935	106,972,180	137,714,772	156,160,330	174,605,877	211,496,992
2	71,315,035	89,489,372	106,707,833	124,882,169	159,319,089	204,754,930	232,016,435	259,277,940	313,800,947
3	77,846,824	97,742,755	116,549,153	136,445,086	174,005,465	223,569,948	253,308,639	283,047,330	342,524,711
4	56,620,565	74,554,742	91,261,805	109,171,474	142,581,570	187,174,540	213,930,320	240,686,102	294,197,665
5	41,761,118	57,692,833	72,424,898	88,265,805	117,614,924	157,080,394	180,740,316	204,400,239	251,656,290
6	40,425,591	55,817,943	70,004,899	85,296,940	113,545,515	151,530,918	174,292,822	197,043,240	242,427,895
7	27,449,484	41,000,491	53,369,679	66,781,467	91,339,382	124,610,863	144,519,859	164,411,668	204,095,374
8	35,911,081	53,436,367	69,232,060	86,467,937	117,657,848	160,126,598	185,489,528	210,810,639	261,286,277
9	12,652,655	24,045,609	34,416,961	45,656,966	65,964,068	93,778,838	110,414,647	127,005,477	160,147,215
10	17,209,850	32,046,233	45,343,939	59,841,354	85,691,906	121,265,968	142,484,067	163,649,582	205,826,930

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,411,243	36,708,278	48,363,900	60,660,935	83,972,180	114,714,772	133,160,330	151,605,877	188,496,992
2	48,315,035	66,489,372	83,707,833	101,882,169	136,319,089	181,754,930	209,016,435	236,277,940	290,800,947
3	54,846,824	74,742,755	93,549,153	113,445,086	151,005,465	200,569,948	230,308,639	260,047,330	319,524,711
4	33,620,565	51,554,742	68,261,805	86,171,474	119,581,570	164,174,540	190,930,320	217,686,102	271,197,665
5	18,761,118	34,692,833	49,424,898	65,265,805	94,614,924	134,080,394	157,740,316	181,400,239	228,656,290
6	17,425,591	32,817,943	47,004,899	62,296,940	90,545,515	128,530,918	151,292,822	174,043,240	219,427,895
7	4,449,484	18,000,491	30,369,679	43,781,467	68,339,382	101,610,863	121,519,859	141,411,668	181,095,374
8	12,911,081	30,436,367	46,232,060	63,467,937	94,657,848	137,126,598	162,489,528	187,810,639	238,286,277
9	10,347,345	1,045,609	11,416,961	22,656,966	42,964,068	70,778,838	87,414,647	104,005,477	137,147,215
10	5,790,150	9,046,233	22,343,939	36,841,354	62,691,906	98,265,968	119,484,067	140,649,582	182,826,930

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	60,028,495	72,325,540	83,981,152	96,278,197	119,589,442	150,332,024	168,777,582	187,223,139	224,114,244
2	83,637,486	101,811,823	119,030,284	137,204,621	171,641,540	217,077,382	244,338,887	271,600,392	326,123,402
3	90,012,206	109,908,139	128,714,536	148,610,468	186,193,656	235,758,140	265,496,830	295,235,521	354,712,902
4	68,670,579	86,629,174	103,336,237	121,245,906	154,660,032	199,273,049	226,028,830	252,784,612	306,296,175
5	53,916,932	69,848,648	84,597,511	100,444,561	129,793,681	169,281,772	192,941,695	216,601,618	263,879,975
6	52,656,707	68,066,776	82,257,906	97,571,533	125,820,109	163,826,796	186,588,700	209,350,604	254,744,761
7	39,770,843	53,348,172	65,719,631	79,151,651	103,729,517	137,020,671	156,929,667	176,838,663	216,524,580
8	47,615,917	65,196,440	81,020,596	98,284,540	129,528,999	172,025,074	197,414,537	222,735,648	273,237,449
9	25,192,253	36,611,187	46,991,487	58,248,591	78,572,555	106,403,951	123,056,153	139,646,983	172,804,887
10	29,214,219	44,097,977	57,443,051	71,965,134	97,843,130	133,458,941	154,699,463	175,886,581	218,086,240

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,828,495	63,125,540	74,781,152	87,078,197	110,389,442	141,132,024	159,577,582	178,023,139	214,914,244
2	74,437,486	92,611,823	109,830,284	128,004,621	162,441,540	207,877,382	235,138,887	262,400,392	316,923,402
3	80,812,206	100,708,139	119,514,536	139,410,468	176,993,656	226,558,140	256,296,830	286,035,521	345,512,902
4	59,470,579	77,429,174	94,136,237	112,045,906	145,460,032	190,073,049	216,826,830	243,584,612	297,096,175
5	44,716,932	60,648,648	75,397,511	91,244,561	120,593,681	160,081,772	183,741,695	207,401,618	254,679,975
6	43,456,707	58,866,776	73,057,906	88,371,533	116,620,109	154,626,796	177,388,700	200,150,604	245,544,761
7	30,570,843	44,148,172	56,519,631	69,951,651	94,529,517	127,820,671	147,729,667	167,638,663	207,324,580
8	38,415,917	55,996,440	71,820,596	89,084,540	120,328,999	162,825,074	188,214,537	213,535,648	264,037,449
9	15,992,253	27,411,187	37,791,487	49,048,591	69,372,555	97,203,951	113,856,153	130,446,983	163,604,887
10	20,014,219	34,897,977	48,243,051	62,765,134	88,643,130	124,258,941	145,499,463	166,686,581	208,886,240

