



# Report

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## **Economic Viability Assessment Affordable Housing & CIL/S.106**

**London Borough of Barking and Dagenham**

January 2012



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**For and on behalf of GVA Ltd**

# EXECUTIVE SUMMARY

## Overview

The London Borough of Barking and Dagenham (the Council) adopted its Core Strategy (the Strategy) in July 2010. The Strategy is the central document in the Council's Local Development Framework and it sets out the overarching spatial vision and the spatial objectives and core policies that will deliver that vision in the Borough to 2025.

Alongside the Core Strategy the Council is compiling an Infrastructure Plan which considers what additional infrastructure is needed across the Borough during the period 2011/12 - 2024/25 to support the housing and economic growth identified in the Core Strategy. The Infrastructure Plan also identifies the current funding sources available to meet the cost of the infrastructure required, and the subsequent funding gap which could be funded through a Community Infrastructure Levy (CIL).

The Council also requires evidence to support an Affordable Housing strategy to run in line with the Core Strategy.

This report details the results of a series of Economic Viability Assessments GVA has undertaken on behalf of the Council to enable the Council to identify the potential margin for CIL/S106 payments and Affordable Housing provision.

Our Economic Viability Assessments have tested the viability of planning obligations

that could be secured having regard to PPS4, Community Infrastructure Levy (CIL) Regulations and the London Plan.

This Report is focused solely on viability and does not consider the Council's Infrastructure requirement.

## Method

GVA has drawn on both primary and secondary evidence sources in order to test the viability of CIL/S.106 and affordable housing delivery in Barking and Dagenham.

This work has taken the form of quantitative viability testing of a series of possible affordable housing splits, tenure variations and CIL/S.106 charging options for a range of types of development in order to identify the levels of viability for future development. Work has also included discussions with stakeholders including local authority planning officers, local landowners, developers and agents.

## Development Market Context

It is evident from market analysis and local stakeholder discussions that different land and sales values apply in various locations throughout the area. The viability testing takes account of this variation by dividing the area into different Market Value Areas for residential and commercial development.

Not all schemes within a given Market Value Area will be equally viable, and the figures used for viability assessment are effectively averages. It must be anticipated that there

will be schemes, even within higher value areas, that are marginal due to site specific circumstances and abnormal costs.

## Principal Findings

Our analysis suggests that the Council should consider the adoption of a moderate CIL Charge based on the assumption that in the current market affordable housing provision is likely to come forwards at between 0% and 10%. We would note that although some level of CIL is viable for some schemes in Barking Town Centre and at Barking Riverside, in the current market little development in the rest of the Borough is viable, even at 0% affordable housing.

For commercial developments, the viability findings are more varied. Office schemes are unable to make any contribution, whilst small retail and industrial uses can afford to contribute more.

Food retail, such as a supermarket, can afford to make a more significant CIL/S.106 contribution. It should be noted that the total number of such supermarket schemes coming forward in the area will limit the ultimate financial contribution raised from this land use when a tariff is applied, and that supermarket schemes can contribute to development through additional means over and above CIL/S.106.

Our analysis shows that health and education development cannot afford any level of CIL/S.106 tariff contribution.

### **Residential Development Affordable Housing & CIL/S.106 Analysis (Current Market 2011)**

AFFORDABLE HOUSING REQUIREMENT	0%	10%	25%	35%
Barking Town Centre & Luffley & Faircross Estate	£50	£25	De minimis (£0-£5)	De minimis (£0-£5)
Barking Riverside	£25	£25	De minimis (£0-£5)	De minimis (£0-£5)
South Dagenham, Rest of Borough (Medium)	De minimis (£0-£5)	De minimis (£0-£5)	De minimis (£0-£5)	De minimis (£0-£5)

### **Potential Level of Commercial CIL/S.106 (per sq m) Current Market 2011 (Including an Allowance for £20 per sq m Mayoral CIL)**

	CIL/S.106 Per Sq M
Office	£0
Small Retail	£0
Retail Warehouse	£5
Food Retail	Up to £1,500
Industrial	£10
Industrial Waste	£10
Hotel	£5
Cinema	£5
Private Leisure	£5
Health	£0
Education	£0
Local Authority Leisure	£0



# 1. INTRODUCTION

## Overview

- 1.1 GVA has been instructed by the London Borough of Barking and Dagenham (the Council) to give viability advice on the potential for any level of Community Infrastructure Levy (CIL) for different uses across the Borough, and on the viability of affordable housing delivery. This includes advice on the impact on viability of different affordable housing percentage requirements and tenure splits, the impact of the availability of grant funding, and the ability of sites to provide CIL/S.106 planning contributions. For the purpose of this Report we have used the term CIL/S.106 to cover a potential payment via S.106 and a CIL. There are some distinctions between the approaches, but the methodology for assessing what contribution can be afforded is the same.
- 1.2 Our Brief from the Council requires the following:
- To enable the Council to understand the viability of the different types of development in different parts of the Borough;
  - To be able to determine what level of CIL/S.106 different types of development in different parts of the Borough can support;
  - To be able to determine what level of Affordable Housing residential and mixed-use development in different parts of the Borough can support; and
  - To understand the extent to which these needs can be differentiated.
- 1.3 The appraisals undertaken for this work do not constitute valuations, and should not be regarded or relied on as such. They provide a guide to viability in line with the purpose for which the assessment is required.
- 1.4 The underlying principles for assessing the viability of a CIL/S.106 and Affordable Housing viability are to ensure that the assessment:
- Reflects and is based upon the character and scale of developments common in the area both now and those likely in the future, i.e. against scheme designs that while notional are realistic and reflect the current and future proposed policy environment;
  - Considers viability for the area as a whole, but is also able to distinguish differential impacts that may arise due to the range of values and costs across the area; and
  - Enables the testing of policy requirements to ensure these are robust.
- 1.5 In accordance with the Brief and the above, we have taken the following approach;

- Undertaken a thorough market review across Barking and Dagenham to better understand the development market. This underpins the entire study. We have included a summary of the market review in the main body of the Report, but it is included in full in Appendix C;
- Developed an understanding of the likely nature of new development in Barking and Dagenham over the LDF plan period;
- Undertaken development appraisals in order to understand and assess the impact on viability of various affordable housing and tenure splits;
- Undertaken development appraisals in order to understand how much CIL/S.106 could be payable by future development across the Borough, having regard to what development in the Borough can reasonably afford given policy on requirements such as Code for Sustainable Homes, affordable housing and sales values;
- Undertaken development appraisals in order to understand how much Affordable Housing can be provided by residential development across the Borough, having regard to what development in the Borough can reasonably afford given policy requirements as outlined above; and
- Tested our assumptions and findings through engagement with developers, agents and Registered Providers active in Barking and Dagenham;

## Report Structure

1.6 Following this introductory section, the Report is set out as follows:

- **Section 2** – Sets out our approach and methods used to test and assess the viability of CIL/S.106, including a summary of our property market review;
- **Section 3** – Examines the results from the viability assessments for CIL/S.106;
- **Section 4** – Examines the results from the viability assessments for Affordable Housing;
- **Section 5** – Details our conclusions and principal recommendations; and
- **Technical Appendices** – Provide the underlying data sets, background analysis and supporting material.

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## 2. APPROACH AND METHODOLOGY

### Introduction

2.1 In this section we define the scope of our viability assessment summarising the approach we have adopted. We consider the following:

- Our Overall Approach;
- The Appraisal Model we have used;
- The Development Typologies we have used;
- The Development Assumptions we have made;
- How we have established Benchmark Land Values; and
- How we have established Market Value Areas.

### Overall Approach

2.2 The principal objective is to determine what levels of affordable housing and CIL/S.106 may be viable for the Barking and Dagenham area. The objectives in assessing affordable housing and CIL/S.106 contributions are:

- To undertake a high level appraisal, rather than a detailed analysis of individual sites or schemes;
- To assess the potential overall level of affordable housing and CIL/S.106 by testing key “what if” questions. This is done by varying a number of underlying assumptions such as affordable housing percentages - particularly where there is uncertainty; and
- To use this analysis to assess potential affordable housing and CIL/S.106 levels on the basis of clearly reasoned evidence.

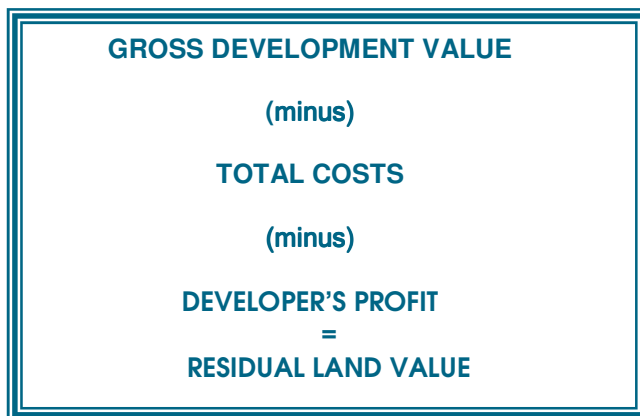
### Appraisal Model

2.3 To determine development viability, a Residual Development Appraisal Model has been used (Figure 1). The Model assumes that land value is the difference between Gross Development Value and a development’s build costs, once an element of developer profit has been taken into account.

2.4 Through the use of the Model, the impact of differing levels of affordable housing and CIL/S.106 on land values and scheme viability can be examined. The Gross Residual Value

i.e. the land value without any allowance made for planning contributions, is taken as a 'starting point', with the Net Residual Land Value being equal to the land value once all planning contributions, including affordable housing, have been taken into account.

**Figure 1: Outline of Residual Development Model**



- **Gross Development Value** - includes all income generated by the development, including temporary revenue and grant (for example payments by HCA through the National Affordable Housing Programme);
- **Total Costs** – include construction costs, fees, planning, finance charges, and also payments under S.106, S.278, a tariff and CIL; and
- **Developer's Profit** – is expressed by reference to the Gross Development Value, to the Total Costs, to the Cost of Capital Employed or to an Internal Rate of Return.

## Establishing Development Typologies

- 2.5 In order to test the viability of the potential level of charge of a CIL/S.106, a series of twenty nine hypothetical development schemes (Development Typologies) representing the scale, nature and characteristics of current and future development envisaged to come forward across the Borough have been created in partnership with the Council. These typologies include both residential and non-residential uses.
- 2.6 The residential development typologies are summarised in Table 1, and non-residential typologies are summarised in Table 2. Full details of each of the Development Typologies are included in Appendix A.

**Table 1: Summary of the Development Typologies: Residential**

Typology	Land Uses
Barking Town Centre (30% Family Housing)	
Scheme 1	1 residential dwelling (house)
Scheme 2	8 residential dwellings (flats)
Scheme 3	20 residential dwellings (mixed)
Scheme 4	50 residential dwellings (mixed)
Scheme 5	100 residential dwellings (mixed)
Scheme 6	250 residential dwellings (mixed)
Scheme 7	1000 residential dwellings (mixed)
Elsewhere in the Borough (40% Family Housing)	
Scheme 8	1 residential dwellings (house)
Scheme 9	8 residential dwellings (flats)
Scheme 10	20 residential dwellings (mixed)
Scheme 11	50 residential dwellings (mixed)
Scheme 12	100 residential dwellings (mixed)
Scheme 13	250 residential dwellings (mixed)
Scheme 14	1000 residential dwellings (mixed)
Mixed Use	
Scheme 15	Mixed use scheme (50 dwellings, 4,050 sq m retail and 620 sq m office)

**Table 2: Summary of the Development Typologies: Non-Residential**

Typology	Land Uses
Scheme 16	Office – 2,400 sq m
Scheme 17	Office – 5000 sq m
Scheme 18	Small retail – 370 sq m
Scheme 19	Retail warehouse – 1,500 sq m
Scheme 20	Supermarket – 7,000 sq m
Scheme 21	Industrial (B1) – 1,500 sq m
Scheme 22	Industrial (B2) 2,000 sq m
Scheme 23	Storage and Distribution (B8) 10,000 sq m

Typology	Land Uses
<b>Scheme 24</b>	Industrial Waste Related Use (Sui Generis) – 1,500 sq m
<b>Scheme 25</b>	Industrial Waste Related Use (Sui Generis) – 5,000 sq m
<b>Scheme 26</b>	Industrial Waste Related Use (Sui Generis) – 15,000 sq m
<b>Scheme 27</b>	Hotel (C1) – 100 beds
<b>Scheme 28</b>	Leisure Cinema (D2) – 900 sq m
<b>Scheme 29</b>	Private Leisure Centre (D2) – 4,000 sq m

- 2.7 In addition to the above schemes, we have also been asked to test health and education uses and a Local Authority built and operated leisure centre.

**Table 3. Health and Education Typology Assumptions**

<b>Scheme 30: Health</b>
5,000 sq m health & dentistry facility
<b>Scheme 31: Education</b>
1,500 pupil secondary school
<b>Scheme 32: Local Authority Leisure Centre</b>
4,000 sq m D2

- 2.8 The Development Typologies represent a range and mix of land uses that are proposed in accordance with the Borough's Core Strategy vision and objectives.

### Appraisal Model Assumptions

- 2.9 A set of standardised assumptions reflecting build costs and fees, contingencies, profits, finance rates, etc. have been made in order to ensure that the results of viability testing enable a straight-forward comparison to be made of the consequence of altering the variables which it is agreed are to be tested. A summary of the main assumptions are set out in Tables 4 to 8.
- 2.10 These standardised assumptions will differ in some cases from the figures that may be used in actual development schemes, but align with normal or usual figures expected in the majority of developments. Assumptions made also accord with those used in other Models including the Three Dragons Toolkit used by the Greater London Authority and other Councils, and the Economic Appraisal Toolkit developed for the Housing Corporation and now used by the Homes and Communities Agency (HCA).

### Summary of Appraisal Model Assumptions

- 2.11 We have set out our development model assumptions in full in Appendix D, but would note the following general assumptions:

- Build costs are adopted based on our experience and average costs suggested by the Building Cost Information Service (BCIS);
- We have made an assumption that private and affordable housing is built to meet the following criteria: Minor developments (less than 10 units) Code for Sustainable Homes Level 3, Major developments (10 – 500 units) Code for Sustainable Homes level 4 and Strategic developments (500 +) Code for Sustainable Homes Level 5 and Code Level 4.
- Sites are vacant, freehold sites;
- For residential elements of each development typology we have investigated the consequences of varying the proportion of affordable housing between 0%, 10%, 25% and 35% at a tenure split of 60:40 social rent and affordable rent to intermediate housing (at a blended rental value) and 100% social rent.
- Sale and rental values have been reviewed across Barking and Dagenham and are summarised in Tables 4 to 8, as well as set out in full in Appendix C. Data has been cross-referenced through discussions with local agents and developers;
- We have made an allowance in all appraisals (apart from the health and education appraisals which we believe will be exempt) for the proposed Mayoral CIL of £20 per sq m;
- Both a current 2011 market and a future 2016 market have been identified and these form two distinct viability testing scenarios;
- We have tested a 'No Grant' and a 'With Grant' scenario, but have based our recommendations predominantly on the 'No Grant' scenarios due to the current ambiguity surrounding any future grant regime.

## The Introduction of Affordable Rent

- 2.12 Social Rent has historically been low cost housing and rental levels that are in accordance with the rent component of TSA standard (typically significantly below / circa 50% of market rent, subject to geographical variations). Historically the viability gap that existed has been addressed by NAHP Grant funding on a scheme by scheme basis provided by the HCA.
- 2.13 Affordable rent is a further tenure to Social Rent with greater flexibility to charge up to 80% of market rent gross of service charge for a fixed term of at least 2 years with option for longer tenancies (incl. lifetime tenancies). It can be chargeable on new homes / re-let homes (but agreement must be in place with the HCA), and Affordable Rent tenants are eligible for Housing Benefit. Essentially it replaces the grant regime with an emphasis on revenue funding.

**Table 4: Viability Model Principal Cost and Market Assumptions: Residential**

<b>RESIDENTIAL</b>	<b>Current Market (2011)</b>	<b>Future Market (2016)</b>
Code for Sustainable Homes (CSH)	<10 units: CSH Level 3 10–500 units: CSH Level 4 500+ units: CSH Levels 4 & 5	<10 units: CSH Level 3 10–500 units: CSH Level 4 500+ units: CSH Levels 4 & 5
Affordable Housing Split	0%, 10%, 25% & 35%	0%, 10%, 25% & 35%
Tenure Split	60:40 social rent: Intermediate 60:40 affordable rent: Intermediate 100% Social Rent	60:40 social rent: Intermediate 60:40 affordable rent: Intermediate 100% Social Rent
Grant Assumption	No grant & with grant	No grant & with grant
Ground Rents	£250 per annum (6.5% yield)	£250 per annum (6.5% yield)
Enabling Costs	£30 – 54 per sq m	£30 – 54 per sq m
Mayoral CIL	£20 per sq m	£20 per sq m
Contingency	5%	5%
Professional Fees	10%	10%
Finance Rate	6.75%	6.75%
Profit	20% on GDV	20% on GDV
Residential Build Costs *	£980 - £1,500 per sq m	£1,080 - £1,600 per sq m**
Value Areas (See Value Map) £ per Sq M	<b>Barking Town Centre:</b> £2,610 <b>Leftley &amp; Faircross Estate:</b> £2,610 <b>Barking Riverside:</b> £2,320 <b>South Dagenham:</b> £2,200 <b>Rest of the Borough (Med.):</b> £2,270 <b>Rest of the Borough (Low):</b> £1,935	<b>Barking Town Centre:</b> £2,870 <b>Leftley &amp; Faircross Estate:</b> £2,870 <b>Barking Riverside:</b> £2,550 <b>South Dagenham:</b> £2,420 <b>Rest of the Borough (Med.):</b> £2,500 <b>Rest of the Borough (High):</b> £2,130

\*Private and Affordable dwellings

\*\* Assumes CSH Level 4.5



**Table 5: Viability Model Principal Cost and Market Assumptions: Office**

<b>OFFICE</b>		
Scheme	16.	17.
Use	Office	Office
Site Coverage (Ha)	0.2	0.4
GIA (sq M)	2,400	5,000
NIA (sq M)	2,040	4,250
Mayoral CIL	£20 sq m	£20 sq m
Base Build Cost (per sq m)	£1,180	£1,180
<b>OFFICE RENTAL VALUES (Per Sq M)</b>		
<b>Barking Town Centre:</b>	£161	£140
<b>River Road:</b>	£118	£108
<b>Rippleside SIL:</b>	£118	£108
<b>Rest of Borough:</b>	£97	£97
Rent Free	12 mths.	12 mths.
Yield		
<b>Dagenham Docks:</b>	9%	9%
<b>River Road:</b>	9%	9%
<b>Rail line to A13:</b>	9%	9%
<b>Rest of Borough:</b>	9.5%	9.5%
Profit (on GDV)	20%	20%