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,228,495	58,525,540	70,181,152	82,478,197	105,789,442	136,532,024	154,977,582	173,423,139	210,314,244
2	69,837,486	88,011,823	105,230,284	123,404,621	157,841,540	203,277,382	230,538,887	257,800,392	312,323,402
3	76,212,206	96,108,139	114,914,536	134,810,468	172,393,656	221,958,140	251,696,830	281,435,521	340,912,902
4	54,870,579	72,829,174	89,536,237	107,445,906	140,860,032	185,473,049	212,228,830	238,984,612	292,496,175
5	40,116,932	56,048,648	70,797,511	86,644,561	115,993,681	155,481,772	179,141,695	202,801,618	250,079,975
6	38,856,707	54,266,776	68,457,906	83,771,533	112,020,109	150,026,796	172,788,700	195,550,604	240,944,761
7	25,970,843	39,548,172	51,919,631	65,351,651	89,929,517	123,220,671	143,129,667	163,038,663	202,724,580
8	33,815,917	51,396,440	67,220,596	84,484,540	115,728,999	158,225,074	183,614,537	208,935,648	259,437,449
9	11,392,253	22,811,187	33,191,487	44,448,591	64,772,555	92,603,951	109,256,153	125,846,983	159,004,887
10	15,414,219	30,297,977	43,643,051	58,165,134	84,043,130	119,658,941	140,899,463	162,086,581	204,286,240

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,228,495	35,525,540	47,181,152	59,478,197	82,789,442	113,532,024	131,977,582	150,423,139	187,314,244
2	46,837,486	65,011,823	82,230,284	100,404,621	134,841,540	180,277,382	207,538,887	234,800,392	289,323,402
3	53,212,206	73,108,139	91,914,536	111,810,468	149,393,656	198,958,140	228,696,830	258,435,521	317,912,902
4	31,870,579	49,829,174	66,536,237	84,445,906	117,860,032	162,473,049	189,228,830	215,984,612	269,496,175
5	17,116,932	33,048,648	47,797,511	63,644,561	92,993,681	132,481,772	156,141,695	179,801,618	227,079,975
6	15,856,707	31,266,776	45,457,906	60,771,533	89,020,109	127,026,796	149,788,700	172,550,604	217,944,761
7	2,970,843	16,548,172	28,919,631	42,351,651	66,929,517	100,220,671	120,129,667	140,038,663	179,724,580
8	10,815,917	28,396,440	44,220,596	61,484,540	92,728,999	135,225,074	160,614,537	185,935,648	236,437,449
9	11,607,747	188,813	10,191,487	21,448,591	41,772,555	69,603,951	86,256,153	102,846,983	136,004,887
10	7,585,781	7,297,977	20,643,051	35,165,134	61,043,130	96,658,941	117,899,463	139,086,581	181,286,240

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	50%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	56,838,966	67,309,178	76,232,127	85,796,487	103,642,383	127,553,279	141,899,825	156,246,371	184,939,452
2	78,653,049	94,127,439	107,307,160	121,442,753	147,802,190	183,141,180	204,344,571	225,547,965	267,954,749
3	84,572,715	101,512,944	115,898,024	131,372,638	160,142,795	198,738,237	221,868,329	244,998,422	291,258,608
4	64,013,751	79,326,233	92,053,368	105,983,111	131,437,384	166,217,743	187,027,795	207,837,847	249,457,952
5	49,883,256	63,461,438	74,669,919	87,039,783	109,348,499	140,145,237	158,547,399	176,949,561	213,753,885
6	48,746,456	61,867,233	72,680,845	84,592,747	106,120,490	135,747,774	153,466,025	171,169,729	206,577,136
7	36,400,488	47,978,292	57,380,746	67,862,969	86,528,493	112,489,559	128,033,080	143,517,855	174,482,836
8	43,409,125	58,432,425	70,432,762	83,923,606	107,637,912	140,848,387	160,673,776	180,448,420	219,852,102
9	22,366,601	32,109,783	40,003,762	48,798,650	64,191,370	85,920,512	98,893,968	111,852,733	137,687,601
10	25,662,181	38,397,071	48,521,754	59,892,147	79,483,721	107,358,683	123,970,234	140,526,269	173,484,136

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,638,966	58,109,178	67,032,127	76,596,487	94,442,383	118,353,279	132,699,825	147,046,371	175,739,452
2	69,453,049	84,927,439	98,107,160	112,242,753	138,602,190	173,941,180	195,144,571	216,347,965	258,754,749
3	75,372,715	92,312,944	106,698,024	122,172,638	150,942,795	189,538,237	212,668,329	235,798,422	282,058,608
4	54,813,751	70,126,233	82,853,368	96,783,111	122,237,384	157,017,743	177,827,795	198,637,847	240,257,952
5	40,683,256	54,261,438	65,469,919	77,839,783	100,148,499	130,945,237	149,347,399	167,749,561	204,553,885
6	39,546,456	52,667,233	63,480,845	75,392,747	96,920,490	126,547,774	144,266,025	161,969,729	197,377,136
7	27,200,488	38,778,292	48,180,746	58,662,969	77,328,493	103,289,559	118,833,080	134,317,855	165,282,836
8	34,209,125	49,232,425	61,232,762	74,723,606	98,437,912	131,648,387	151,473,776	171,248,420	210,652,102
9	13,166,601	22,909,783	30,803,762	39,598,650	54,991,370	76,720,512	89,693,968	102,652,733	128,487,601
10	16,462,181	29,197,071	39,321,754	50,692,147	70,283,721	98,158,683	114,770,234	131,326,269	164,284,136

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	43,038,966	53,509,178	62,432,127	71,996,487	89,842,383	113,753,279	128,099,825	142,446,371	171,139,452
2	64,853,049	80,327,439	93,507,160	107,642,753	134,002,190	169,341,180	190,544,571	211,747,965	254,154,749
3	70,772,715	87,712,944	102,098,024	117,572,638	146,342,795	184,938,237	208,068,329	231,198,422	277,458,608
4	50,213,751	65,526,233	78,253,368	92,183,111	117,637,384	152,417,743	173,227,795	194,037,847	235,657,952
5	36,083,256	49,661,438	60,869,919	73,239,783	95,548,499	126,345,237	144,747,399	163,149,561	199,953,885
6	34,946,456	48,067,233	58,880,845	70,792,747	92,320,490	121,947,774	139,666,025	157,369,729	192,777,136
7	22,600,488	34,178,292	43,580,746	54,062,969	72,728,493	98,689,559	114,233,080	129,717,855	160,682,836
8	29,609,125	44,632,425	56,632,762	70,123,606	93,837,912	127,048,387	146,873,776	166,648,420	206,052,102
9	8,566,601	18,309,783	26,203,762	34,998,650	50,391,370	72,120,512	85,093,968	98,052,733	123,887,601
10	11,862,181	24,597,071	34,721,754	46,092,147	65,683,721	93,558,683	110,170,234	126,726,269	159,684,136

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	20,038,966	30,509,178	39,432,127	48,996,487	66,842,383	90,753,279	105,099,825	119,446,371	148,139,452
2	41,853,049	57,327,439	70,507,160	84,642,753	111,002,190	146,341,180	167,544,571	188,747,965	231,154,749
3	47,772,715	64,712,944	79,098,024	94,572,638	123,342,795	161,938,237	185,068,329	208,198,422	254,458,608
4	27,213,751	42,526,233	55,253,368	69,183,111	94,637,384	129,417,743	150,227,795	171,037,847	212,657,952
5	13,083,256	26,661,438	37,869,919	50,239,783	72,548,499	103,345,237	121,747,399	140,149,561	176,953,885
6	11,946,456	25,067,233	35,880,845	47,792,747	69,320,490	98,947,774	116,666,025	134,369,729	169,777,136
7	399,512	11,178,292	20,580,746	31,062,969	49,728,493	75,689,559	91,233,080	106,717,855	137,682,836
8	6,609,125	21,632,425	33,632,762	47,123,606	70,837,912	104,048,387	123,873,776	143,648,420	183,052,102
9	14,433,399	4,690,217	3,203,762	11,998,650	27,391,370	49,120,512	62,093,968	75,052,733	100,887,601
10	11,137,819	1,597,071	11,721,754	23,092,147	42,683,721	70,558,683	87,170,234	103,726,269	136,684,136

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	61,131,788	73,400,353	85,028,999	97,297,575	120,554,867	151,226,301	169,629,160	188,032,018	224,837,745
2	85,001,425	103,133,696	120,312,302	138,444,573	172,801,787	218,132,463	245,330,868	272,529,273	326,926,083
3	91,529,179	111,379,059	130,141,927	149,991,809	187,463,635	236,913,397	266,583,256	296,253,113	355,592,828
4	70,360,141	88,251,078	104,919,472	122,787,687	156,118,749	200,608,503	227,302,356	253,996,209	307,383,914
5	55,527,542	71,422,383	86,118,725	101,922,968	131,204,156	170,576,678	194,181,838	217,786,997	264,932,092
6	54,189,757	69,544,933	83,699,052	98,954,171	127,137,363	165,033,339	187,742,559	210,438,835	255,718,442
7	41,236,653	54,754,845	67,095,404	80,474,718	104,974,382	138,167,462	158,030,377	177,874,774	217,466,629
8	49,720,915	67,203,597	82,960,718	100,154,718	131,268,554	173,637,104	198,939,455	224,201,957	274,558,916
9	26,444,213	37,808,744	48,156,091	59,369,074	79,627,644	107,377,064	123,973,412	140,525,841	173,589,927
10	31,021,361	45,820,505	59,086,013	73,548,474	99,335,715	134,826,107	155,993,782	177,109,015	219,187,463