**Table 6: Viability Model Principal Cost and Market Assumptions: Industrial**

<b>INDUSTRIAL</b>						
Scheme	21.	22.	23.	24.	25.	26.
Use	Industrial (B1)	Industrial (B2)	Industrial (B8)	Ind. Waste	Ind. Waste	Ind. Waste
Site Coverage (Ha)	0.22	0.3	1.5	0.4	1.4	4.2
GIA (sq M)	1,500	2,000	10,000	1,500	5,000	15,000
NIA (sq M)	n/a	n/a	n/a	n/a	n/a	n/a
Mayoral CIL	£20 sq m	£20 sq m	£20 sq m	£20 sq m	£20 sq m	£20 sq m
Base Build Cost (per sq m)	£450	£450	£450	£700	£700	£700
<b>INDUSTRIAL RENTAL VALUES (Per Sq M)</b>						
<b>Dagenham Docks:</b>	£86	£86	£86	£86	£75	£75
<b>River Road:</b>	£86	£86	£86	n/a	n/a	n/a
<b>Rippleside SIL:</b>	£86	£86	£86	n/a	n/a	n/a
<b>Rest of Borough:</b>	£75	£75	£75	n/a	n/a	n/a
Rent Free	12 mths.	12 mths.	12 mths.	n/a	n/a	n/a
Yield				n/a	n/a	n/a
<b>Dagenham Docks:</b>	8%	8%	8%	n/a	n/a	n/a
<b>River Road:</b>	8%	8%	8%	n/a	n/a	n/a
<b>Rail line to A13:</b>	8%	8%	8%	n/a	n/a	n/a
<b>Rest of Borough:</b>	9%	9%	9%	n/a	n/a	n/a
Profit (on GDV)	20%	20%	20%	n/a	n/a	n/a

**Table 7: Viability Model Principal Cost and Market Assumptions: Retail**

<b>RETAIL</b>			
Scheme	18.	19.	20.
Use	Retail (A1-A5)	Retail (A1-A5)	Retail (A1-A5)
Site Coverage (Ha)	0.04	0.1	0.8
GIA (sq M)	370	1,500	7,000
NIA (sq M)	333	1,425	6,370
Mayoral CIL	£20 sq m	£20 sq m	£20 sq m
Base Build Cost (per sq m)	£1,240	£1,240	£1,240
<b>RETAIL RENTAL VALUES (Per Sq M)</b>			
<b>Barking Town Centre:</b>	£161	£150	£215
<b>Barking Riverside:</b>	£161	n/a	£215
<b>Rest of Borough:</b>	£161	n/a	£215
Yield			
<b>Barking Town Centre:</b>	8%	6%	5%
<b>Barking Riverside:</b>	8%	n/a	5%
<b>Rest of Borough:</b>	8%	n/a	5%
Profit (on GDV)	20%	20%	20%

**Table 8: Viability Model Principal Cost and Market Assumptions: Leisure**

<b>LEISURE</b>			
Scheme	27.	28.	29.
Use	Hotel	Cinema	Leisure Centre
Site Coverage (Ha)	0.4	0.1	0.2
GIA (sq M)	4,300	1,080	3,500
NIA (sq M)	3,520	900	3,000
Mayoral CIL	£20 sq m	£20 sq m	£20 sq m
Base Build Cost (per sq m)	£1,300	£1,150	£1,000
Rental Value (per sq m)	£5,500	£130	£123
Rent Free	n/a	6 months	n/a
Yield	5.75 %	5.75 %	6.5 %
Profit	20%	20%	20%

## Benchmark Land Values

- 2.14 Establishing the benchmark land value against which to compare viability appraisal results is one of the most significant challenges in reviewing the viability of a tariff. The Benchmark represents a judgement on the level of value required in order to incentivise a landowner to sell land for development. There is little practical guidance to support this judgement, however a number of factors are relevant in guiding the Benchmark including:
- Landowners expectations including the level of premium necessary to incentivise sale;
  - Developer competition driving values upwards in securing land through option or purchase;
  - The effect of grant availability (if any) for residential development schemes;
  - Planning appeal case decisions concerning the viability of a development scheme;
  - Sale of very large sites over extended time periods and in individually negotiated tranches.
- 2.15 In light of the viability difficulties facing all new development at the present time, including the stringent performance and risk reduction requirements from funders, landowners are likely to be reluctant to sell for a price that reflects a significant discount to that which would otherwise apply, indeed our discussions with local landowners and agents have corroborated this view.
- 2.16 We are also aware of the Inspector's February 2010 Report on the Examination into the Council's Core Strategy Development Plan Document, which included consideration of an independent review by a specialist advisor of the Council's Affordable Housing Economic Viability Assessment. The Inspector sets out that one of the assumptions in the Affordable Housing Economic Viability Assessment is that when residual land value exceeds Existing Use Value by 15% or more then landowners would have sufficient incentive to bring forward their sites for development. It was the Inspector's view that it does not automatically follow that a 15% increase over Existing Use Value would ensure a site being brought forward for development, and in order to consider the use of this benchmark as sound recent and convincing evidence of its application in the Borough would need to be provided (which it was not).
- 2.17 We have therefore, taking the above and the requirements of PPS3 into account, tried to reflect as accurately as possible the development environment in the Borough, and have as such used benchmark land values that reflect prevailing development values (based on affordable housing levels at which the Council has been approving planning permissions, 0-10%). These are sourced from analysis of the current situation in Barking and Dagenham and corroborated through Valuation Office Agency data, our own Agency Team knowledge of transactions in the Borough and local stakeholder discussions. We set out our residential and commercial benchmark assumptions in Tables 9 and 10.

- 2.18 We suggest that if an affordable housing/tenure split policy or CIL/S.106 is promoted that reduces the land value by more than circa 25% at the present time then it risks causing land to be withheld from development, or delayed in coming forward. Therefore viability testing outcomes that reduce the Residual Land Value by up to 20% of the benchmark are considered to be marginal. This is based upon work we carried out historically for the ODPM.
- 2.19 It is acknowledged that there may be schemes that are promoted notwithstanding a larger decline in the Residual Land Value but on balance we believe that this approach and the thresholds adopted are a reasonable reflection of the likely market reaction in Barking and Dagenham.

### Residential and Mixed Use Benchmarks

**Table 9: Assumed Residential Value Benchmarks**

<b>VALUE AREA:</b>	<b>per Hectare</b>	<b>per Acre</b>
<b>Barking Town Centre</b>	c. £1.5m	£625,000
<b>Leftley &amp; Faircross Estates</b>	c. £1.5m	£625,000
<b>South Dagenham</b>	c. £740,000	£300,000
<b>Barking Riverside</b>	c. £740,000	£300,000
<b>Rest of the Borough (Medium)</b>	c. £740,000	£300,000
<b>Rest of the Borough (Low)</b>	c. £740,000	£300,000

### Commercial Benchmarks

- 2.20 The Commercial benchmarks that have been used are reflective of serviced development land values for uses which we expect commercial development to replace.

**Table 10: Assumed Employment (Serviced) Land Value Benchmarks**

	<b><u>Employment (Serviced) Land Values</u></b>	
<b>VALUE AREA:</b>	<b>per Ha</b>	<b>per Acre</b>
<b>Dagenham Docks:</b>	c. £1.85m	£750,000
<b>River Road:</b>	c. £1.85m	£750,000
<b>Rippleside SIL:</b>	c. £1.85m	£750,000
<b>Barking Riverside (retail only):</b>	c. £740,000	£300,000
<b>Rest of the Borough:</b>	c. £1.5m	£600,000

## Establishing Market Value Areas

2.21 It is evident from market analysis and local stakeholder discussions that different land and sale values apply in various locations throughout Barking and Dagenham. The viability testing takes account of this variation through identifying the main areas earmarked for future development as part of Barking and Dagenham's Proposals Map, and allowing for viability testing of each area individually. This approach is summarised below.

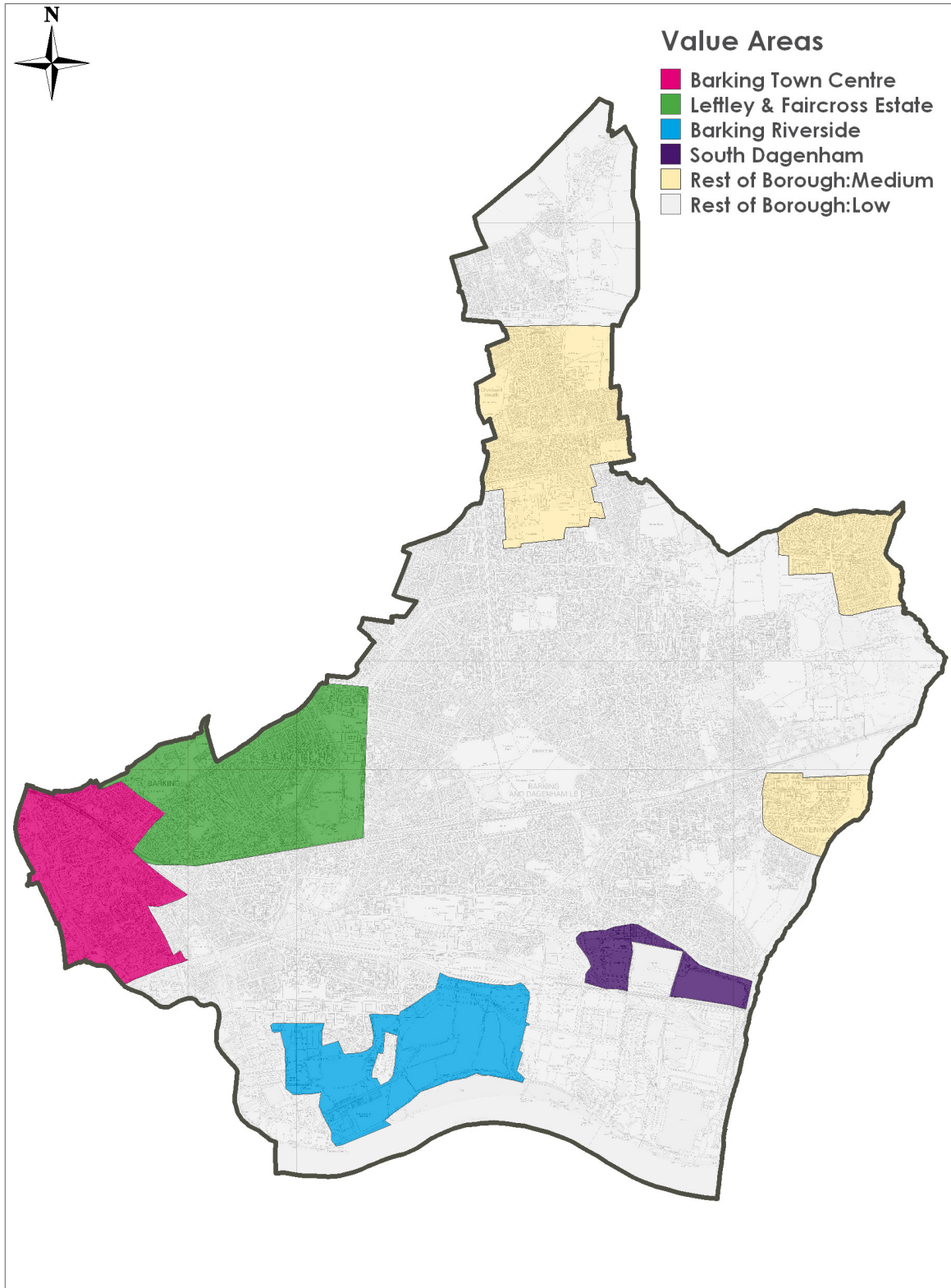
**Table 11: Barking and Dagenham Projected Development / Market Value Areas**

	Residential & Mixed Use	Office	Industrial	Retail
VALUE AREAS	Barking Town Centre	Barking Town Centre	Dagenham Docks	Barking Town Centre
	Leftley & Faircross Estates	River Road	River Road	Barking Riverside
	South Dagenham	Rippleside SIL	Rippleside SIL	Rest of Borough
	Barking Riverside	Rest of Borough	Rest of Borough	
	Rest of Borough (Medium Value Area)			
	Rest of Borough (Low Value Area)			

2.22 The value area maps for residential, industrial, office and retail uses follow in order to provide context (Maps 1, 2 and 3).

2.23 We would note that not all schemes within a given area will be equally viable, and the figures used for viability assessment are effectively averages. It must be anticipated that there will be schemes, even within higher value areas that are marginal due to site specific circumstances and abnormal costs. Further, the methodology used, and particularly the market assumptions employed (for example values and costs), in this study have been subject to scrutiny and comment via a series of developer workshops and individual agent consultation.

Map 1. Barking and Dagenham Residential Market Value Areas



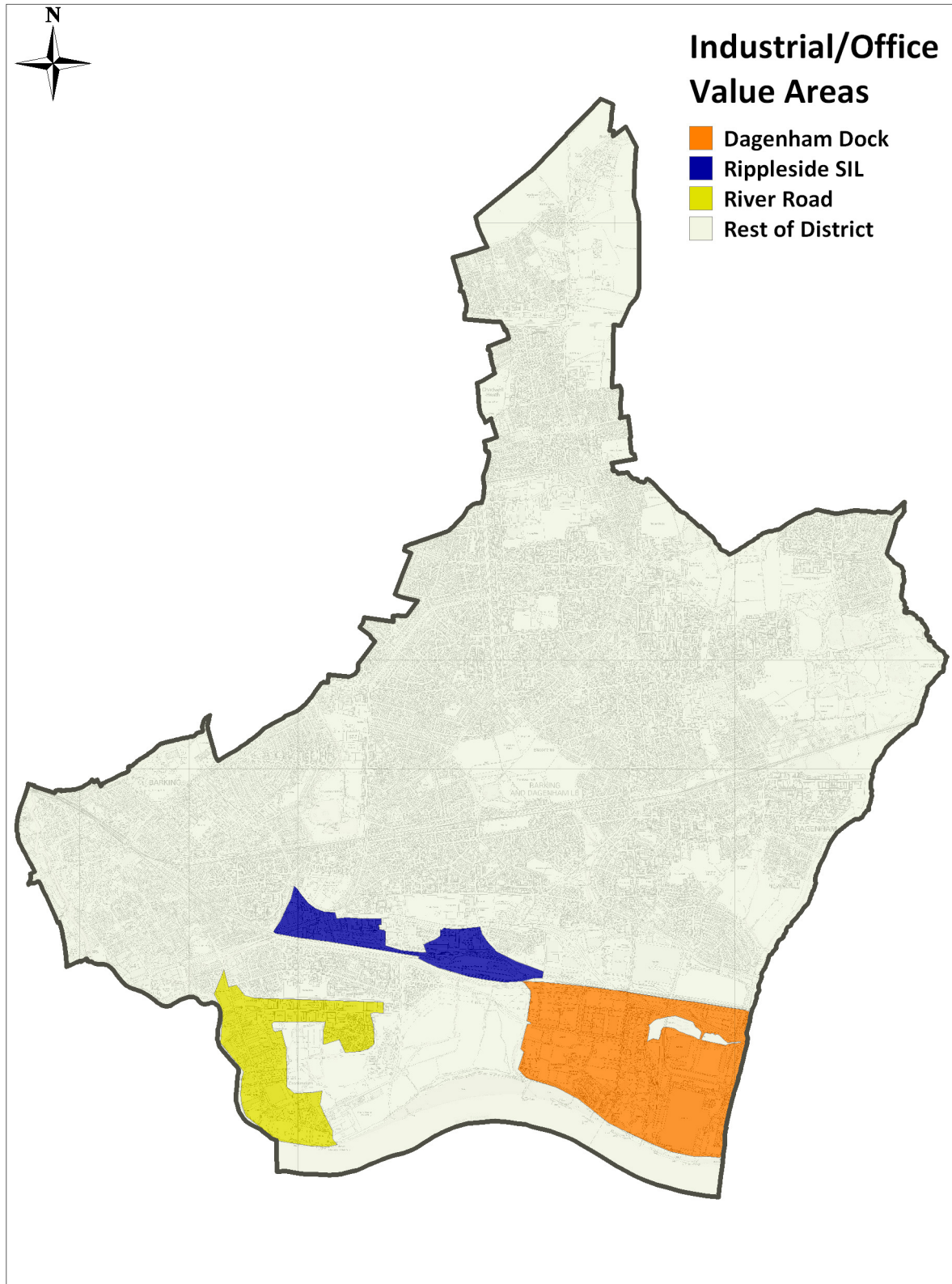
London Borough of Barking & Dagenham  
Community Infrastructure Levy



□



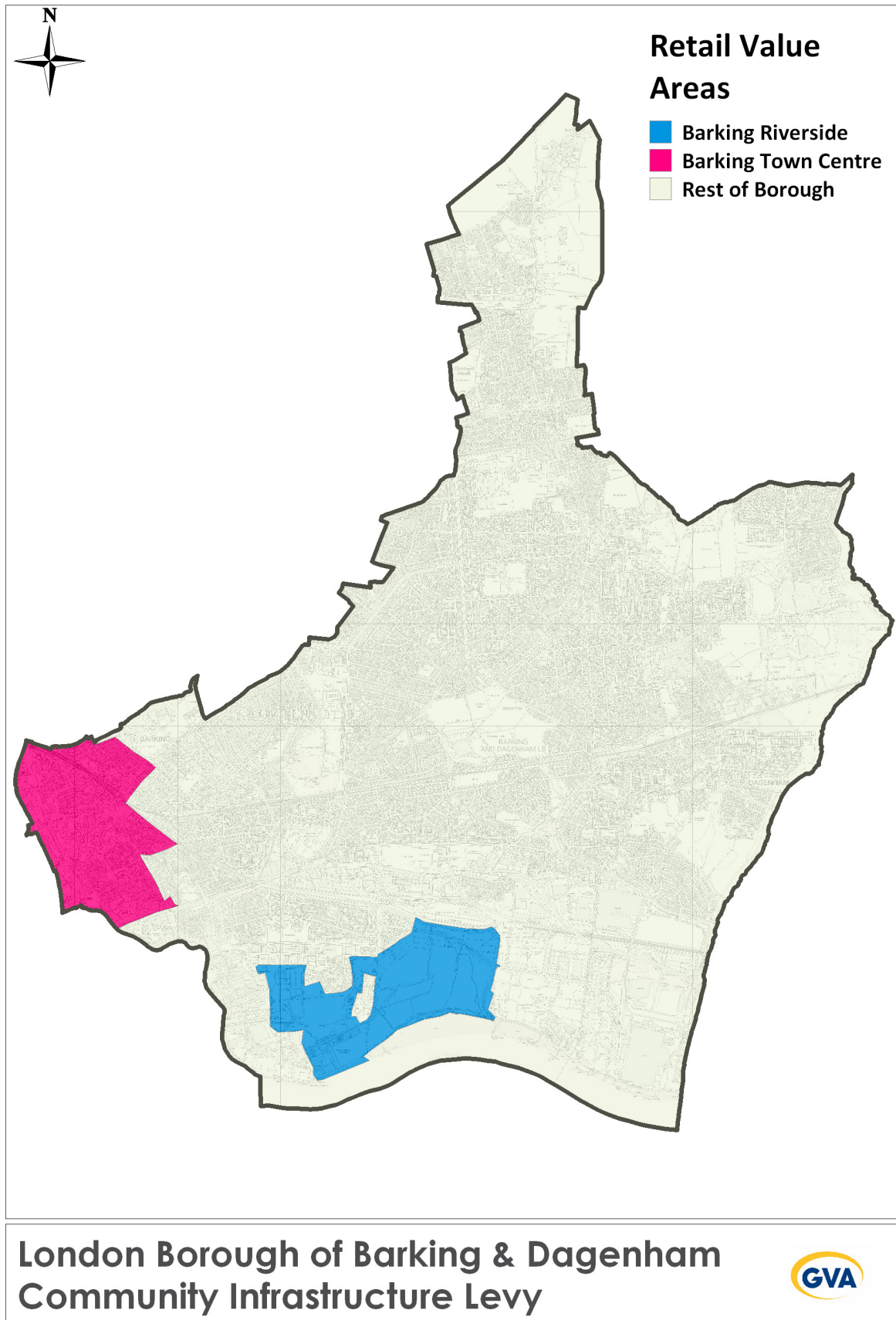
Map 2. Barking and Dagenham Office & Industrial Market Value Areas



London Borough of Barking & Dagenham  
Community Infrastructure Levy



Map 3. Barking and Dagenham Retail Market Areas





### 3. CIL/S.106 VIABILITY FINDINGS

#### Introduction

- 3.1 In this section we summarise the findings from the testing that has been carried out. Greater detail of the individual outcomes is included at Appendix E.