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	51,931,788	64,200,353	75,828,999	88,097,575	111,354,867	142,026,301	160,429,160	178,832,018	215,637,745
2	75,801,425	93,933,696	111,112,302	129,244,573	163,601,787	208,932,463	236,130,868	263,329,273	317,726,083
3	82,329,179	102,179,059	120,941,927	140,791,809	178,263,635	227,713,397	257,383,256	287,053,113	346,392,828
4	61,160,141	79,051,078	95,719,472	113,587,687	146,918,749	191,408,503	218,102,356	244,796,209	298,183,914
5	46,327,542	62,222,383	76,918,725	92,722,968	122,004,156	161,376,678	184,981,838	208,586,997	255,732,092
6	44,989,757	60,344,933	74,499,052	89,754,171	117,937,363	155,833,339	178,542,559	201,238,835	246,518,442
7	32,036,653	45,554,845	57,895,404	71,274,718	95,774,382	128,967,462	148,830,377	168,674,774	208,266,629
8	40,520,915	58,003,597	73,760,718	90,954,718	122,068,554	164,437,104	189,739,455	215,001,957	265,358,916
9	17,244,213	28,608,744	38,956,091	50,169,074	70,427,644	98,177,064	114,773,412	131,325,841	164,389,927
10	21,821,361	36,620,505	49,886,013	64,348,474	90,135,715	125,626,107	146,793,782	167,909,015	209,987,463

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,331,788	59,600,353	71,228,999	83,497,575	106,754,867	137,426,301	155,829,160	174,232,018	211,037,745
2	71,201,425	89,333,696	106,512,302	124,644,573	159,001,787	204,332,463	231,530,868	258,729,273	313,126,083
3	77,729,179	97,579,059	116,341,927	136,191,809	173,663,635	223,113,397	252,783,256	282,453,113	341,792,828
4	56,560,141	74,451,078	91,119,472	108,987,687	142,318,749	186,808,503	213,502,356	240,196,209	293,583,914
5	41,727,542	57,622,383	72,318,725	88,122,968	117,404,156	156,776,678	180,381,838	203,986,997	251,132,092
6	40,389,757	55,744,933	69,899,052	85,154,171	113,337,363	151,233,339	173,942,559	196,638,835	241,918,442
7	27,436,653	40,954,845	53,295,404	66,674,718	91,174,382	124,367,462	144,230,377	164,074,774	203,666,629
8	35,920,915	53,403,597	69,160,718	86,354,718	117,468,554	159,837,104	185,139,455	210,401,957	260,758,916
9	12,644,213	24,008,744	34,356,091	45,569,074	65,827,644	93,577,064	110,173,412	126,725,841	159,789,927
10	17,221,361	32,020,505	45,286,013	59,748,474	85,535,715	121,026,107	142,193,782	163,309,015	205,387,463

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	24,331,788	36,600,353	48,228,999	60,497,575	83,754,867	114,426,301	132,829,160	151,232,018	188,037,745
2	48,201,425	66,333,696	83,512,302	101,644,573	136,001,787	181,332,463	208,530,868	235,729,273	290,126,083
3	54,729,179	74,579,059	93,341,927	113,191,809	150,663,635	200,113,397	229,783,256	259,453,113	318,792,828
4	33,560,141	51,451,078	68,119,472	85,987,687	119,318,749	163,808,503	190,502,356	217,196,209	270,583,914
5	18,727,542	34,622,383	49,318,725	65,122,968	94,404,156	133,776,678	157,381,838	180,986,997	228,132,092
6	17,389,757	32,744,933	46,899,052	62,154,171	90,337,363	128,233,339	150,942,559	173,638,835	218,918,442
7	4,436,653	17,954,845	30,295,404	43,674,718	68,174,382	101,367,462	121,230,377	141,074,774	180,666,629
8	12,920,915	30,403,597	46,160,718	63,354,718	94,468,554	136,837,104	162,139,455	187,401,957	237,758,916
9	10,355,787	1,008,744	11,356,091	22,569,074	42,827,644	70,577,064	87,173,412	103,725,841	136,789,927
10	5,778,639	9,020,505	22,286,013	36,748,474	62,535,715	98,026,107	119,193,782	140,309,015	182,387,463

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	0%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	59,951,516	72,220,091	83,848,738	96,117,303	119,374,596	150,046,030	168,448,888	186,851,746	223,657,473
2	83,526,971	101,659,242	118,837,848	136,970,119	171,327,333	216,658,009	243,856,414	271,054,819	325,451,629
3	89,897,983	109,747,863	128,510,731	148,360,613	185,855,201	235,304,963	264,974,820	294,644,678	353,984,394
4	68,613,818	86,529,123	103,197,516	121,065,731	154,402,517	198,910,575	225,604,427	252,298,280	305,685,986
5	53,886,799	69,781,640	84,496,365	100,305,118	129,586,306	168,981,403	192,586,563	216,191,723	263,359,077
6	52,624,157	67,998,557	82,155,297	97,431,958	125,615,149	163,532,366	186,241,586	208,950,805	254,238,412
7	39,762,576	53,307,012	65,648,391	79,047,896	103,567,469	136,780,180	156,643,095	176,506,010	216,098,704
8	47,632,205	65,167,940	80,953,465	98,175,473	129,344,158	171,739,561	197,068,389	222,330,891	272,713,958
9	25,186,449	36,577,923	46,933,182	58,163,230	78,438,625	106,204,637	122,817,344	139,369,773	172,449,990
10	29,230,967	44,077,348	57,389,632	71,875,763	97,691,740	133,222,444	154,412,496	175,549,793	217,649,998