#### RESIDENTIAL

- 3.2 Tables 12 to 21 overleaf show the effect of affordable housing and the tenure split within affordable housing on the ability of development to make a CIL/S.106 contribution in money or money equivalent, assuming a 2011 'current' market and a projected 2016 'future' market. An X in the box indicates that the residual land value of the scheme has fallen below the benchmark and the scheme is therefore deemed to be 'unviable'.
- 3.3 We have only set out the results for the 'No Grant' scenario in the main report, but the 'With Grant' scenario appraisals are included in full at Appendix E.
- 3.4 We have highlighted in colour the level of CIL/S.106 contribution that a scheme is able to contribute under different affordable housing and tenure scenarios in different colours to aid comparison between tables. The colour key is as follows:

Level of CIL/S.106 (Per Sq M) that can be Afforded

<£0	£0	£15	£25	£50	+£100
X					

## Current (2011) Scenario Tables; No Grant

Table 12: Potential for CIL/S.106 Payments for Residential Development (No Grant) 2011

**BARKING TOWN CENTRE & LEFTLEY AND FAIRCROSS ESTATES**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40	60:40	100	60:40	60:40	100	60:40	60:40	100
		Soc Rent: Int	Aff Rent: Int	Soc Rent	Soc Rent: Int	Aff Rent: Int	Soc Rent	Soc Rent: Int	Aff Rent: Int	Soc Rent
Scheme 3	+\$100	+\$100	+\$100	+\$100	£15	£15	X	X	X	X
Scheme 4	£50	£50	£50	£50	X	X	X	X	X	X
Scheme 5	£50	£25	£25	£15	X	X	X	X	X	X
Scheme 6	£50	£15	£25	£0	X	X	X	X	X	X
Scheme 7	£0	X	X	X	X	X	X	X	X	X

**Table 13. Potential for CIL/S.106 Payments for Residential Development (No Grant) 2011****BARKING RIVERSIDE**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	+\$100	£50	£50	£50	X	X	X	X	X	X
Scheme 11	£50	X	X	X	X	X	X	X	X	X
Scheme 12	£25	X	X	X	X	X	X	X	X	X
Scheme 13	£15	X	X	X	X	X	X	X	X	X
Scheme 14	X	X	X	X	X	X	X	X	X	X

Table 14. Potential for CIL/S.106 Payments for Residential (No Grant) 2011

**SOUTH DAGENHAM**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	X	X	X	X	X	X	X	X	X	X
Scheme 11	X	X	X	X	X	X	X	X	X	X
Scheme 12	X	X	X	X	X	X	X	X	X	X
Scheme 13	X	X	X	X	X	X	X	X	X	X
Scheme 14	X	X	X	X	X	X	X	X	X	X

Table 15. Potential for CIL/S.106 Payments for Residential Development (No Grant) 2011

**REST OF THE BOROUGH MEDIUM**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	£100	£25	£50	£15	X	X	X	X	X	X
Scheme 11	£25	X	X	X	X	X	X	X	X	X
Scheme 12	£0	X	X	X	X	X	X	X	X	X
Scheme 13	X	X	X	X	X	X	X	X	X	X
Scheme 14	X	X	X	X	X	X	X	X	X	X

**Table 16. Potential for CIL/S.106 Payments for Residential Development (No Grant) 2011****REST OF THE BOROUGH LOW**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	X	X	X	X	X	X	X	X	X	X
Scheme 11	X	X	X	X	X	X	X	X	X	X
Scheme 12	X	X	X	X	X	X	X	X	X	X
Scheme 13	X	X	X	X	X	X	X	X	X	X
Scheme 14	X	X	X	X	X	X	X	X	X	X

## Future (2016) Scenario Tables

Table 17: Potential for CIL/S.106 Payments for Residential Development (No Grant) 2016

**BARKING TOWN CENTRE & LEFLEY AND FAIRCROSS ESTATES**

Affordable Housing	0%	10%			25%			35%		
		60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Tenure Split	n/a									
Scheme 3	+\$100	+\$100	+\$100	+\$100	+\$100	+\$100	£50	£0	£50	X
Scheme 4	+\$100	+\$100	+\$100	+\$100	£25	£50	X	X	X	X
Scheme 5	+\$100	+\$100	+\$100	+\$100	X	£0	X	X	X	X
Scheme 6	+\$100	+\$100	+\$100	+\$100	X	X	X	X	X	X
Scheme 7	+\$100	£25	£25	£15	X	X	X	X	X	X

Table 18. Potential for CIL/S.106 Payments for Residential Development (No Grant) 2016

**BARKING RIVERSIDE**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	+\$100	£50	£50	£50	X	X	X	X	X	X
Scheme 11	+\$100	£50	£50	X	X	X	X	X	X	X
Scheme 12	+\$100	£50	£50	X	X	X	X	X	X	X
Scheme 13	+\$100	£25	£50	X	X	X	X	X	X	X
Scheme 14	£50	X	X	X	X	X	X	X	X	X



Table 19. Potential for CIL/S.106 Payments for Residential (No Grant) 2016

**SOUTH DAGENHAM**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	+\$100	£0	£0	X	X	X	X	X	X	X
Scheme 11	+\$100	£0	£0	X	X	X	X	X	X	X
Scheme 12	£50	X	X	X	X	X	X	X	X	X
Scheme 13	£50	X	X	X	X	X	X	X	X	X
Scheme 14	X	X	X	X	X	X	X	X	X	X

Table20. Potential for CIL/S.106 Payments for Residential Development (No Grant) 2016

**REST OF THE BOROUGH MEDIUM**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	+\$100	+\$100	+\$100	+\$100	X	X	X	X	X	X
Scheme 11	+\$100	£50	£50	£50	X	X	X	X	X	X
Scheme 12	+\$100	£25	£50	£15	X	X	X	X	X	X
Scheme 13	+\$100	£15	£25	£0	X	X	X	X	X	X
Scheme 14	£25	X	X	X	X	X	X	X	X	X

Table 21. Potential for CIL/S.106 Payments for Residential (No Grant) 2016

**REST OF THE BOROUGH LOW**

Affordable Housing	0%	10%			25%			35%		
Tenure Split	n/a	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent	60:40 Soc Rent: Int	60:40 Aff Rent: Int	100 Soc Rent
Scheme 10	X	X	X	X	X	X	X	X	X	X
Scheme 11	X	X	X	X	X	X	X	X	X	X
Scheme 12	X	X	X	X	X	X	X	X	X	X
Scheme 13	X	X	X	X	X	X	X	X	X	X
Scheme 14	X	X	X	X	X	X	X	X	X	X

3.5 Tables 22 to 26 show the results (per sq m) for Schemes 1 and 2 in Barking Town Centre and schemes 8 and 9 in the rest of the Borough for different value areas for both 2011 and 2016 values. These schemes are below the Council's current threshold for affordable housing, and the ability to contribute is therefore not, under current policy, affected by the requirement to provide such housing. We would note that we have used a benchmark land value of £0 for the single dwelling scheme (scheme 1 and scheme 8) as we have been informed by the Council that the majority of this development takes place on owner-occupied plots, and therefore no development land cost would be taken into account by the developer. This gives rise to a significantly higher CIL/S.106 as no land value is taken into account.

**Table 22. Schemes 1 & 2 – Potential for CIL/S.106 Payments BARKING TOWN CENTRE**

CIL/S.106	2011	2016
Scheme 1	+£100	+£100
Scheme 2	+£100	+£100

**Table 23. Schemes 8 & 9 – Potential for CIL/S.106 Payments BARKING RIVERSIDE**

CIL/S.106	2011	2016
Scheme 8	+£100	+£100
Scheme 9	+£100	+£100

**Table 24. Schemes 8 & 9 – Potential for CIL/S.106 Payments SOUTH DAGENHAM**

CIL/S.106	2011	2016
Scheme 8	+£100	+£100
Scheme 9	£25	£50

**Table 25. Schemes 8 & 9 – Potential for CIL/S.106 Payments REST OF THE BOROUGH MED.**

CIL/S.106	2011	2016
Scheme 8	+£100	+£100
Scheme 9	£50	+£100

**Table 26. Schemes 8 & 9 – Potential for CIL/S.106 Payments REST OF THE BOROUGH LOW**

S.106 / tariff or CIL	2011	2016
Scheme 8	+£100	+£100
Scheme 9	X	£50

## MIXED USE

- 3.6 We have appraised the residential elements of the mixed use schemes in order to illustrate the impact of commercial uses on residential schemes, and the ability of residential schemes to underwrite the loss in value of uses such as office. For the commercial uses in each scheme we have applied the CIL/S.106 which our modelling of pure commercial appraisals suggests to be viable. The results for the residential elements of these schemes are shown in Table 27:

**Table 27. Scheme 15 Mixed Use Scheme CIL/S.106 Provision**

SCHEME 15	2011	2016
Barking Town Centre & Liffley/Faircross	£50	+£100
Barking Riverside	£25	£50
South Dagenham	£15	£25
Rest of the Borough (Med.)	£25	£50
Rest of the Borough (Low)	x	£15

## COMMERCIAL

- 3.7 We have undertaken assessments of three different commercial forms of development; office, retail and industrial. We have set out in the tables below a summary of the levels of CIL /S.106 which we consider can be afforded. We would note that a Mayoral CIL charge of £20 per sq m has been allowed for in all appraisals, so any S.106/CIL the schemes show they can contribute is over and above this figure.

### Office (B1 Use)

- 3.8 Our appraisals indicate that, even in Barking Town Centre, in the current market conditions, office development is not viable and is therefore not able to contribute anything towards planning contributions. The office market in Barking and Dagenham is currently dominated by second hand stock, and it is not considered to be a 'new build' office location. As such, development is unlikely to be viable on a speculative basis for the foreseeable future. In addition, our appraisals also show that, even assuming the market improves, it is still not viable to build speculative new office floorspace unless combined with and cross subsidised by a use such as residential or industrial.

- 3.9 In all cases we conclude, therefore, that the office element of a scheme cannot afford to make any CIL/S.106 contribution at present.

**Table 28. Commercial Use Schemes CIL/S.106 Provision, Weak & Strong Markets**

	USE	Potential CIL/S.106 Charge
<b>Scheme 16</b>	Office (2,400 Sq M)	<b>Nil</b>
<b>Scheme 17</b>	Office (5,000 Sq M)	<b>Nil</b>

## Retail

- 3.10 We have, in agreement with the Council, tested three types of retail development – small or convenience / local retail, food store retail and retail warehouses.

### Small Retail

- 3.11 Our retail development appraisals indicate that, taking into account all parts of the Borough and the Mayoral CIL Charge of £20 per sq m, the amount of CIL/S.106 monies which could viably be collected from small retail development across the Borough is currently £0 per sq m.

### Retail Warehouse

- 3.12 We have undertaken an appraisal reflecting a retail warehouse development of 1,500 sq m, and have assumed that this type of development is most likely to come forwards on the periphery of Barking Town Centre as set out in policy and as considered by our in house Retail Agency colleagues who are active in the area.
- 3.13 Our retail warehouse appraisals show that retail warehouse development on the edge of Barking Town Centre could viably afford to contribute an average of £5 per sq m towards a CIL/S.106 over and above the Mayoral CIL of £20 per sq m.

### Supermarket / Large Food store Retail Development

- 3.14 We have worked up appraisals reflecting large food stores and supermarkets, and the potential there may be for these particular types of retail to contribute more to a CIL/S.106 than other, smaller retail units or retail warehouses. We have assumed that a large food store would occupy an area of at least 7,000 sq m (circa 75,000 sq ft), and have space for circa 350 – 400 car parking spaces. We have assumed an average rent of £215 per sq m (£20 per sq ft) and a yield of circa 5%. We have also assumed that there are two models of land purchase for supermarket stores:

1) A developer purchases the land and then sells it on to a supermarket operator; and

2) The operator purchases the land directly. In order to determine a residual land value on an operator-led basis one can remove the cost of taking a development profit.

3.15 The appraisals we have undertaken show that large food stores can afford, when compared to residential land value benchmarks, to contribute high levels of CIL/S.106. For example on an operator-led basis our appraisals show that a large food store could contribute circa £1,500 per sq m, assuming that all additional value above base land value is converted to CIL/S.106.

3.16 We do, however, strongly caveat the above with the following:

- The supermarket appraisals we have undertaken are for a hypothetical scheme in the Area, and therefore the appraisals are not geographically specific;
- As such the appraisals are high level and cannot be used as an example of what an individual supermarket operator would be prepared to pay for land at any given location.
- The appraisals do not account for sunk costs or abnormal costs, but assume a single storey development with surface level parking.
- The majority of assumptions within the appraisals are generic based on market comparables - the specifics of any scheme could have a significant impact on residual value (e.g. net:gross ratio).
- If an operator was to deliver a supermarket then it could potentially produce significantly more value from the site than a developer based on its own business model (we have seen recent examples in the east where an operator has offered more than double the bids from developers).

3.17 Further to the above, many large food stores and supermarkets are developed as 'anchors' to larger mixed used developments, and as such the value created by these food stores is effectively used to support additional development; for example residential and commercial uses, particularly in low value areas. Therefore to impose a very high CIL/S.106 charge on these food stores would in effect lessen the financial support they could provide to other uses within a scheme as a whole.

**Table 29. Commercial Use Schemes CIL/S.106 Provision, Weak & Strong Markets**

	USE	Potential for CIL/S.106 Charge
<b>Scheme 18</b>	Small Retail (370 Sq M)	<b>£0</b>
<b>Scheme 19</b>	Retail Warehouse (1,500 Sq M)	<b>£5</b>

<b>Scheme 20</b>	Supermarket (7,000 Sq M)	<b>Up to £1,500 per sq m</b>
------------------	--------------------------	------------------------------

## Industrial (B2 / B8 Use)

- 3.18 Our industrial use appraisals show that, taking into account both industrial market value areas and the two high and low benchmarks, new build industrial development in Barking and Dagenham could contribute £10 per sq m towards a CIL/S.106 taking into account a Mayoral CIL of £20 per sq m.
- 3.19 In Table 30 we summarise the CIL/S.106 for industrial uses (per sq m GIA).

**Table 30 .Industrial Schemes Potential for CIL/S.106 (per sq m)**

	USE	Potential for CIL/S.106 Charge
<b>Scheme 21</b>	Industrial (B1) 1,500 Sq M	<b>£10</b>
<b>Scheme 22</b>	Industrial (B2) 2,000 Sq M	<b>£10</b>
<b>Scheme 23</b>	Industrial (B8) 10,000 Sq M	<b>£10</b>

## Industrial Waste

- 3.20 We have looked at recently consented Industrial waste developments at Dagenham Docks, as well as had reference to the Valuation Office Agency rating lists in undertaking our industrial waste appraisals. We have also spoken extensively to our in-house Waste & Minerals team, who have dealt directly with Industrial Waste uses in the Borough.
- 3.21 Further to the above, we would note the following:
- 1) Each application for a waste to energy facility is different in scale, to the extent that we would argue that they cannot be generalised;
  - 2) The Valuation Office Agency attaches no premium to industrial waste facilities, and this is supported by discussions with our Waste and Minerals team which suggests that because of the owner/occupier nature of sites and the cost of the necessary licences etc. rental values are not at a premium; and
  - 3) Based on our experience of dealing with the London Sustainable Industries Park on behalf of London Thames Gateway Development Corporation we understand the limited area in which these applications are likely to come forward, and the likely cost of bringing sites into use which can be significant.
- 3.22 Taking the above into account, our appraisals show that new build industrial waste development in Barking and Dagenham could contribute the same as 'industrial'



development, i.e. £10 per sq m towards a CIL/S.106, increasing to c. £20 per sq m assuming improved economic conditions.

3.23 In Table 31 we summarise the CIL/S.106 for industrial uses (per sq m GIA).

**Table 31 .Industrial Waste Schemes Potential for CIL/S.106 Provision (per sq m)**

	USE	Potential for CIL /S.106 Charge
<b>Scheme 24</b>	1,500 sq m (small)	<b>£10</b>
<b>Scheme 25</b>	5,000 sq m (medium)	<b>£10</b>
<b>Scheme 26</b>	15,000 sq m (large)	<b>£10</b>

## HOTEL & LEISURE (PRIVATE)

### Hotel

3.24 Our appraisals show that, in line with the above, there is little to suggest that new build hotel development will (a) come forward in considerable quantity, and (b) be able to provide significant levels of CIL/S.106 contribution. We have taken low employment / existing use land values of circa £740,000 per hectare (£300,000 per acre) as the benchmark land values for these appraisals based on our appraisals of hotel uses for previous studies, but note that it is possible that lower existing use land values could be applicable subject to planning – for example land with a previous use of ‘community’ or industrial land (although we consider this unlikely).

3.25 Our appraisals show that, for the majority of new build hotel development across the Area, land values are not high enough to support any significant level of CIL/S.106 contribution – except where development occurs in areas with very low existing use values. We would therefore recommend a nominal hotel CIL/S.106 charge of **£5 per sq m**.

### Leisure Centre

**3.26** We have run a number of viability appraisals based on sports leisure and fitness facilities already located within Barking and Dagenham . Our appraisals are based on a new build fitness club of circa 4,000 sq m (43,000 sq ft), and rental values of £123 per sq m (£11.50 per sq ft) at a yield of 6.5%. Our appraisals show that, depending on the Existing Use Value / Alternative Use Value of the land, health clubs could viably provide a CIL/S.106 contribution of **£5 per sq m**.

**Table 32. Leisure Schemes Potential for CIL/S.106 Provision**

	USE	Potential for CIL/S.106 Charge
<b>Scheme 27</b>	100 Bed Hotel	<b>£5</b>
<b>Scheme 28</b>	900 Sq M Cinema	<b>£5</b>
<b>Scheme 29</b>	4,000 Sq M Leisure Centre	<b>£5</b>

## LOCAL AUTHORITY PROVISION (HEALTH, EDUCATION & LEISURE)

### Health

- 3.27 We have run a viability appraisal based on the provision of a health centre which reflects that being promoted by the Council and local health providers. Our viability appraisal assumes a health centre of c. 5,000 sq m, reflective of that recently developed at Barking Hospital. The appraisals show that healthcare development cannot afford to contribute towards a CIL/S.106.

**Table 33 Healthcare Potential for CIL/S.106 Provision**

	USE	Potential for CIL/S.106 Charge
<b>Scheme 30</b>	Health Care	<b>£0</b>

### Education

- 3.28 We have also run viability appraisals in order to investigate the potential ability of educational development to contribute towards CIL/S.106 in the Borough. We have tested a 1,500 pupil secondary school. We have based our assumptions on costs provided by BCIS.
- 3.29 Our educational development appraisals make the following assumptions:
- The cost of a secondary school allows for 1,500 pupils based on a 10 form entry system;
  - Sixth form additions are based on a 55% staying on rate;
- 3.30 Our appraisals show that educational development cannot viably afford to contribute towards CIL/S.106.

**Table 34. Primary and Secondary Education Potential for CIL/S.106 Provision**

	USE	Potential for CIL/S.106 Charge
<b>Scheme 31</b>	Education	<b>£0</b>

## Local Authority Leisure Centre

- 3.31 We have run a viability appraisal on a Local Authority built and operated leisure centre, assuming it is 4,000 sq m in size, and the Authority pays for the development of the centre, re-couping its costs over time through membership (which in many cases is subsidised). Using this appraisal model, the length of time it takes for the Authority to re-coup its upfront costs means that it cannot afford to contribute any monies towards CIL/S.106.

**Table 35. Local Authority Leisure Centre Potential for CIL/S.106 Provision**

	USE	Potential for CIL/S.106 Charge
<b>Scheme 32</b>	Leisure (D2)	<b>£0</b>

## 4. AFFORDABLE HOUSING VIABILITY FINDINGS

### Introduction

- 4.1 In this section we summarise the findings from the testing that we have carried out on affordable housing viability in the Borough. Greater detail of the individual outcomes are included at Appendix E.
- 4.2 We have undertaken affordable housing modelling of all of the residential typologies for both current and future market conditions. We have investigated the consequences of varying the percentage of affordable housing between 0%, 10%, 25% and 35%, and we have varied the split within affordable housing as between the below;
- Affordable Housing Tenure: Social Rent 60% Intermediate Tenure 40%
  - Affordable Housing Tenure: Affordable Rent (Blended Market Rent) 60% Intermediate Tenure 40%
  - Affordable Housing Tenure: 100% Social Rent
- 4.3 As previously set out the resultant residual land values have been compared against a benchmark value for each scheme (set out in Table 9 previously) which reflects our assessment of what a landowner might reasonably require to receive in order to be incentivised to sell land for the proposed scheme.

### Outcome of Affordable Housing Viability Modelling

- 4.4 We have set out in tables 36 to 40 the level of affordable housing each scheme can afford assuming that some level of CIL/S.106 could be contributed, i.e. we have shown the maximum amount of affordable housing each scheme could afford to contribute, and the requisite CIL/S.106 will increase as affordable housing decreases accordingly (as shown in Tables 12 to 21).

## Affordable Housing by Value Area (2011)

**Table 36. Results of Modelling to assess ability to provide Affordable Housing – CURRENT MARKET, BARKING TOWN CENTRE & LEFTLEY AND FAIRCROSS ESTATES (No Grant)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 3	≤ 25%	≤ 25%	≤ 10%
Scheme 4	≤ 10%	≤ 10%	≤ 10%
Scheme 5	≤ 10%	≤ 10%	≤ 10%
Scheme 6	≤ 10%	≤ 10%	≤ 10%
Scheme 7	0%	0%	0%

**Table 37. Results of Modelling to assess ability to provide Affordable Housing – CURRENT MARKET, BARKING RIVERSIDE (No Grant)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	≤ 10%	≤ 10%	0%
Scheme 11	0%	≤ 10%	0%
Scheme 12	0%	0%	0%
Scheme 13	0%	0%	0%
Scheme 14	Not Viable	Not Viable	Not Viable

**Table 38. Results of Modelling to assess ability to provide Affordable Housing – CURRENT MARKET, SOUTH DAGENHAM (No Grant)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	Not Viable	Not Viable	Not Viable
Scheme 11	Not Viable	Not Viable	Not Viable
Scheme 12	Not Viable	Not Viable	Not Viable
Scheme 13	Not Viable	Not Viable	Not Viable
Scheme 14	Not Viable	Not Viable	Not Viable

**Table 39. Results of Modelling to assess ability to provide Affordable Housing – CURRENT MARKET, REST OF BOROUGH (MEDIUM) (No Grant)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	≤ 10%	≤ 10%	≤ 10%
Scheme 11	0%	0%	0%
Scheme 12	0%	0%	0%
Scheme 13	Not Viable	Not Viable	Not Viable
Scheme 14	Not Viable	Not Viable	Not Viable

**Table 40. Results of Modelling to assess ability to provide Affordable Housing – CURRENT MARKET, REST OF BOROUGH (LOW) (No Grant)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	Not Viable	Not Viable	Not Viable
Scheme 11	Not Viable	Not Viable	Not Viable
Scheme 12	Not Viable	Not Viable	Not Viable
Scheme 13	Not Viable	Not Viable	Not Viable
Scheme 14	Not Viable	Not Viable	Not Viable

- 4.5 It is difficult to generate a positive land value for some schemes, particularly in the low value areas, and for large schemes that require a significant amount of upfront investment for the provision of site preparation and infrastructure etc. In these instances it should be anticipated that the landowners will participate fully in bringing forward the land for development, and probably defer taking a substantial receipt until the cashflow of the project allows it. These are also typically the schemes where there has to be a bespoke Planning Agreement to reflect the different elements which they would contain and the likely scale of enabling costs at the outset. Typically they are developed in a number of phases, and S.106 agreements are usually drawn up to accommodate this.

### Affordable Housing by Value Area (2016)

- 4.6 Tables 41 to 45 below set out our affordable housing analysis using projected development costs and values to 2016.

**Table 41. Results of Modelling to assess ability to provide Affordable Housing – FUTURE MARKET, BARKING TOWN CENTRE & LEFTLEY AND FAIRCROSS ESTATES**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 3	≤ 35%	≤ 35%	≤ 25%
Scheme 4	≤ 25%	≤ 25%	≤ 10%
Scheme 5	≤ 10%	≤ 25%	≤ 10%
Scheme 6	≤ 10%	≤ 10%	≤ 10%
Scheme 7	≤ 10%	≤ 10%	≤ 10%

**Table 42. Results of Modelling to assess ability to provide Affordable Housing – FUTURE MARKET, BARKING RIVERSIDE**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	≤ 10%	≤ 10%	≤ 10%
Scheme 11	≤ 10%	≤ 10%	0%
Scheme 12	≤ 10%	≤ 10%	0%
Scheme 13	≤ 10%	≤ 10%	≤ 10%
Scheme 14	0%	0%	0%

**Table 43. Results of Modelling to assess ability to provide Affordable Housing –FUTURE MARKET, SOUTH DAGENHAM**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	≤ 10%	≤ 10%	0%
Scheme 11	≤ 10%	≤ 10%	0%
Scheme 12	0%	0%	0%
Scheme 13	0%	0%	0%
Scheme 14	Not Viable	Not Viable	Not Viable

**Table 44. Results of Modelling to assess ability to provide Affordable Housing – FUTURE MARKET, REST OF BOROUGH (MEDIUM)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	≤ 10%	≤ 10%	≤ 10%
Scheme 11	≤ 10%	≤ 10%	≤ 10%
Scheme 12	≤ 10%	≤ 10%	≤ 10%
Scheme 13	≤ 10%	≤ 10%	≤ 10%
Scheme 14	0%	0%	0%

**Table 45. Results of Modelling to assess ability to provide Affordable Housing –FUTURE MARKET, REST OF BOROUGH (LOW)**

Scheme	60% Social Rent 40% Intermediate	60% Affordable Rent 40% Intermediate	100% Social Rent
Scheme 10	0%	0%	0%
Scheme 11	0%	0%	0%
Scheme 12	0%	0%	0%
Scheme 13	0%	0%	0%
Scheme 14	Not Viable	Not Viable	Not Viable



## 5. CONCLUSIONS & RECOMMENDATIONS

### Introduction

- 5.1 This Affordable Housing and CIL/S.106 Assessment is intended to establish an understanding of the potential for the establishment of a CIL/S.106 charge across the London Borough of Barking and Dagenham, as well as provide evidence for the ability of development to provide affordable housing and different tenure mixes.
- 5.2 The timing of the Viability Assessment coincides with a significant downturn in the national and local housing market coupled with a sustained economic recession that has followed from a period of significant market growth. Local Authorities face a dilemma in how to encourage the levels of future growth envisaged by the Core Strategies whilst ensuring that the necessary infrastructure and affordable housing is delivered in tandem. This is to be carried against a background of public sector capital and revenue funding cuts, and difficulties in the private sector, especially for the development of new housing and commercial accommodation. This is particularly prevalent for Barking and Dagenham Council, which has a significant child yield figure to provide for looking forward.
- 5.3 The conclusions and recommendations in this section address this context, but also the underlying economic and policy drivers which point towards a medium and long term need for residential and economic development in Barking and Dagenham for which an appropriate Affordable Housing policy requirement and CIL/S.106 can play a valuable role in funding infrastructure. With this in mind we would note that the initial findings from the viability appraisals, as well as the assumptions used in the appraisals, were presented to a workshop of Barking and Dagenham's developers, as well as to a meeting of Barking and Dagenham's Registered Landlords for their consideration, comment and validation.

### Conclusions

#### The Development Market Context

- 5.4 Setting a CIL/S.106 must take account of the area's market context. For both residential and commercial development the market remains fragile and subject to volatility as a result of the economic recession affecting demand. There have been some periods of relative, short-lived market stability but little that in Q4 2011 represents a solid signal of a sustained market recovery.
- 5.5 Land values have witnessed a decline since mid-2007 as landowner expectations of value have been affected by the recession and implications of the slow down in demand. Values

for potential residential land have also been somewhat artificially supported by the availability of NAHP grant which will be less easily available in future.

- 5.6 Nevertheless, against this backdrop, the long term demographic fundamentals of an increasing population and acute affordable housing need, coupled with the need to create modern, high quality business floorspace and retail facilities, supports the character and scale of growth envisaged. In turn this supports underlying long term land value expectations and helps to demonstrate that the policy environment is conducive to the delivery of new development that meets fundamental market demands.
- 5.7 Commercial market demand for business and employment floorspace remains sensitive to the national and regional economic situation. It is a fragile position that shows slow signs of recovery in terms of demand and the values achievable. Barking and Dagenham as a whole and particularly the Town Centre and other regeneration areas such as Barking Riverside and Dagenham Docks could be well positioned to act as a catalyst for future economic growth, however in current uncertainties the timescale for this is unclear and could be lengthy.

### CIL/S.106 & Affordable Housing Viability

- 5.8 Our calculations show that, adopting projected future market values and the CIL/S.106 figures set out in the previous section, that, for the majority of schemes the following is the case:

#### 2011

- (a) Barking Town Centre schemes can afford £25 - £50 per sq m of CIL/S.106 with a 10% affordable housing provision for all tenure splits;
- (b) Barking Riverside can afford to provide £25 per sq m with 0% affordable housing but at 10% no or nominal CIL/S.106 can be afforded;
- (c) South Dagenham and the Rest of the Borough schemes (both low and medium) which sit above the affordable housing threshold cannot afford to provide either affordable housing or a CIL/S.106 contribution in the current market;
- (d) South Dagenham and the Rest of the Borough schemes (Medium) which sit below the affordable housing threshold can afford to provide a level of CIL (from £25 to £50 per sq m).

#### 2016

- (e) The majority of schemes in Barking Town Centre could afford to provide up to 25% affordable housing and some level of CIL/S.106, assuming a tenure split of Affordable

Rent to Intermediate. At tenure splits including social rented accommodation Barking Town Centre schemes could provide up to 10% affordable housing and circa £100 per sq m in CIL/S.106;

- (f) Barking Riverside schemes could viably provide £50 per sq m in CIL/S.106 and up to 10% affordable housing;
- (g) South Dagenham schemes could provide 10% affordable housing, but little or no CIL/S.106;
- (h) The Rest of the Borough Medium value area schemes could provide 10% affordable housing and £50 per sq m CIL/S.106 assuming a tenure split including Affordable Rent rather than Social Rent, however should the scheme provide Social rented units, the level of CIL/S.106 the majority of schemes could provide is circa £25 per sq m;
- (i) The Rest of the Borough Low value area schemes could provide up to £100 per sq m in CIL/S.106, but without any affordable housing provision.

## Commercial / Hotel / Leisure

- 5.9 Testing the various Development Typologies representing Barking and Dagenham through the CIL/S.106 Viability Assessment therefore shows that the introduction of a level of CIL above circa £5 per sq m would be unviable for most commercial schemes, particularly taking into account the proposed Mayoral CIL of £20 per sq m, under current market conditions.
- 5.10 Overall we conclude that whilst development viability for many schemes is currently challenged, the long-term development objectives of the Core Strategy coupled with a time-lag to the actual implementation of CIL/S.106 provides a period during which market conditions and values are expected to normalise and CIL/S.106 could become a feasible option for the Council, provided landowners and developers garner the benefits to their development schemes.

## Recommendations

Based on the results of our Viability Study as outlined above, we would recommend that:

1. The Council initially adopts a conservative approach as to the level of any CIL charge based on the assumption of today's 'weak' market conditions;
2. Although commercial development should expect to contribute to the infrastructure on which it relies, the ability of most forms of development to pay a material contribution is limited. Therefore, whilst we have shown a potential level of CIL/S.106 which could be

contributed in all cases, we recommend that the Council considers whether at this time there is any practical advantage to making a charge, or whether their interests are better served by being seen to put as few obstacles in the way of development so that employment development may, as best it can be secured, run in parallel with new housing anticipated in the Borough's regeneration areas;

3. The Council considers a review of any CIL that the Council subsequently adopts in 2016/17, when there will be evidence as to how the local market, landowners and developers have responded to the changes which the adoption of CIL will bring. This will also allow some time for the implications of the public capital funding cuts announced to be worked through and for other ways in which infrastructure might be funded (such as through Tax Increment Financing) to be more fully explored;



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**Appendices**



Report

**Appendix A:**  
Typology  
Assumptions

## Typology Assumptions

To determine development viability we have used a residual development appraisal model, the principles of which are in keeping with the methodology adopted by the majority of developers when purchasing development land. The residual model assumes that land value is the difference between gross development value and build costs, once an element of developer profit has been taken into account. Through the use of residual development models we are able to quantify the impact of CIL/S.106 contributions on land values and scheme viability.

We have prepared a number of hypothetical developments for testing (typologies), which have been agreed with the Council. These are set out in the following paragraphs.

### Residential

The residential typologies we have used are set out in the table below, alongside London Plan (2011) dwelling sizes:

**Table A1. Residential Typologies**

SCHEME	UNIT MIX
<b>Barking Town Centre*</b>	
Scheme 1	1 house
Scheme 2	8 flats
Scheme 3	20 mixed
Scheme 4	50 mixed
Scheme 5	100 mixed
Scheme 6	250 mixed
Scheme 7	1,000 mixed
<b>Rest of the Borough**</b>	
Scheme 8	1 house
Scheme 9	8 flats
Scheme 10	20 mixed
Scheme 11	50 mixed
Scheme 12	100 mixed
Scheme 13	250 mixed
Scheme 14	1,000 mixed

**Table A2. London Housing Design Guide GIA**

Dwelling	GIA Unit Size
1 bed flat	50 Sq M
2 bed flat	70 Sq M
2 bed house	83 Sq M
3 bed flat	86 Sq M
3 bed house	96 Sq M
4 bed flat	90 Sq M
4 bed house	106 Sq M
5 bed house	124 Sq M

\* 30% Family Housing on Schemes >10 units

\*\* 40% Family Housing on Schemes > 10 units

## Mixed Use

We have appraised a mixed use scheme in order to determine the impact which commercial uses might have on the ability of residential units to offer contributions to the Council in terms of affordable housing or CIL/S.106.

**Table A3. Mixed Use Typologies**

Scheme	Unit Mix	Retail Sq m (GIA)	Office Sq m (GIA)
Scheme 15	50 Mixed	4,050	620

## Commercial

We have appraised office, industrial, industrial waste, retail and leisure schemes as set out below. We have assumed that all of the commercial units will be built to BREEAM level 'Very Good', rising to 'Excellent' where relevant, and that car parking standards will be London Plan (20011) compliant.

**Table A4. Commercial Typologies:**

SCHEME:	USE	GIA (Sq M)	NIA (Sq M)	Site Area (Ha)	Site Area (Acres)
Scheme 16	Office	2,400	2,040	0.2	0.5
Scheme 17	Office	5,000	4,250	0.4	1.0
Scheme 18	Small Retail	370	333	0.08	0.2
Scheme 19	Retail Warehouse	1,500	1,425	0.33	0.8
Scheme 20	Supermarket	7,000	6,370	1.6	4.0
Scheme 21	Industrial (B1)	1,500	1,500	0.4	1.0
Scheme 22	Industrial (B2)	2,000	2,000	0.6	1.5
Scheme 23	Storage and Distribution (B8)	10,000	10,000	2.8	7.0
Scheme 24	Industrial Waste (sui generis)	1,500	1,500	0.4	1.0
Scheme 25	Industrial Waste (sui generis)	5,000	5,000	1.4	3.5
Scheme 26	Industrial Waste (sui generis)	15,000	15,000	4.2	10.4



<b>SCHEME:</b>	<b>USE</b>	<b>GIA (Sq M)</b>	<b>NIA (Sq M)</b>	<b>Site Area (Ha)</b>	<b>Site Area (Acres)</b>
<b>Scheme 27</b>	100 bed Hotel (C1)	4,300	3,520	0.4	1.0
<b>Scheme 28</b>	Leisure Cinema (D2)	1,080	900	0.1	0.25
<b>Scheme 29</b>	Private Leisure Centre (D2)	3,500	3,000	0.2	0.5
<b>Scheme 30</b>	Healthcare				
<b>Scheme 31</b>	Education	1,500 pupil Secondary School (10FE)			
<b>Scheme 32</b>	Local Authority Leisure Centre (D2)	4,000 sq m (GIA)			



Report

**Appendix B:**  
Planning  
Policy  
Review

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# Planning Policy

## Introduction

In this section we set out the policy context for housing and employment delivery across the Borough over the Plan Period as part of the Core Strategy. The volume and nature of housing and employment delivery across the Borough will flow from background documents and evidence bases such as the Strategic Housing Land Availability Assessment, as well as Affordable housing policy and planning obligation policy such as the CIL Regulations.

Our Report sits alongside these documents as an evidence base of viability, and it is therefore important to set out a review of each in order to set the context of our Report, and so that the Report conclusions and recommendations may sit within a comprehensive body of information.

We start by looking at the National policy bases for housing and employment delivery, and finish the Section with a review of the local policies particular to Barking and Dagenham.

## Strategic Housing Land Availability Assessment: Policy Context & Review

### National Overview

The requirement for Strategic Housing Land Availability Assessments (SHLAAs) is set out in Planning Policy Statement 3 (PPS3) as an opportunity for systematically identifying housing land supply. The primary role of a SHLAA is to identify sites with the potential for bring forward new housing, both through considering their housing potential in terms of delivery and assessing when they are likely to be developed.

As such the SHLAA undertakes a comprehensive review of housing land availability within a given area. The assessment should determine the aggregate housing supply and identify an appropriate supply of deliverable and developable sites over a 5, 10 and 15 year timeframe.

The housing potential identified is a snapshot of the given area's current assessment of deliverability and developability of sites. The assessment should not be viewed as a static document but a starting point in identifying a rolling five year supply of suitable and deliverable housing land.