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	50,751,516	63,020,091	74,648,738	86,917,303	110,174,596	140,846,030	159,248,888	177,651,746	214,457,473
2	74,326,971	92,459,242	109,637,848	127,770,119	162,127,333	207,458,009	234,656,414	261,854,819	316,251,629
3	80,697,983	100,547,863	119,310,731	139,160,613	176,655,201	226,104,963	255,774,820	285,444,678	344,784,394
4	59,413,818	77,329,123	93,997,516	111,865,731	145,202,517	189,710,575	216,404,427	243,098,280	296,485,986
5	44,686,799	60,581,640	75,296,365	91,105,118	120,386,306	159,781,403	183,386,563	206,991,723	254,159,077
6	43,424,157	58,798,557	72,955,297	88,231,958	116,415,149	154,332,366	177,041,586	199,750,805	245,038,412
7	30,562,576	44,107,012	56,448,391	69,847,896	94,367,469	127,580,180	147,443,095	167,306,010	206,898,704
8	38,432,205	55,967,940	71,753,465	88,975,473	120,144,158	162,539,561	187,868,389	213,130,891	263,513,958
9	15,986,449	27,377,923	37,733,182	48,963,230	69,238,625	97,004,637	113,617,344	130,169,773	163,249,990
10	20,030,967	34,877,348	48,189,632	62,675,763	88,491,740	124,022,444	145,212,496	166,349,793	208,449,998

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	46,151,516	58,420,091	70,048,738	82,317,303	105,574,596	136,246,030	154,648,888	173,051,746	209,857,473
2	69,726,971	87,859,242	105,037,848	123,170,119	157,527,333	202,858,009	230,056,414	257,254,819	311,651,629
3	76,097,983	95,947,863	114,710,731	134,560,613	172,055,201	221,504,963	251,174,820	280,844,678	340,184,394
4	54,813,818	72,729,123	89,397,516	107,265,731	140,602,517	185,110,575	211,804,427	238,498,280	291,885,986
5	40,086,799	55,981,640	70,696,365	86,505,118	115,786,306	155,181,403	178,786,563	202,391,723	249,559,077
6	38,824,157	54,198,557	68,355,297	83,631,958	111,815,149	149,732,366	172,441,586	195,150,805	240,438,412
7	25,962,576	39,507,012	51,848,391	65,247,896	89,767,469	122,980,180	142,843,095	162,706,010	202,298,704
8	33,832,205	51,367,940	67,153,465	84,375,473	115,544,158	157,939,561	183,268,389	208,530,891	258,913,958
9	11,386,449	22,777,923	33,133,182	44,363,230	64,638,625	92,404,637	109,017,344	125,569,773	158,649,990
10	15,430,967	30,277,348	43,589,632	58,075,763	83,891,740	119,422,444	140,612,496	161,749,793	203,849,998

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,151,516	35,420,091	47,048,738	59,317,303	82,574,596	113,246,030	131,648,888	150,051,746	186,857,473
2	46,726,971	64,859,242	82,037,848	100,170,119	134,527,333	179,858,009	207,056,414	234,254,819	288,651,629
3	53,097,983	72,947,863	91,710,731	111,560,613	149,055,201	198,504,963	228,174,820	257,844,678	317,184,394
4	31,813,818	49,729,123	66,397,516	84,265,731	117,602,517	162,110,575	188,804,427	215,498,280	268,885,986
5	17,086,799	32,981,640	47,696,365	63,505,118	92,786,306	132,181,403	155,786,563	179,391,723	226,559,077
6	15,824,157	31,198,557	45,355,297	60,631,958	88,815,149	126,732,366	149,441,586	172,150,805	217,438,412
7	2,962,576	16,507,012	28,848,391	42,247,896	66,767,469	99,980,180	119,843,095	139,706,010	179,298,704
8	10,832,205	28,367,940	44,153,465	61,375,473	92,544,158	134,939,561	160,268,389	185,530,891	235,913,958
9	11,613,551	222,077	10,133,182	21,363,230	41,638,625	69,404,637	86,017,344	102,569,773	135,649,990
10	7,569,033	7,277,348	20,589,632	35,075,763	60,891,740	96,422,444	117,612,496	138,749,793	180,849,998

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	10%
% rented:	40%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	56,769,629	67,215,599	76,117,897	85,660,125	103,464,711	127,320,266	141,633,602	155,946,939	184,573,612
2	78,554,396	93,992,972	107,142,185	121,245,060	147,543,487	182,800,680	203,954,995	225,109,309	267,417,942
3	84,471,443	101,372,462	115,724,246	131,163,042	159,866,609	198,371,104	221,447,659	244,524,215	290,677,327
4	63,968,156	79,243,466	91,941,144	105,838,645	131,234,002	165,932,154	186,694,040	207,455,925	248,979,696
5	49,864,469	63,409,576	74,592,115	86,931,725	109,188,806	139,912,661	158,272,229	176,631,798	213,350,935
6	48,723,303	61,813,712	72,600,746	84,485,076	105,961,465	135,520,174	153,195,909	170,858,636	206,184,089
7	36,400,351	47,949,887	57,329,128	67,787,089	86,407,979	112,307,546	127,813,700	143,262,634	174,154,572
8	43,435,615	58,422,073	70,392,594	83,850,202	107,505,679	140,637,358	160,414,957	180,143,831	219,454,434
9	22,367,617	32,087,213	39,961,902	48,736,434	64,091,974	85,769,838	98,712,297	111,641,068	137,415,182
10	25,687,549	38,390,024	48,489,833	59,832,490	79,376,560	107,184,284	123,756,056	140,273,770	173,152,746