### London Overview

The London Strategic Land Availability Assessment and Housing Capacity Study October 2009 (London SHLAA) updates and moves beyond the 2004 London Housing Capacity Study, which was the basis for housing targets as set out in the 2004 London Plan. The London SHLAA operates on the assumption that London can be divided into sub-regions, North, South, East, West and Central. The borough of Barking and Dagenham sits within the East London sub-region.

The London SHLAA identifies that large sites in Barking and Dagenham are able to bring forward 14,238 residential dwellings between 2011 and 2021, and that small sites are able to deliver some 884 dwellings. Table 7.1 of the SHLAA states that Barking and Dagenham's new annual monitoring target for 2011-2021 is 1,510 units (as set out in the replacement London Plan).

## Affordable Housing Policy Context & Review

### National Policy Overview

The Government's overarching housing objectives are to:

- Increase the number of houses available to buy and rent, including affordable housing;
- Improve the flexibility of social housing (increasing mobility and choice) and promote homeownership;
- Protect the vulnerable and disadvantaged by tackling homelessness and support people to stay in their homes;
- Make sure that homes are of high quality and sustainable.

### Social Housing Reform

The election of a new Government in 2010 marked the beginning of a period of social housing reform. The top-down and regional level housing targets that have guided the supply of housing and the proportions of affordable housing required in each local authority area, have been removed. Additionally, there has been an attempt to return decision-making powers on housing to local communities. The abolition of the Regional Spatial Strategies has provided the foundations for a different approach to the supply of affordable housing with local authorities individually responsible for identifying the level of housing required within their own area.

In November 2010 the Rt. Hon. Grant Shapps MP, Minister for Housing and Local Government published 'Local decisions: A Fairer Future for Social Housing'. The Paper included alternations to access to social housing, affordable tenancy changes and changes to the discharge of the homelessness duty. These policy shifts will be introduced through the Localism Bill.

#### *Affordable Rent Model*

On 14 February 2011 Grant Shapps published a Ministerial Statement anticipating the publication of a new Framework for the Affordable Homes Programme 2011- 2015. One of the main elements of this programme is the Affordable Rent model which will be offered by Housing Associations and other Registered Providers. The Affordable Rent model is based around housing benefit meeting the full rental costs, as it does for social rent, and short to medium term housing benefit will continue to be based on actual rents. The Affordable Rent Model also differs from the Social Rent model in the following ways:

- Rents can be up to 80% of market rent;

- Fixed term tenancies;
- Grant given as part of a wider subsidy;

It should also be noted that for future funding schemes, the Homes and Communities Agency will not provide grant subsidies for affordable tenure unless it is Affordable Rent (this does not impact on the Agency's current commitments under the NAHP programme).

### *Self-Financing*

The reform of council housing finance is a Coalition Agreement commitment which, subject to parliamentary approval, we will implement in April 2012. The aim of the reform is to enable Councils to manage their own housing stock on a long term basis, as well as to improve social housing quality and efficiency. As part of these reforms the Department for Communities and Local Government (DCLG) published a methodology for implementing self-financing in February 2011 for Councils, including financial parameters, key financial information by local authority and a timetable for the reforms.

### PPS3

PPS 3 Housing (revised in June 2010) provides the current national policy basis for the planning of new housing. The PPS is supported by, inter alia: detailed Practice Guidance on Strategic Housing Market Assessments (August 2007) and Local Housing Assessment Practice Guidance (2006).

PPS3 provides the basis for assessing housing requirements. It indicates the importance of high quality evidence for, and reflects the use of, Strategic Housing Market Assessments to understand the relevant characteristics of housing within an individual housing market area. It supports Local Authorities to set out in Local Development Documents:

- The likely overall proportions of households that require market or affordable housing, for example, x% market housing and y% affordable housing.
- The likely profile of household types requiring market housing e.g. multi-person, including families and children (x%), single persons (y%), couples (z%).
- The size and type of affordable housing required.

### London

In London, the position is slightly different than elsewhere. The Mayor's London Plan: Spatial Development Strategy for Greater London (2009) and London Housing Strategy (2010) set out the housing targets and contribution of affordable housing supply for each Borough. The Government's proposed changes to the planning system do not include the abolition of the London Plan and hence the overarching policy and individual Borough-level targets will remain.

Policy 3.3 of the London Plan deals with increasing the housing supply. It indicates that working with relevant partners, the Mayor will seek provision of at least an annual average of 33,400 additional homes across London which will enhance the environment, improve housing choice and

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affordability and provide better quality accommodation for Londoners. This target will be reviewed in 2015/16.

Policy 3.3 states that the Boroughs should seek to achieve and exceed the relevant minimum borough housing target. In the case of Barking and Dagenham, this represents some 10,650 new homes in the period 2011 to 2021 (1,065 per annum). Annex 4 of the London Plan provides a disaggregation of the housing provision target.

Policy 3.8 is concerned with housing choice. It states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. Boroughs are expected to work with the Mayor and local communities to identify the range of needs likely to arise within their areas.

The London Housing Strategy was published on 27 February 2010. It establishes the Mayor's vision for housing in London to:

- **Raise aspirations and promote opportunity:** by producing more affordable homes, particularly for families, and by increasing opportunities for home ownership through the new First Steps housing programme;
- **Improve homes and transform neighbourhoods:** by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes;
- **Maximise delivery and optimise value for money:** by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.

This vision, and the policies that underpin it, form the framework for determining the priorities for London's public housing investment and sets out the policies on a number of key housing issues where a pan-London approach is essential to improving the lives of Londoners and the city in which they live.

Policy 1.1B sets out a London-wide target for delivery of 50,000 affordable homes in the four years 2008/09 to 2011/12. This includes conventional supply but also counts acquisitions of homes for affordable housing, for example assisted purchase by those on intermediate incomes or acquisitions of homes on the market by housing associations for letting out at social rents. The policy replaces the previous Mayor's 50% affordable housing target which is abolished under Policy 1.1A of the London Housing Strategy.

Policy 1.1D deals with housing mix, reflecting the London Plan policies of 60:40 social rented to intermediate tenure housing provision (including shared ownership, shared equity and intermediate rent). This is a benchmark, which, together with policy 1.1E aims to encourage mixed tenure housing and neighbourhoods across London.

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## The Localism Bill

The Localism Bill was introduced in the House of Commons on 13 December 2010 and has just undergone its sixth sitting in the Houses of Parliament. It contains a number of proposals to give local authorities new freedoms and flexibilities, for example in London it aims to empower the Mayor to carry out housing investment activities currently carried out by the HCA and the economic development work done by the LDA. The Localism Bill plans to enforce a number of reforms, including the abolition of regional strategies, the creation of 'neighbourhood development plans', a 'Community Right to Build' and reforming council housing finance.

With regard to CIL, the Localism Bill proposes changes to make the levy more flexible by allowing the money raised to be spent on maintaining infrastructure as well as building new infrastructure. It also gives local authorities greater freedom in setting the rate that developers should pay in different areas and requires that some of the money raised from the levy goes directly to the neighbourhoods where development takes place. The Bill also makes clear that if local finance considerations, including CIL and the new homes bonus, are relevant to local planning decisions then they must be taken into account.

## Community Infrastructure Levy Policy Context & Review

In this section we set out the context and background to the Community Infrastructure Levy (CIL).

### The Principles and Purpose of CIL

Part 11 of the Planning Act 2008 provides for the imposition of a charge to be known as the Community Infrastructure Levy. The Act specifies who may charge CIL / Tariff, and includes provisions for aspects of the charge including how liability is incurred, how it is to be charged, collected and spent.

In April 2010 the Community Infrastructure Levy Regulations 2010 (the Regulations) came into force. These set out detailed provisions enabling local authorities in England and Wales to introduce a CIL / Tariff.

The Levy will apply to new buildings above 100 square metres and the revenue from the Levy must be applied to infrastructure needed to support the future development of the area. The Levy is non-negotiable when a CIL / Tariff regime is adopted by a charging authority and, other than for particular exemptions, is chargeable on all forms of development. Exemptions include:

- New development below the threshold of 100 sq m;
- Social housing;
- Development if the owner of the land is a charitable institution and that the development will be used mainly for charitable purposes or not-for-profit charitable purpose,

- Authorities may offer relief in exceptional circumstances where the specific scheme cannot afford to pay it, but there are conditions.

A key benefit of CIL / Tariff is its ability to fund strategic and sub-regional infrastructure typically benefiting more than one local authority area; a provision not easily achieved through the existing S106 and S278 planning obligation regimes. The Government proposes that local authorities should have the freedom to work together to pool contributions from CIL / Tariff within the context of delivering their Development Plans.

The Regulations provide for the reform of the current system of developer contributions towards infrastructure, principally through S106 Agreements, so that the two regimes operate alongside each other. Even under a CIL / Tariff charging regime many developments will still require a S106 Agreement to provide for affordable housing for example, and S38 and S278 Agreements, for instance, will still be used by highway authorities.

For a CIL / Tariff to be implemented the following are required:

- A current, adopted Development Plan for the area;
- An up to date infrastructure needs assessment that establishes the requirements, timing and costs of transport and community infrastructure;
- The results of a viability and impact assessment of the likely effects of the CIL / Tariff.

After 6th April 2014 the Regulations state that it will not be possible to pool developer contributions from more than five sites for any individual infrastructure project or type of infrastructure under Section 106. Any mechanism that attempts to fund significant strategic infrastructure across more than five sites would have to be through a CIL / Tariff. This effectively eliminates the potential for a S106 planning tariff to be used after April 2014.

CIL / Tariff is intended for use alongside other funding streams. The Government proposed that “while CIL will make a significant contribution to infrastructure provision, core public funding will continue to bear the main burden, and local authorities will need to utilise CIL alongside other funding streams to deliver infrastructure plans locally”.

## CIL November 2010 Overview

The key changes to the rules set out in the original CIL Regulations of April 2010 following the Coalition Government’s overview in November 2010 are as follows:

- The removal of the £500,000 minimum threshold for payment in kind for Authorities receiving land rather than money;
- Local Authorities will be able to decide and set their own payment deadlines and installation options;
- A meaningful proportion of CIL must be spent in the neighbourhood in which it is raised; and



- The Examiner's Report will be limited (rather than binding) in so much as Examiner's will be able to ensure that Council's do not set 'unreasonable charges'.

## CIL Detailed Proposals & Draft Regulations for Reform Consultation (October 2011)

Further to the Government's proposals that a meaningful proportion of receipts should be passed by local authorities to the local neighbourhood where the development that gave rise to them took place, Communities and Local Government published a consultation paper in October 2011 to seek views on the detailed implementation of these proposals, including on the draft regulations. The consultation, which is on-going until 30 December 2011, seeks views on Neighbourhood Funds and the potential capping of payments, the possibility of including Affordable Housing in a CIL charge, the role of Mayoral Development Corporations alongside additional administrative points.

## Barking and Dagenham Policy Context & Review

### Overview

We finish this Section with a review of Barking and Dagenham's housing and employment policy structure, having regard to the proposed Core Strategy and Barking and Dagenham's Housing Needs Assessment, as well as a summary of the East London Strategic Housing Market Assessment's conclusions on the Borough's residential housing market.

### LB Barking and Dagenham Core Strategy

Barking and Dagenham's Core Strategy seeks to implement the Council's strategic housing policy with reference to and in line with the following documents:

- The Mayor's of London's Housing Strategy (2010);
- Barking and Dagenham's Housing Strategy (2007 – 2010)
- Barking and Dagenham's Homelessness Strategy (2008 – 2013)

### Affordable Housing

Barking and Dagenham has a high proportion of social housing (32%), of which 13% are in high rise blocks – many of which do not meet the Decent Homes standard. Thus the Core Strategy focuses, not just on the projected requirement for 1,190 additional homes in the ten year period to 2024/25, but on maximising the quality of new development. The Core Strategy also focuses on the need to provide a range of accommodation types and sizes, with a particular emphasis on family housing - major housing developments (10 units or more) will be expected to provide a minimum of 40% family accommodation.

Average house prices in Barking and Dagenham are amongst the lowest in London; and the same can also be said of household incomes. Levels of deprivation are high in the borough. It is the 9<sup>th</sup> most deprived London borough (out of 33), and 21<sup>st</sup> of the 354 nationally. Barking and Dagenham

is, however, seen to have a 'locational advantage', due to its proximity to the Olympic site, and its position within the Thames Gateway. The borough is described as having great potential for regeneration, with the key regeneration sites outlined as:

- Barking Riverside – a 200 hectare site, the largest brownfield site in Western Europe. It is a former industrial site, once occupied by three power stations and a refuse tip.
- Dagenham Dock – a 133 hectare site identified by the Council for employment uses and promoted as a location for green industries.
- South Dagenham – an 80 hectare site identified for a mix of commercial and residential development.
- Barking Town Centre – identified by the Council as a Key Regeneration Area with potential to accommodate a significant number of new homes.



Report

**Appendix C:**  
Property  
Market  
Review

## Property Market Review

In order to carry out our development appraisals to inform the viability study we have undertaken a review of Barking and Dagenham's residential and commercial property markets.

### Residential

It is evident from Barking & Dagenham Planning Policy, local market analysis and local stakeholder discussions that different land and sale values apply in various locations across the Borough. GVA and the Council have concluded that Barking & Dagenham has five 'value' areas. These are:

**Value Area 1:** Barking Town Centre / Leftley & Faircross Estate

**Value Area 2:** Barking Riverside

**Value Area 3:** South Dagenham

**Value Area 4:** Rest of the Borough (Medium)

**Value Area 5:** Rest of the Borough (Low)

It should be noted that these value zones serve as a baseline guide, indicating average values, rather than values on specific sites.

**Table C1 Average Residential Values**

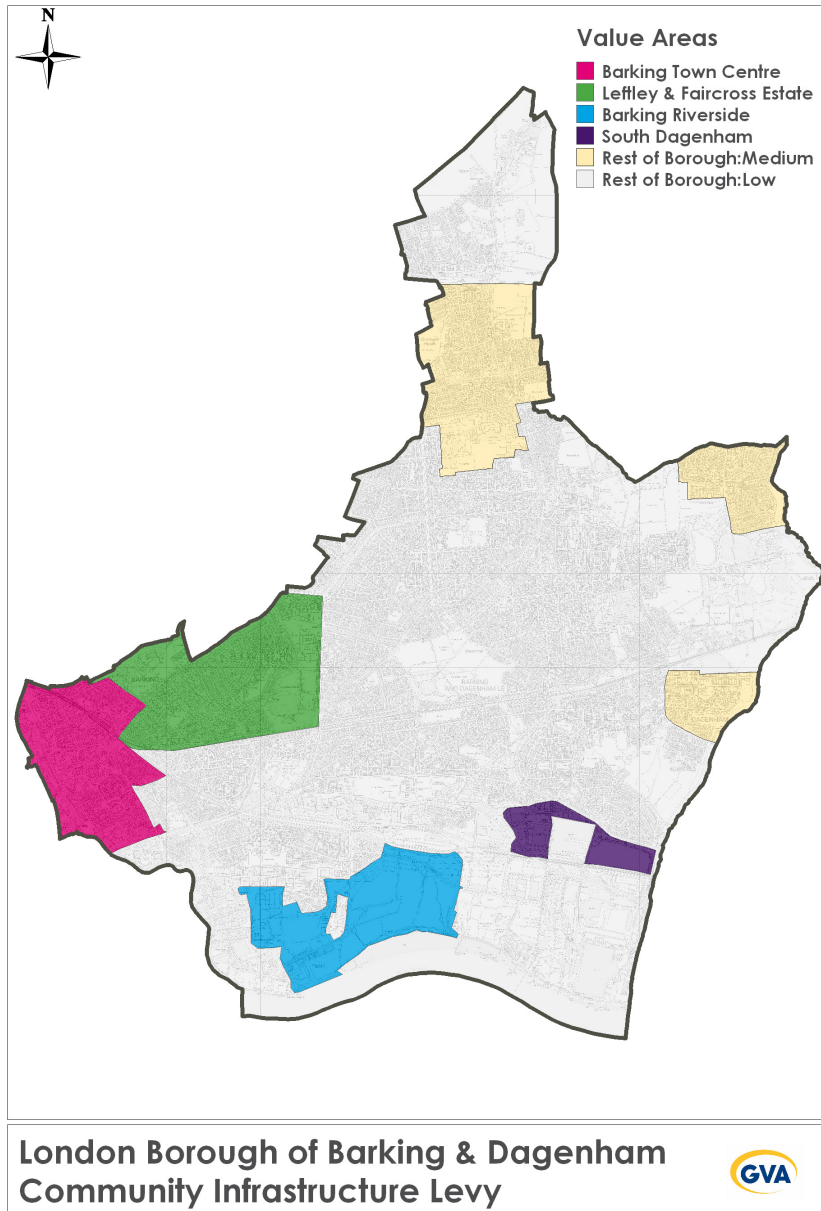
	2011 Market £ per sq m (£ per sq ft)	2016 Market £ per sq m (£ per sq ft)
1. Barking Town Centre / Leftley & Faircross Estate	£2,610 (£243)	£2,870 (£266)
2. Barking Riverside	£2,320 (£215)	£2,550 (£237)
3. South Dagenham	£2,200 (£204)	£2,420 (£225)
4. Rest of Borough Med.	£2,270 (£211)	£2,500 (£232)
5. Rest of the Borough Low	£1,935 (£180)	£2,130 (£198)

Value Area 1 consists primarily of Barking Town Centre. Barking Town Centre has been prioritised for regeneration and is designated as a Major Centre in the London Plan. The area is key to the wider regeneration of Thames Gateway and the policy aspirations of the London Thames Gateway Development Corporation. Schemes such as Barking Central, Bath House, 87 Axe Street and Discover are evidence of recently completed new build residential schemes within the Barking Town Centre area.

There are a number of currently proposed regeneration schemes where the Council, LTGDC and the HCA are taking the initiative to deliver new homes required in the Borough. The largest scheme in the Borough is the Barking Riverside development where plans are for the construction of 10,000 new homes which will house c. 30,000 people.

Within the Borough itself current home ownership is assessed to be c. 60% against a national average of c.66%. By contrast, socially rented accommodation within IG11 is c.40% compared to c.15% in the Borough and c.18% nationally.

### Map C1. Residential Market Value Areas

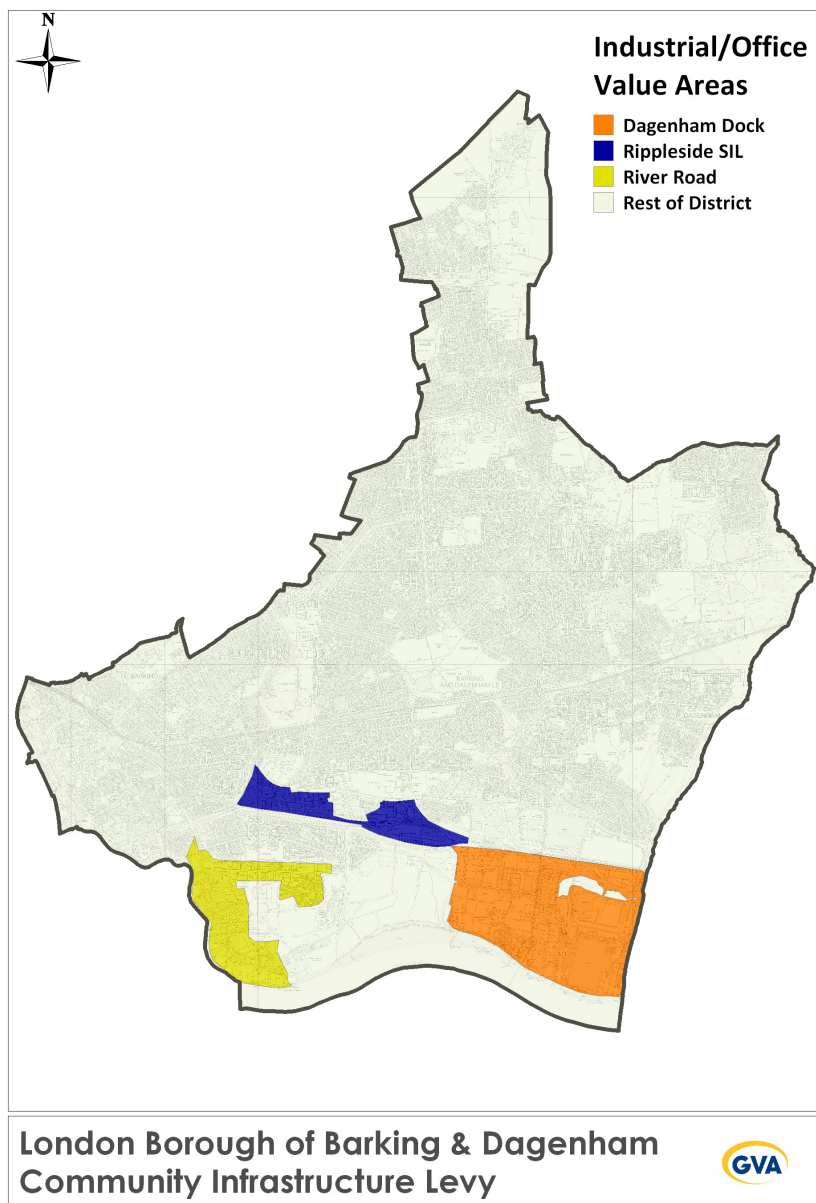


### Industrial

There is a large variety of industrial stock across the Borough of Barking & Dagenham, from smaller, older units of 1,500 sq ft up to larger units of 25,000 sq ft, as well as a wide range of different occupiers. The Borough has a significant storage and distribution (B8) element, although agents comment that many of the storage and distribution occupiers are currently downsizing (from, say, 10,000 sq ft units to 2,000 – 3,000 sq ft units) in order to reduce their stock base, as moving to smaller units means that stock can be shifted quicker and long term risk is reduced.

Agents consider that the overall market in the Borough is still weak, with the investment market currently very weak. Agents also comment that industrial rents across Barking & Dagenham are £65 - £97 per sq m (£6- £9 per sq ft) depending on size, location and quality.

**Map C2. Industrial Market Value Areas**



**Table C2. Industrial Values adopted for Appraisals**

	River Road	Rippleside SIL	Dagenham Docks	Rest of the Borough
<b>Industrial (B1) 1,500 Sq M</b>				
Rents (Per Sq M)	£86	£86	£86	£75
Yields	8%	8%	8%	9%

	River Road	Rippleside SIL	Dagenham Docks	Rest of the Borough
<b>Industrial (B2) 2,000 Sq M</b>				
Rents (Per Sq M)	£86	£86	£86	£75
Yields	8%	8%	8%	9%
<b>Industrial (B8) 10,000 Sq M</b>				
Rents (Per Sq M)	£86	£86	£86	£75
Yields	8%	8%	8%	9%

### Industrial Waste (Dagenham Docks)

We have spoken to our in house Waste and Minerals Team who have experience of dealing with Industrial Waste Owner/Occupiers in Barking & Dagenham. The team comment that the land suitable for Industrial Waste development at Dagenham Docks in particular sits within a small number of ownerships. The team also comments that it is difficult to specify what industrial waste land is 'worth' in the area because of the technical nature of gaining the planning permissions and environmental licences required, and the sensitive nature (in terms of geography, transport links etc.) of industrial waste development.

We have appraised industrial waste uses by looking at underlying land values rather than historic sale prices rather than by running viability appraisals, as we understand from the advice given to us by our Waste and Minerals team that to apply a rent and yield to the floorspace of such developments would not be a correct market approach.

**Table C3. Industrial Waste Values adopted for Appraisals**

Dagenham Docks:	LAND VALUES	
<b>SMALL (1,500 Sq M)</b>	£1,800,000 per Ha	£700,000 per acre
<b>MEDIUM (5,000 Sq M)</b>	£1,800,000 per Ha	£700,000 per acre
<b>LARGE (15,000 Sq M)</b>	£1,800,000 per Ha	£700,000 per acre

### Office

Local agents describe the local office market as being largely dominated by education use. Many private colleges are located in the Borough, with some seeking new space. These are largely colleges catering to foreign students which tend to agglomerate in one location, seeking change

of use permission to D1. Such occupiers have questionable covenants, and as such landlords ask for up to 12 month up front rental deposits.

In general, however, the office market across Barking & Dagenham is slow, with rents at between £97 - £130 per sq m (£9 and £12 per sq ft). The lettings market is also slow, and there is little activity within the investment market.

Further to desktop research and our conversations with local agents we have concluded that, because office use which is not educational is so often ancillary to industrial activity, the office value areas fall into line with the previously discussed industrial value areas as set out on Map B1.

We have set out in Table C4 the values and yields we have used for office viability testing.

**Table C4. Average Office Values by Zone**

	Barking Town Centre	River Road	Rippleside SIL	Rest of the Borough
<b>2,400 Sq M Rents</b> (Per Sq M)	£161	£118	£118	£97
Yields	9%	9%	9%	9.5%
<b>5,000 Sq M Rents</b> (Per Sq M)	£140	£108	£108	£97
Yields	9%	9%	9%	9.5%

## Retail

Barking Town Centre contains circa 140 retail outlets, totalling approximately 45,000 sq m (gross) / 38,250 sq m (net) of floorspace, together with over 100 leisure units of 13,220 sq m. The main retail areas within the Town Centre include Vicarage Field, East Street, Ripple Road and an area around Barking Station know as 'Station Quarter'.

In the convenience sector, national multiple retailers currently represented in the town include ASDA (with a net floorspace of 2,588 sq m in Vicarage Fields), Lidl (comprising 772 sq m on Ripple Road) and Iceland (with 527 sq m on East Street). Tesco also have a superstore on the outskirts of the town centre which they propose to extend.

A vibrant street market takes place every Tuesday, Thursday and Saturday, spanning much of the length of East Street and into the temporary market square. Occasional specialist markets also take place in the area.



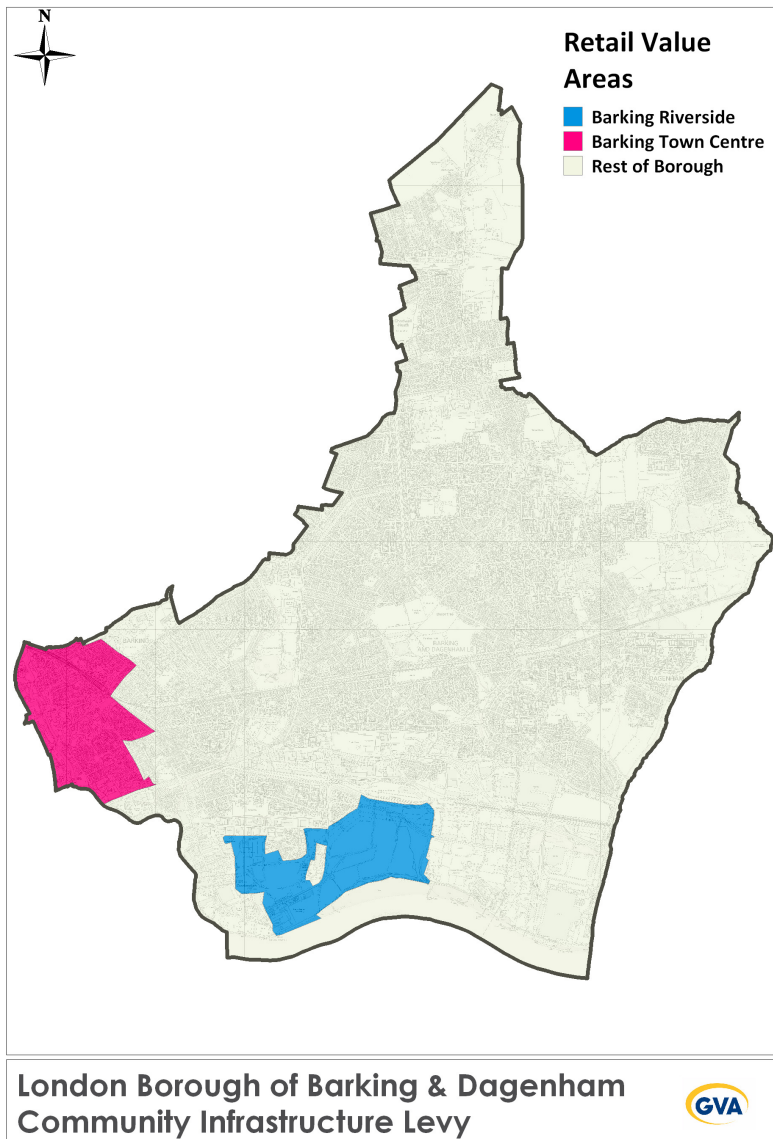
Prime retail rents for the town centre were recorded at £700 per sq m (£65 per sq ft) Zone A in mid 2010. Recent activity includes the letting of 48 East Street to Barking & Dagenham Primary Care Trust as a rental of £19,000 p.a. which equates to £530 per sq m (£49 per sq ft) Zone A. GVA has also agreed the sale of the former Woolworths at 23-25 East Street to Sports Direct for a sum of £800,000 excl. VAT.

Retail warehouse supply is estimated at 36,140 sq m. Some goods categories are over-represented in terms of provision per household, particularly fashion / other high street, child/sport and other bulky goods. In contrast, furniture and electrical goods are under represented. The main retail park in Barking is Abbey Retail Park which totals c. 11,240 sq m with the leading occupiers being Carpetright, Comet, Halfords and Paul Simon. The development pipeline for Barking Town Centre indicates that outline planning permission has been granted for a 22,700 sq m district centre at Barking Riverside.

Having undertaken desk top research and consulted with agents, we consider that the Barking Retail Market can be broken down into three development areas. We have shown these areas on Map B3.

1. Barking Town Centre
2. Barking Riverside
3. Rest of the Borough

**Map C3. Retail Market Value Areas**



We have set out in Table C5 the average retail values by value / development area we have used in our Viability Appraisals further to desktop research and agency consultation.

**Table C5. Average Retail Values and Yields by Value Zone**

	Barking Town Centre	Barking Riverside	Rest of the Borough
Small Retail Rents (Per Sq M)	£161	£161	£161
Small Retail Yields	8%	8%	8%
Retail Warehouse Rents (Per Sq M)	£161	n/a	n/a

	Barking Town Centre	Barking Riverside	Rest of the Borough
Retail Warehouse Yields	6%	n/a	n/a
Supermarket Rents (Per Sq M)	£215	£215	£215
Supermarket Yields	5%	5%	5%

## Hotel

At present the hotel market nationally is characterised by a low level of new build development. This is mainly due to the recent challenging economic conditions, which makes it more financially viable for operators to buy or lease existing hotel facilities which have, for example, been repossessed by banks, than to build new facilities. The cost of building new hotel space is similar to that of building residential units, and in the current market many hotel development values are not at a level to support the cost of new build development.

We have spoken to our in house hotel agency team, who confirm that, reflecting the above, it is unlikely that the hotel industry will see significant quantities of new build development in Barking and Dagenham in the near future. They also comment that this situation is the same for both the lower and higher ends of the local hotel market – for example companies such as Travelodge and Holiday Inn, as well as higher value 4 and 5 star operators, will be impacted in a similar way. Indeed it can be argued that viability decreases as the price / calibre of a hotel increases.

We have run viability appraisals on both a 2/3 star hotel development (similar to a Travelodge / Premier Inn). In undertaking these appraisals we have made reference to the size (number of bedrooms and Net Internal Area / Gross Internal Area) characteristics and facilities (e.g. number of car parking spaces) of existing hotels in the Area. We have assumed a 100 bed hotel, and that units rent for upwards of £5,500 per room per annum.

## Leisure Centre

The national leisure industry has continued to grow, with 2010 its 10th consecutive year of growth (source: the Leisure Database Company). The '2010 Fitness Industry Association (FIA) State of the UK Fitness Industry' Report produced by the industry's trade body set out that 122 new health and fitness centres opened across the country in the financial year ending 31 March 2010, taking the total number of centres to 5,885, and that 12% of the population is now a member of a public or private leisure centre / health and fitness club.

The FIA report sets out the region with the most new fitness facility openings was the North West, whilst the region with the fewest new fitness facility openings was the North East. The report also sets out that single site operators account for 38% of new private sector openings.

We have spoken to our in house leisure agency team, who comment that the health and fitness club market is currently cautiously positive, with expansion in the Area possible over the life of the Core Strategy. There is, however, currently adequate provision across the Borough, so we would anticipate that Barking and Dagenham could expect perhaps a small number of new fitness centre openings over the timescale of the Core Strategy.



Report

**Appendix D:**  
Development  
Assumptions

## Development Assumptions

### Model Assumptions

We have used a number of standardised assumptions in our development model for build costs and fees, contingencies, profits, finance rates, etc. to ensure that the results of viability testing allow a straight-forward comparison to be made of the consequence of altering the variables which it is agreed are to be tested.

**Table D1. Residential Model Assumptions (incl. residential element of mixed use schemes)**

	Development Assumptions
Code for Sustainable Homes	>10 units Level 3 10-500 units Level 4 500+ units Level 4 & Level 5
Build Costs per sq m (2011)	£980 - £1,500
Build Costs per sq m (2016)	£1,080 - £1,600
Enabling Costs per sq m	£25 - £50
Value of Ground Rents	£250 per annum (6.5% yield)
Contingency	5%
Prelims	5%
Professional Fees	10%
Finance Rate	6.75%
Marketing & Sales Costs	3.5%
Profit	20% on GDV

**Table D2. Affordable Housing Capital Values Assumed**

	Social Rent	Affordable Rent	Intermediate
1-bed flat	£50,000	£55,000	£78,000
2-bed flat	£59,000	£70,000	£96,000
3-bed flat	£78,000	£70,000	£110,000
2-bed house	£59,000	£78,000	£110,000
3-bed house	£78,000	£78,000	£125,000
4-bed house	£84,000	£84,000	£130,000

## Residential Variables Tested

In undertaking our appraisals we have agreed with the Council that we will establish the consequences of varying a number of the base assumptions. These are to be tested both individually and in combination:

**Table D3. Variables to be tested**

Variable	Description
A	Current Market Conditions c 2011
B	Future Market Conditions c 2016
C	Affordable Housing @ 0%
D	Affordable Housing @ 10%
E	Affordable Housing @ 25%
F	Affordable Housing @ 35%
G	Affordable Housing Tenure: Social Rent 60% Intermediate Tenure 40%
H	Affordable Housing Tenure: Affordable Rent (65% of Market Rent) 60% Intermediate Tenure 40%
I	Affordable Housing Tenure: 100% Social Rent
J	No affordable housing grant
K	With affordable housing grant

## Commercial Assumptions

**Table D4. Commercial Assumptions (incl. commercial elements of mixed use schemes)**

	Office	Retail	Industrial	Industrial Waste	Hotel	Cinema / Leisure Centre
<b>BREEAM</b>	Very Good	Very Good	Very Good	Very Good	n/a	n/a
<b>Build Costs sq m.</b>	£1,180	£1,240	£450	£700	£1,300	£1,150 / £1,000
<b>Contingency</b>	5%	5%	5%	5%	5%	5%
<b>Prelims</b>	5%	5%	5%	5%	5%	5%
<b>Professional Fees</b>	10%	10%	10%	10%	10%	10%
<b>Marketing &amp; Sales Costs</b>	Sale – 1.5% Letting – 15%	Sale – 1.5% Letting – 15%	Sale – 1.5% Letting – 15%	Sale – 1.5% Letting – 15%	Sale – 1.5% Letting – 15%	Sale – 1.5% Letting – 15%
<b>Finance Rate</b>	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
<b>Profit (on GDV)</b>	20%	20%	20%	20%	20%	20%

These standardised assumptions will differ in some cases from the figures that may be used in actual development schemes, but they reflect the normal or usual figures expected in the majority of developments. The commercial assumptions accord with those used in the Three Dragons Toolkit used by the Greater London Authority and Councils in London and elsewhere, and the Economic Appraisal Toolkit developed for the Housing Corporation and now used by the HCA. We have assumed for all appraisals (apart from health and education) that the proposed Mayoral CIL of £20 per sq m will be chargeable.





Report

**Appendix E:**  
Appraisal  
Results Tables

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## APPENDIX E: RESULTS OF THE AFFORDABLE HOUSING & CIL/S.106 DEVELOPMENT VIABILITY ANALYSIS

### Introduction

We set out below our development viability analysis, which we have displayed in the following tables.

In each analysis, we have taken the benchmark land value and compared it to land values under different projected levels of CIL tariff. As the levy levels increases, land values decrease. Simply put, the point at which projected land values fall beneath the benchmark land value set identifies the point at which a given CIL Levy will render development unviable.

We have colour coded the analysis tables as follows:

- **Green** = residual land value above upper benchmark land cost range – development is therefore likely to be viable;
- **Yellow** = residual land value is less than 25% lower than benchmark – development is therefore likely to be marginally viable;
- **Red** = residual land value greater than 25% below the benchmark – development is therefore likely to be unviable.

### Residential Viability Analysis

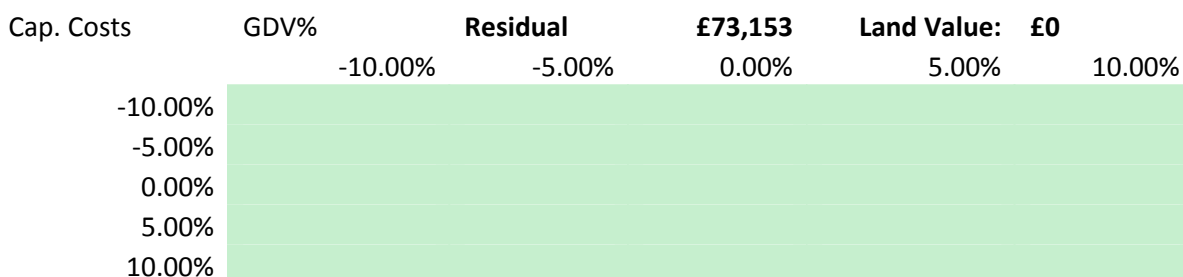
#### Viability by Growth / Value Area

##### ***“Current” 2011 Market Appraisals: Schemes below the Affordable Housing Threshold***

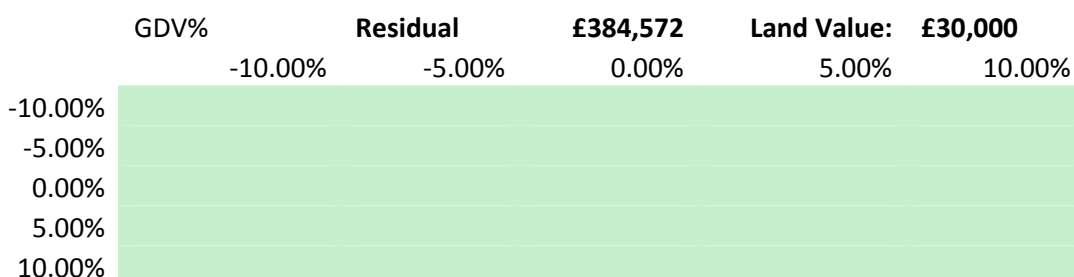
The tables below set out the indicative residual land values for Schemes 1, 2, 8 & 9 at 100% private, as these schemes are below the affordable housing threshold. These residual land values have been compared to a benchmark land values as set out in Table 9 of the main report, with the exception of schemes 1 and 8, which have been compared to a benchmark land value of £0 to allow for the high incidence of ‘backyard’ development i.e. the development of a dwelling within the site ownership of the developer.