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	47,569,629	58,015,599	66,917,897	76,460,125	94,264,711	118,120,266	132,433,602	146,746,939	175,373,612
2	69,354,396	84,792,972	97,942,185	112,045,060	138,343,487	173,600,680	194,754,995	215,909,309	258,217,942
3	75,271,443	92,172,462	106,524,246	121,963,042	150,666,609	189,171,104	212,247,659	235,324,215	281,477,327
4	54,768,156	70,043,466	82,741,144	96,638,645	122,034,002	156,732,154	177,494,040	198,255,925	239,779,696
5	40,664,469	54,209,576	65,392,115	77,731,725	99,988,806	130,712,661	149,072,229	167,431,798	204,150,935
6	39,523,303	52,613,712	63,400,746	75,285,076	96,761,465	126,320,174	143,995,909	161,658,636	196,984,089
7	27,200,351	38,749,887	48,129,128	58,587,089	77,207,979	103,107,546	118,613,700	134,062,634	164,954,572
8	34,235,615	49,222,073	61,192,594	74,650,202	98,305,679	131,437,358	151,214,957	170,943,831	210,254,434
9	13,167,617	22,887,213	30,761,902	39,536,434	54,891,974	76,569,838	89,512,297	102,441,068	128,215,182
10	16,487,549	29,190,024	39,289,833	50,632,490	70,176,560	97,984,284	114,556,056	131,073,770	163,952,746

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	42,969,629	53,415,599	62,317,897	71,860,125	89,664,711	113,520,266	127,833,602	142,146,939	170,773,612
2	64,754,396	80,192,972	93,342,185	107,445,060	133,743,487	169,000,680	190,154,995	211,309,309	253,617,942
3	70,671,443	87,572,462	101,924,246	117,363,042	146,066,609	184,571,104	207,647,659	230,724,215	276,877,327
4	50,168,156	65,443,466	78,141,144	92,038,645	117,434,002	152,132,154	172,894,040	193,655,925	235,179,696
5	36,064,469	49,609,576	60,792,115	73,131,725	95,388,806	126,112,661	144,472,229	162,831,798	199,550,935
6	34,923,303	48,013,712	58,800,746	70,685,076	92,161,465	121,720,174	139,395,909	157,058,636	192,384,089
7	22,600,351	34,149,887	43,529,128	53,987,089	72,607,979	98,507,546	114,013,700	129,462,634	160,354,572
8	29,635,615	44,622,073	56,592,594	70,050,202	93,705,679	126,837,358	146,614,957	166,343,831	205,654,434
9	8,567,617	18,287,213	26,161,902	34,936,434	50,291,974	71,969,838	84,912,297	97,841,068	123,615,182
10	11,887,549	24,590,024	34,689,833	46,032,490	65,576,560	93,384,284	109,956,056	126,473,770	159,352,746

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	19,969,629	30,415,599	39,317,897	48,860,125	66,664,711	90,520,266	104,833,602	119,146,939	147,773,612
2	41,754,396	57,192,972	70,342,185	84,445,060	110,743,487	146,000,680	167,154,995	188,309,309	230,617,942
3	47,671,443	64,572,462	78,924,246	94,363,042	123,066,609	161,571,104	184,647,659	207,724,215	253,877,327
4	27,168,156	42,443,466	55,141,144	69,038,645	94,434,002	129,132,154	149,894,040	170,655,925	212,179,696
5	13,064,469	26,609,576	37,792,115	50,131,725	72,388,806	103,112,661	121,472,229	139,831,798	176,550,935
6	11,923,303	25,013,712	35,800,746	47,685,076	69,161,465	98,720,174	116,395,909	134,058,636	169,384,089
7	399,649	11,149,887	20,529,128	30,987,089	49,607,979	75,507,546	91,013,700	106,462,634	137,354,572
8	6,635,615	21,622,073	33,592,594	47,050,202	70,705,679	103,837,358	123,614,957	143,343,831	182,654,434
9	14,432,383	4,712,787	3,161,902	11,936,434	27,291,974	48,969,838	61,912,297	74,841,068	100,615,182
10	11,112,451	1,590,024	11,689,833	23,032,490	42,576,560	70,384,284	86,956,056	103,473,770	136,352,746

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Affordable rents
SO incomes:	£90k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	40,782,844	48,865,608	55,480,976	62,617,472	75,848,198	93,689,445	104,394,185	115,098,935	136,508,425
2	53,658,071	65,603,948	75,374,666	85,922,014	105,463,449	131,831,818	147,652,838	163,473,862	195,115,903
3	57,170,940	70,248,412	80,909,649	92,456,113	113,778,590	142,644,748	159,964,443	177,233,816	211,751,094
4	39,578,608	51,422,490	60,888,863	71,346,157	90,183,454	116,167,828	131,758,454	147,346,764	178,401,821
5	28,209,094	38,771,300	47,108,859	56,376,176	72,945,806	95,980,014	109,769,751	123,559,490	151,055,558
6	27,731,989	37,971,532	46,036,391	54,983,869	70,986,630	93,206,392	106,470,323	119,734,254	146,203,394
7	17,885,200	26,968,860	33,986,861	41,895,674	55,797,656	75,311,852	86,974,238	98,593,438	121,791,810
8	19,457,094	31,382,440	40,420,545	50,689,119	68,431,810	93,537,208	108,480,181	123,364,289	152,970,708
9	6,742,865	14,420,782	20,344,574	27,009,339	38,440,036	54,807,675	64,583,670	74,302,325	93,693,602
10	5,225,617	15,439,919	23,136,730	31,857,033	46,509,489	67,674,131	80,239,678	92,731,302	117,550,861