### Barking Town Centre

#### Scheme 1: 1 unit

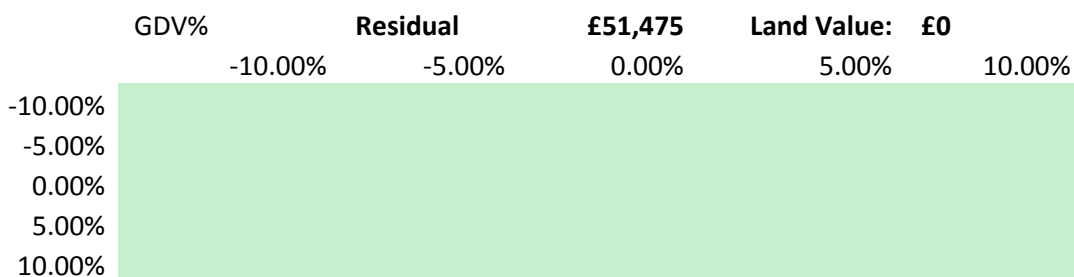


#### Scheme 2: 8 units

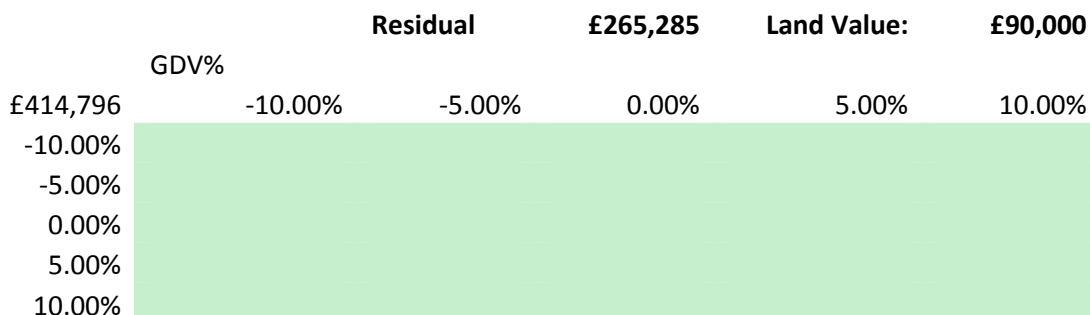


### Barking Riverside

#### Scheme 8: 1 unit

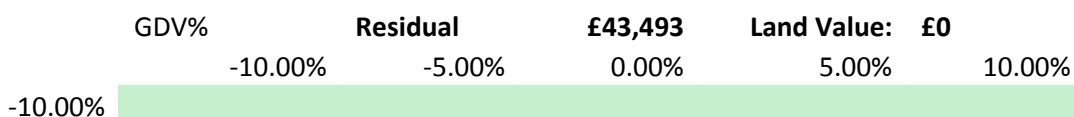


#### Scheme 9: 8 units



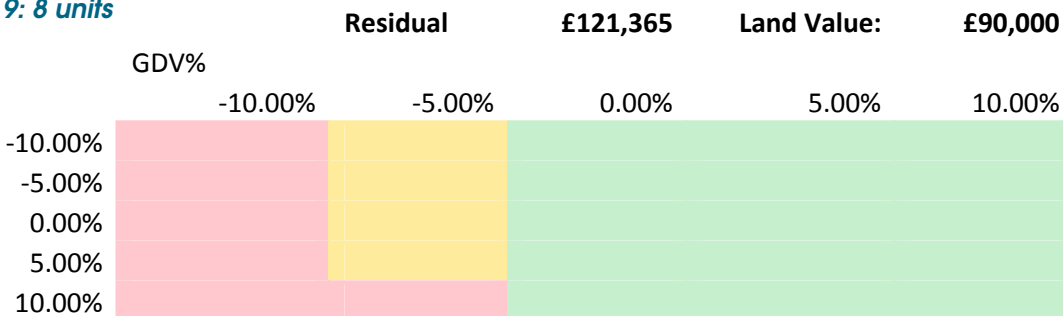
### South Dagenham

#### Scheme 8: 1 unit



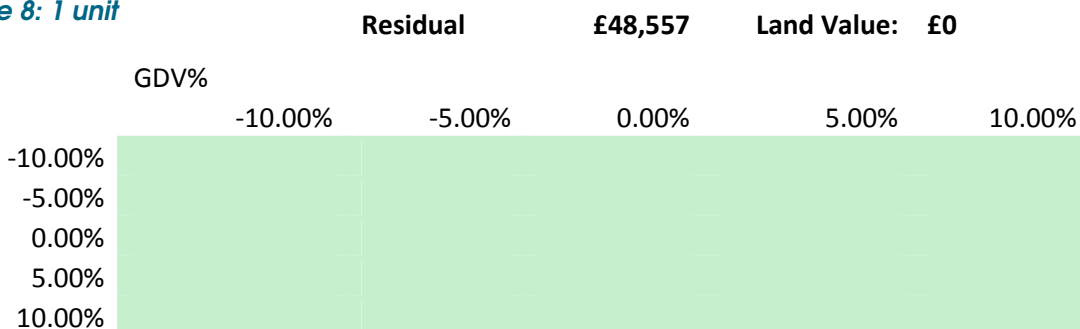


**Scheme 9: 8 units**

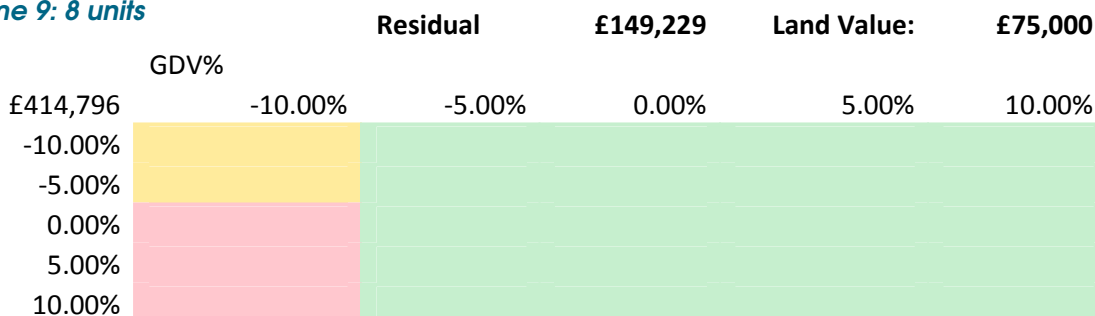


Rest of the Borough (Medium)

**Scheme 8: 1 unit**

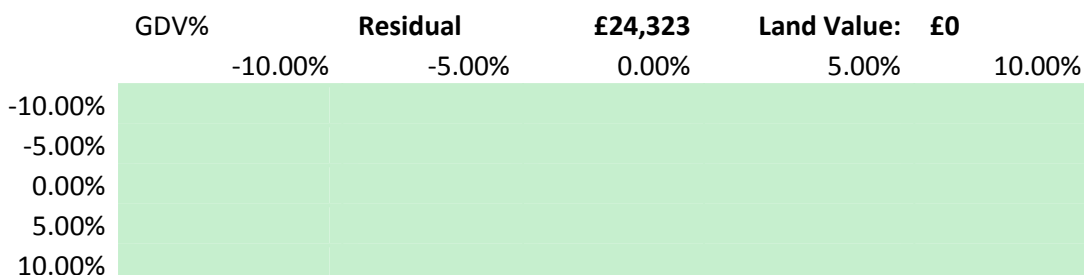


**Scheme 9: 8 units**

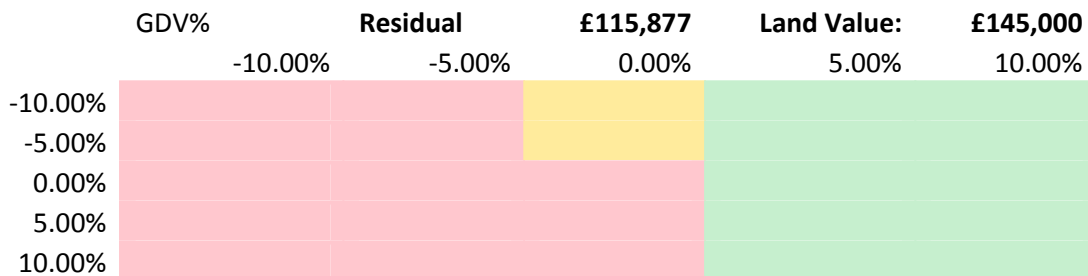


Rest of the Borough (Low)

**Scheme 8: 1 unit**



**Scheme 9: 8 units**

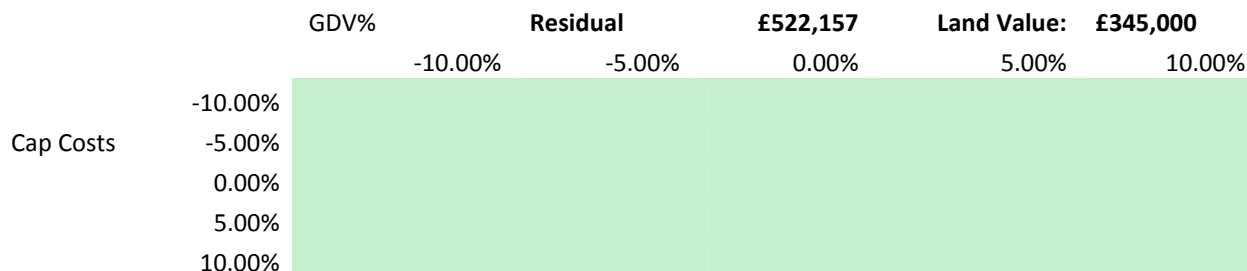


**“Current” 2011 Market Appraisals: Schemes above the Affordable Housing Threshold**

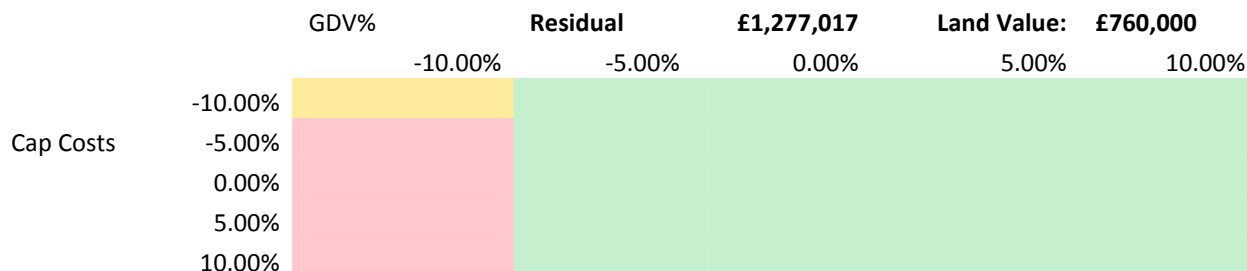
The tables below set out the indicative residual land values for Schemes 3,4,5,6,7,10,11,12,13 & 14 at a range of 10%, 25% and 35% affordable housing. These residual land values have been compared to the benchmark land values as set out in Table 9 of the main report.

**Barking Town Centre: 0% Affordable Housing**

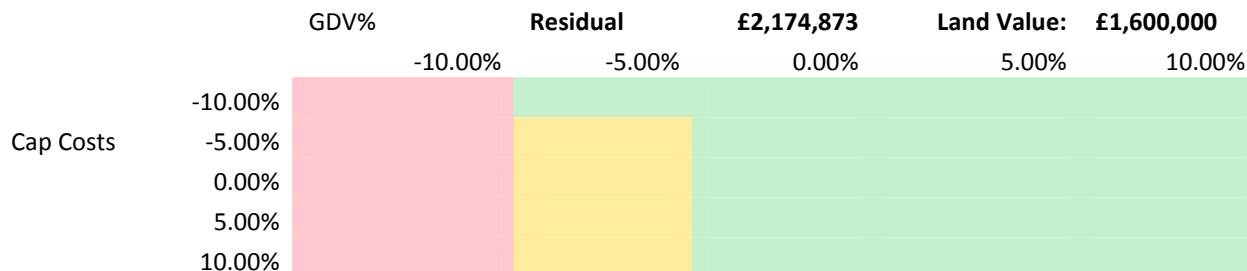
**Scheme 3. 20 unit Barking Town Centre**



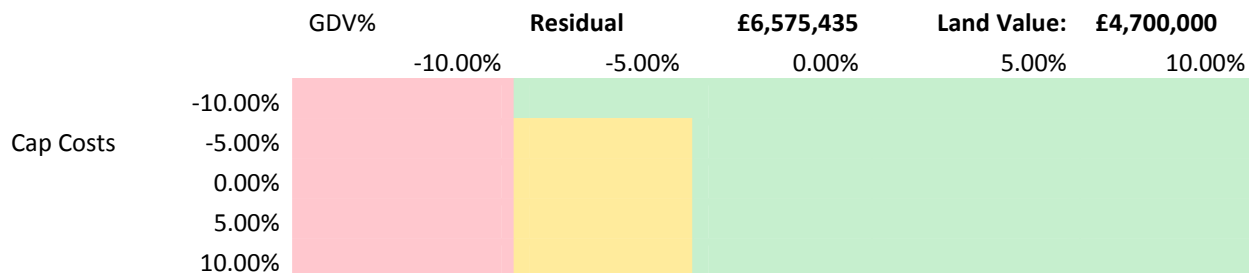
**Scheme 4. 50 unit Barking Town Centre**



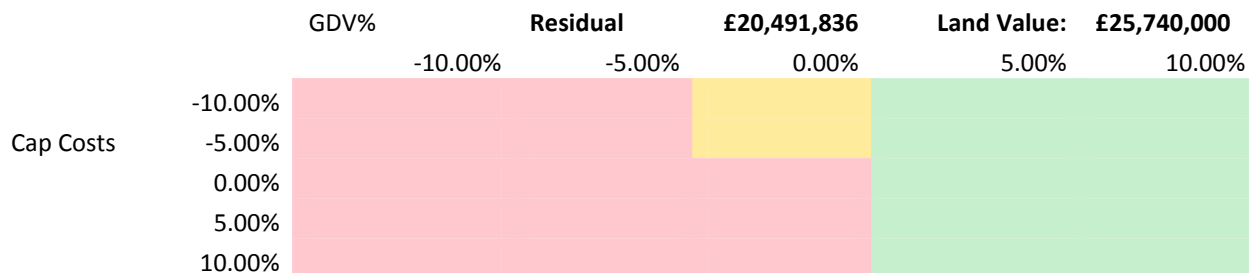
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**

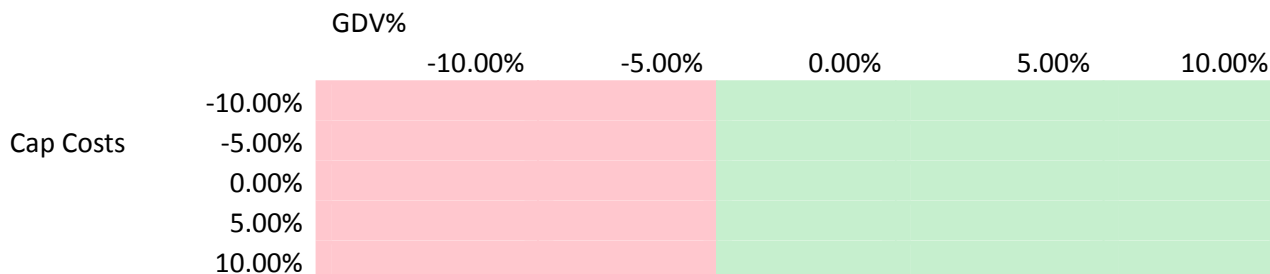


Barking Riverside: 0% Affordable Housing

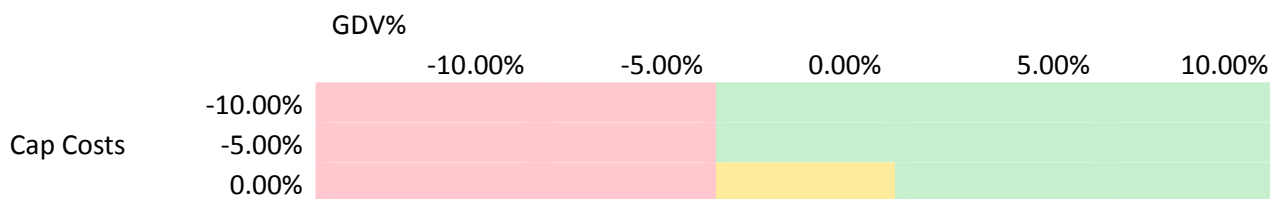
**Scheme 10. 20 unit Barking Riverside**