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	31,582,844	39,665,608	46,280,976	53,417,472	66,648,198	84,489,445	95,194,185	105,898,935	127,308,425
2	44,458,071	56,403,948	66,174,666	76,722,014	96,263,449	122,631,818	138,452,838	154,273,862	185,915,903
3	47,970,940	61,048,412	71,709,649	83,256,113	104,578,590	133,444,748	150,764,443	168,033,816	202,551,094
4	30,378,608	42,222,490	51,688,863	62,146,157	80,983,454	106,967,828	122,558,454	138,146,764	169,201,821
5	19,009,094	29,571,300	37,908,859	47,176,176	63,745,806	86,780,014	100,569,751	114,359,490	141,855,558
6	18,531,989	28,771,532	36,836,391	45,783,869	61,786,630	84,006,392	97,270,323	110,534,254	137,003,394
7	8,685,200	17,768,860	24,786,861	32,695,674	46,597,656	66,111,852	77,774,238	89,393,438	112,591,810
8	10,257,094	22,182,440	31,220,545	41,489,119	59,231,810	84,337,208	99,280,181	114,164,289	143,770,708
9	2,457,135	5,220,782	11,144,574	17,809,339	29,240,036	45,607,675	55,383,670	65,102,325	84,493,602
10	3,974,383	6,239,919	13,936,730	22,657,033	37,309,489	58,474,131	71,039,678	83,531,302	108,350,861

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	26,982,844	35,065,608	41,680,976	48,817,472	62,048,198	79,889,445	90,594,185	101,298,935	122,708,425
2	39,858,071	51,803,948	61,574,666	72,122,014	91,663,449	118,031,818	133,852,838	149,673,862	181,315,903
3	43,370,940	56,448,412	67,109,649	78,656,113	99,978,590	128,844,748	146,164,443	163,433,816	197,951,094
4	25,778,608	37,622,490	47,088,863	57,546,157	76,383,454	102,367,828	117,958,454	133,546,764	164,601,821
5	14,409,094	24,971,300	33,308,859	42,576,176	59,145,806	82,180,014	95,969,751	109,759,490	137,255,558
6	13,931,989	24,171,532	32,236,391	41,183,869	57,186,630	79,406,392	92,670,323	105,934,254	132,403,394
7	4,085,200	13,168,860	20,186,861	28,095,674	41,997,656	61,511,852	73,174,238	84,793,438	107,991,810
8	5,657,094	17,582,440	26,620,545	36,889,119	54,631,810	79,737,208	94,680,181	109,564,289	139,170,708
9	7,057,135	620,782	6,544,574	13,209,339	24,640,036	41,007,675	50,783,670	60,502,325	79,893,602
10	8,574,383	1,639,919	9,336,730	18,057,033	32,709,489	53,874,131	66,439,678	78,931,302	103,750,861

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	3,982,844	12,065,608	18,680,976	25,817,472	39,048,198	56,889,445	67,594,185	78,298,935	99,708,425
2	16,858,071	28,803,948	38,574,666	49,122,014	68,663,449	95,031,818	110,852,838	126,673,862	158,315,903
3	20,370,940	33,448,412	44,109,649	55,656,113	76,978,590	105,844,748	123,164,443	140,433,816	174,951,094
4	2,778,608	14,622,490	24,088,863	34,546,157	53,383,454	79,367,828	94,958,454	110,546,764	141,601,821
5	8,590,906	1,971,300	10,308,859	19,576,176	36,145,806	59,180,014	72,969,751	86,759,490	114,255,558
6	9,068,011	1,171,532	9,236,391	18,183,869	34,186,630	56,406,392	69,670,323	82,934,254	109,403,394
7	18,914,800	9,831,140	2,813,139	5,095,674	18,997,656	38,511,852	50,174,238	61,793,438	84,991,810
8	17,342,906	5,417,560	3,620,545	13,889,119	31,631,810	56,737,208	71,680,181	86,564,289	116,170,708
9	30,057,135	22,379,218	16,455,426	9,790,661	1,640,036	18,007,675	27,783,670	37,502,325	56,893,602
10	31,574,383	21,360,081	13,663,270	4,942,967	9,709,489	30,874,131	43,439,678	55,931,302	80,750,861

LB Hammersmith & Fulham - Housing Viability
Residual values per ha less benchmark land values

Aff hsg:	30%
% rented:	100%
% Starter Homes:	20%
Rents:	Target rents
SO incomes:	£45k p.a.

Benchmark land value 1

Per ha: £9,200,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	37,080,418	45,163,182	51,778,540	58,915,037	72,145,762	89,987,009	100,691,759	111,396,499	132,806,000
2	49,032,793	60,978,669	70,749,387	81,296,735	100,838,170	127,206,539	143,027,559	158,848,583	190,490,624
3	52,053,975	65,131,445	75,792,684	87,339,148	108,661,624	137,527,783	154,847,477	172,167,172	206,705,527
4	34,051,619	45,944,377	55,410,749	65,868,043	84,781,778	110,766,154	126,356,778	141,947,404	173,075,518
5	22,915,477	33,551,548	41,889,108	51,201,311	67,798,888	90,904,913	104,694,651	118,484,389	146,051,273
6	22,664,820	32,967,192	41,055,696	50,063,443	66,099,458	88,364,279	101,695,227	114,959,158	141,487,021
7	13,063,187	22,232,988	29,298,450	37,253,680	51,216,026	70,811,872	82,498,378	94,160,764	117,386,232
8	12,470,268	24,593,720	33,748,846	44,143,685	62,022,593	87,299,028	102,318,380	117,260,374	146,975,664
9	2,628,794	10,387,288	16,357,788	23,068,358	34,558,540	51,009,722	60,801,717	70,572,442	90,009,752
10	827,723	9,595,897	17,399,131	26,246,291	41,031,075	62,360,770	74,999,451	87,557,322	112,475,507

Benchmark land value 2

Per ha: £18,400,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	27,880,418	35,963,182	42,578,540	49,715,037	62,945,762	80,787,009	91,491,759	102,196,499	123,806,000
2	39,832,793	51,778,669	61,549,387	72,096,735	91,638,170	118,006,539	133,827,559	149,648,583	181,290,624
3	42,853,975	55,931,445	66,592,684	78,139,148	99,461,624	128,327,783	145,647,477	162,967,172	197,505,527
4	24,851,619	36,744,377	46,210,749	56,668,043	75,581,778	101,566,154	117,156,778	132,747,404	163,875,518
5	13,715,477	24,351,548	32,689,108	42,001,311	58,598,888	81,704,913	95,494,651	109,284,389	136,851,273
6	13,464,820	23,767,192	31,855,696	40,863,443	56,899,458	79,164,279	92,495,227	105,759,158	132,287,021
7	3,863,187	13,032,988	20,098,450	28,053,680	42,016,026	61,611,872	73,298,378	84,960,764	108,186,232
8	3,270,268	15,393,720	24,548,846	34,943,685	52,822,593	78,099,028	93,118,380	108,060,374	137,775,664
9	6,571,206	1,187,288	7,157,788	13,868,358	25,358,540	41,809,722	51,601,717	61,372,442	80,809,752
10	10,027,723	395,897	8,199,131	17,046,291	31,831,075	53,160,770	65,799,451	78,357,322	103,275,507

Benchmark land value 3

Per ha: £23,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	23,280,418	31,363,182	37,978,540	45,115,037	58,345,762	76,187,009	86,891,759	97,596,499	119,006,000
2	35,232,793	47,178,669	56,949,387	67,496,735	87,038,170	113,406,539	129,227,559	145,048,583	176,690,624
3	38,253,975	51,331,445	61,992,684	73,539,148	94,861,624	123,727,783	141,047,477	158,367,172	192,905,527
4	20,251,619	32,144,377	41,610,749	52,068,043	70,981,778	96,966,154	112,556,778	128,147,404	159,275,518
5	9,115,477	19,751,548	28,089,108	37,401,311	53,998,888	77,104,913	90,894,651	104,684,389	132,251,273
6	8,864,820	19,167,192	27,255,696	36,263,443	52,299,458	74,564,279	87,895,227	101,159,158	127,687,021
7	736,813	8,432,988	15,498,450	23,453,680	37,416,026	57,011,872	68,698,378	80,360,764	103,586,232
8	1,329,732	10,793,720	19,948,846	30,343,685	48,222,593	73,499,028	88,518,380	103,460,374	133,175,664
9	11,171,206	3,412,712	2,557,788	9,268,358	20,758,540	37,209,722	47,001,717	56,772,442	76,209,752
10	14,627,723	4,204,103	3,599,131	12,446,291	27,231,075	48,560,770	61,199,451	73,757,322	98,675,507

Benchmark land value 4

Per ha: £46,000,000

Typology No	Residential Value Band (per sqm)								
	£8,000	£9,000	£10,000	£11,000	£13,000	£15,500	£17,000	£18,500	£21,500
1	280,418	8,363,182	14,978,540	22,115,037	35,345,762	53,187,009	63,891,759	74,596,499	96,006,000
2	12,232,793	24,178,669	33,949,387	44,496,735	64,038,170	90,406,539	106,227,559	122,048,583	153,690,624
3	15,253,975	28,331,445	38,992,684	50,539,148	71,861,624	100,727,783	118,047,477	135,367,172	169,905,527
4	2,748,381	9,144,377	18,610,749	29,068,043	47,981,778	73,966,154	89,556,778	105,147,404	136,275,518
5	13,884,523	3,248,452	5,089,108	14,401,311	30,998,888	54,104,913	67,894,651	81,684,389	109,251,273
6	14,135,180	3,832,808	4,265,696	13,263,443	29,299,458	51,564,279	64,895,227	78,159,158	104,687,021
7	23,736,813	14,567,012	7,501,550	453,680	14,416,026	34,011,872	45,698,378	57,360,764	80,586,232
8	24,329,732	12,206,280	3,051,154	7,343,685	25,222,593	50,499,028	65,518,380	80,460,374	110,175,664
9	34,171,206	26,412,712	20,442,212	13,731,642	2,241,460	14,209,722	24,001,717	33,772,442	53,209,752
10	37,627,723	27,204,103	19,400,869	10,553,709	4,231,075	25,560,770	38,199,451	50,757,322	75,675,507