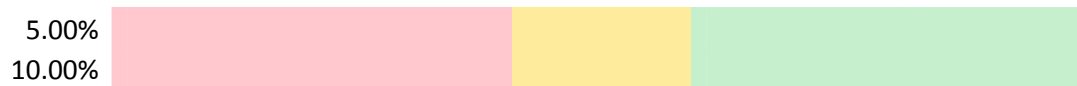


**Scheme 11. 50 unit Barking Riverside**

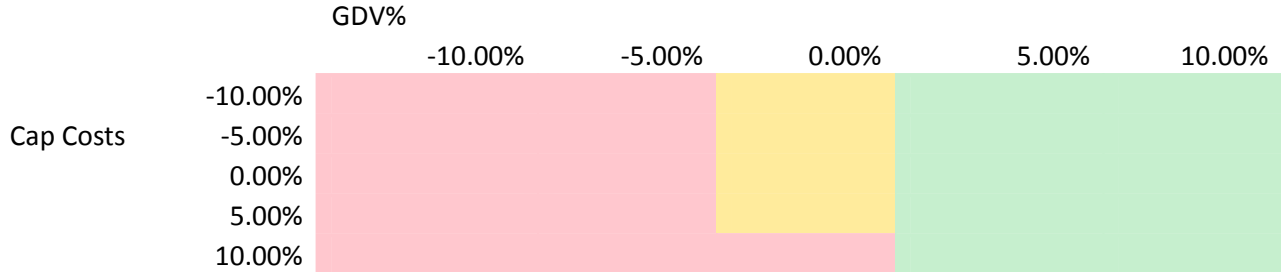


**Scheme 12. 100 unit Barking Riverside**

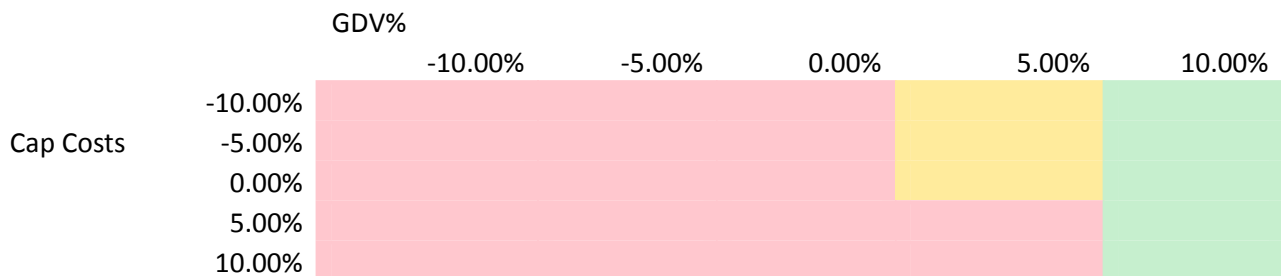




**Scheme 13. 250 unit Barking Riverside**      **Residual**      **£1,979,633**      **Land Value: £2,250,000**

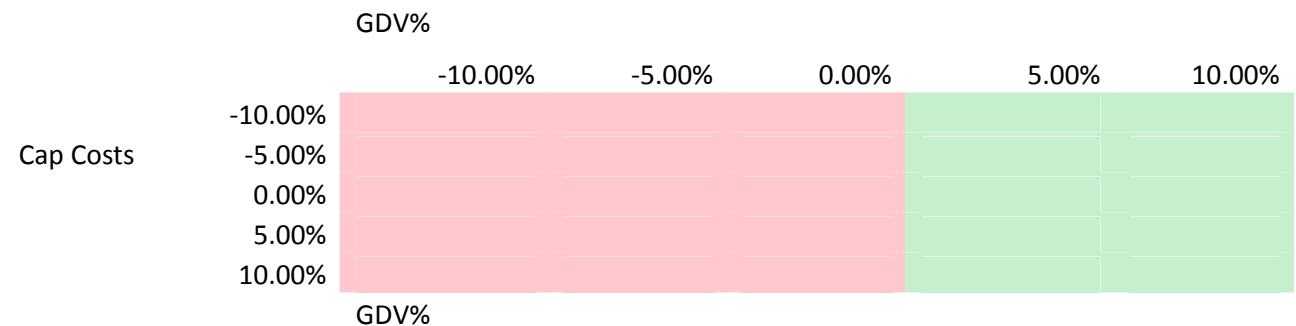


**Scheme 14. 1000 unit Barking Riverside**      **Residual**      **£3,445,578**      **Land Value: £12,400,000**

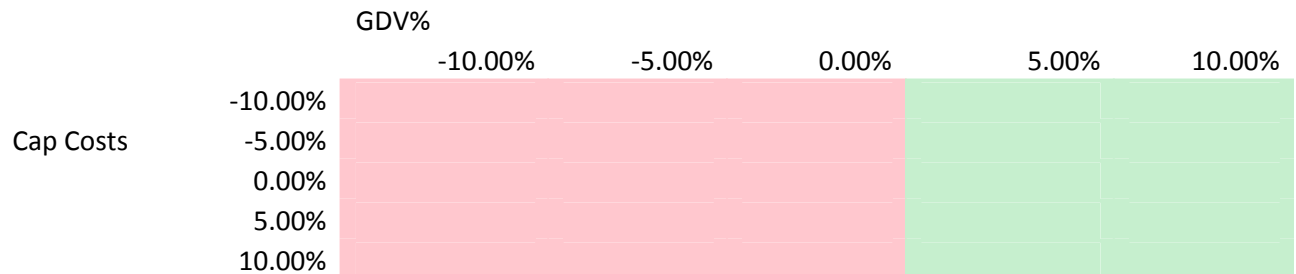


South Dagenham : 0% Affordable Housing

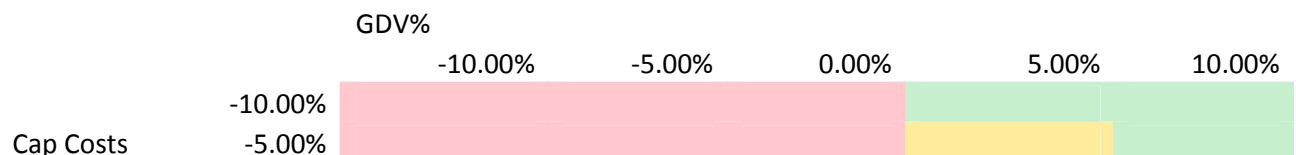
**Scheme 10. 20 unit South Dagenham**      **Residual**      **£738,355**      **Land Value: £165,000**



**Scheme 11. 50 unit South Dagenham**      **Residual**      **£182,752**      **Land Value: £365,000**

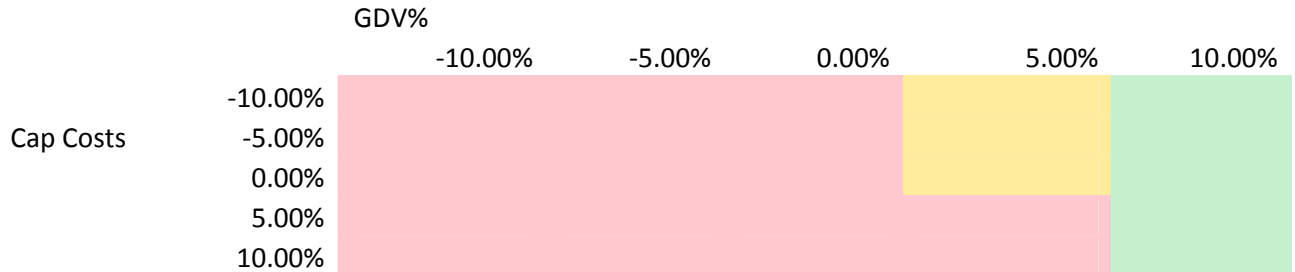


**Scheme 12. 100 unit South Dagenham**      **Residual**      **£175,577**      **Land Value: £770,000**

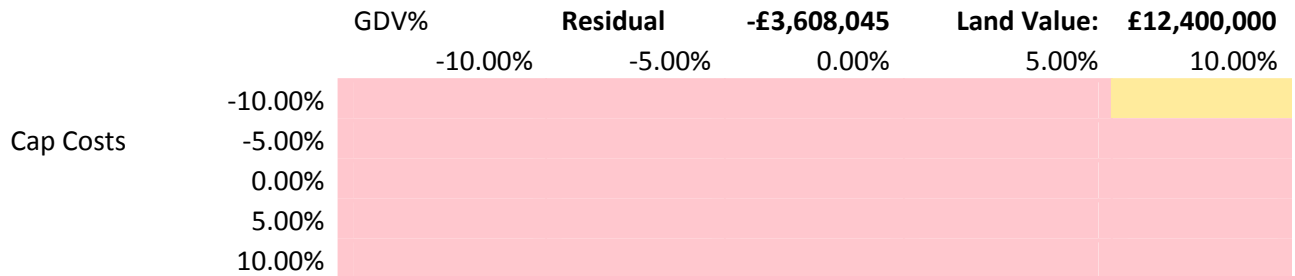




**Scheme 13. 250 unit South Dagenham** Residual **£77,922** Land Value: **£2,250,000**

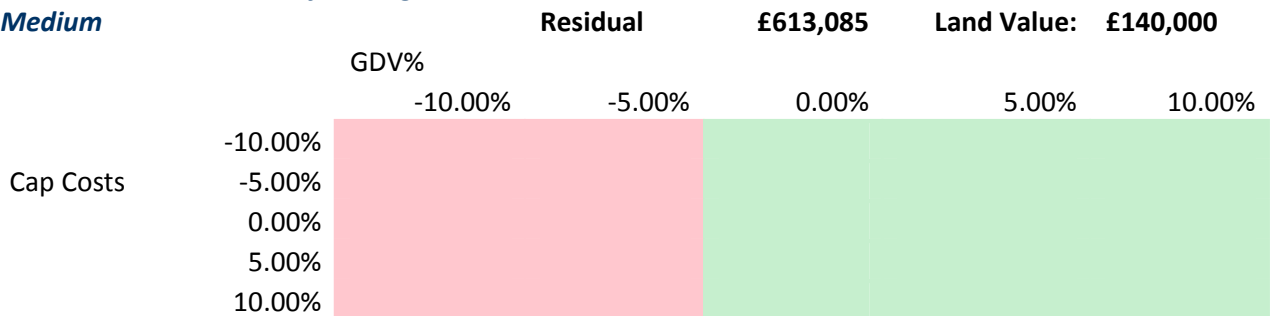


**Scheme 14. 1000 unit South Dagenham**

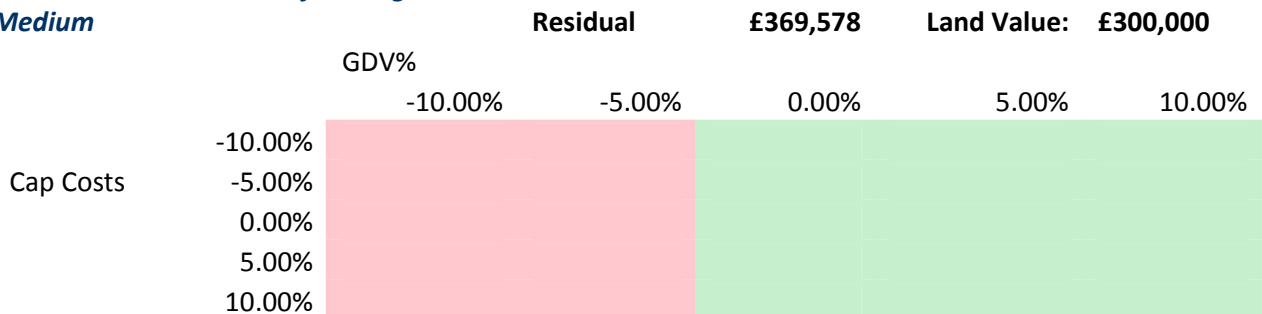


Rest of the Borough (Medium): 0% Affordable Housing

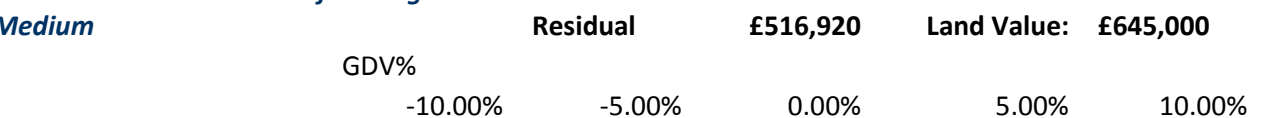
**Scheme 10. 20 unit Rest of Borough**  
**Medium**



**Scheme 11. 50 unit Rest of Borough**  
**Medium**



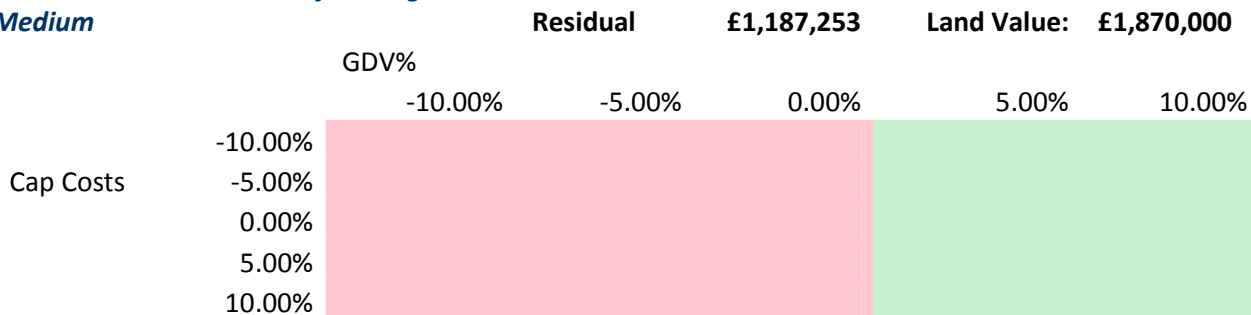
**Scheme 12. 100 unit Rest of Borough**  
**Medium**



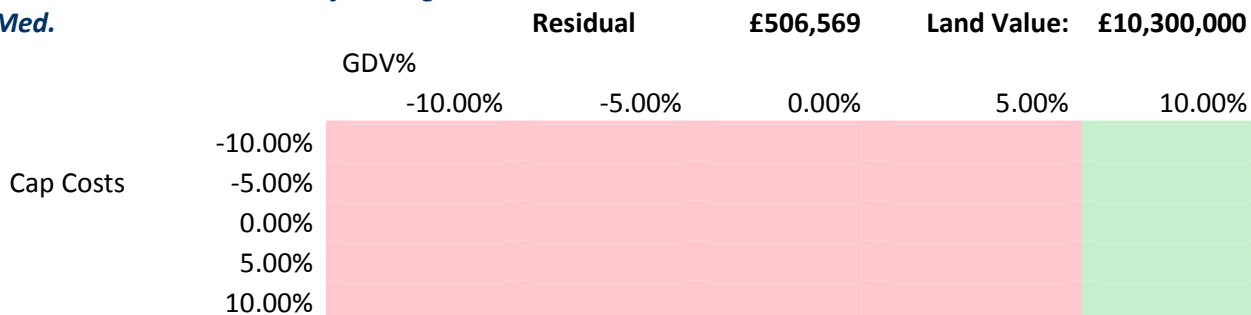




**Scheme 13. 250 unit Rest of Borough Medium**

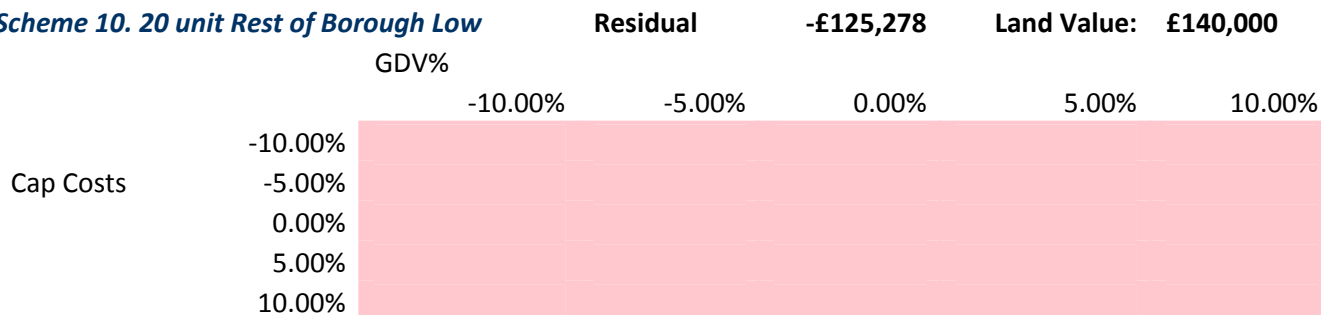


**Scheme 14. 1000 unit Rest of Borough Med.**

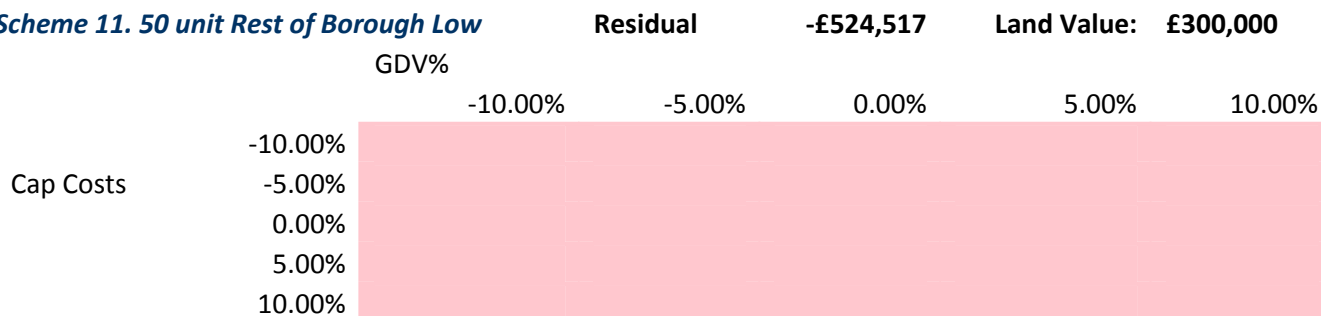


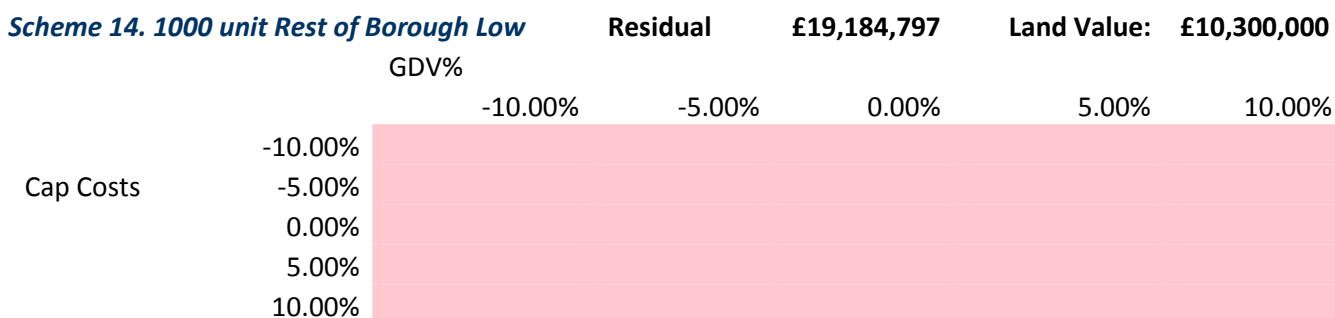
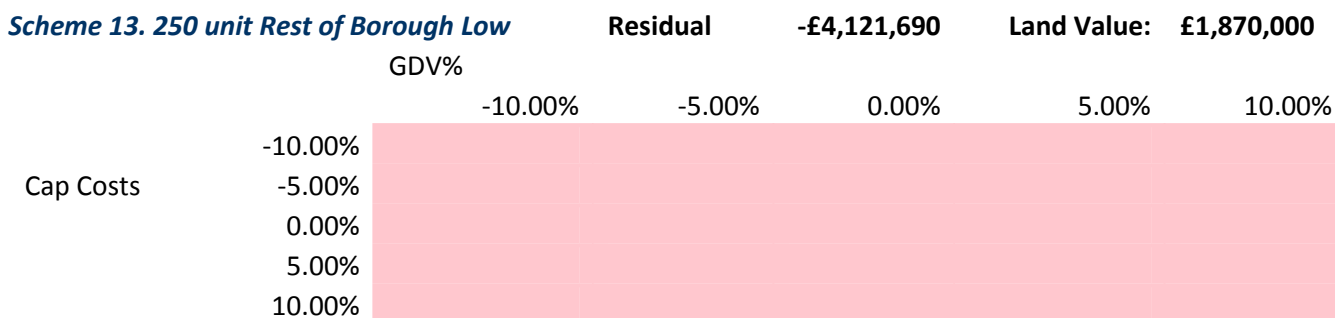
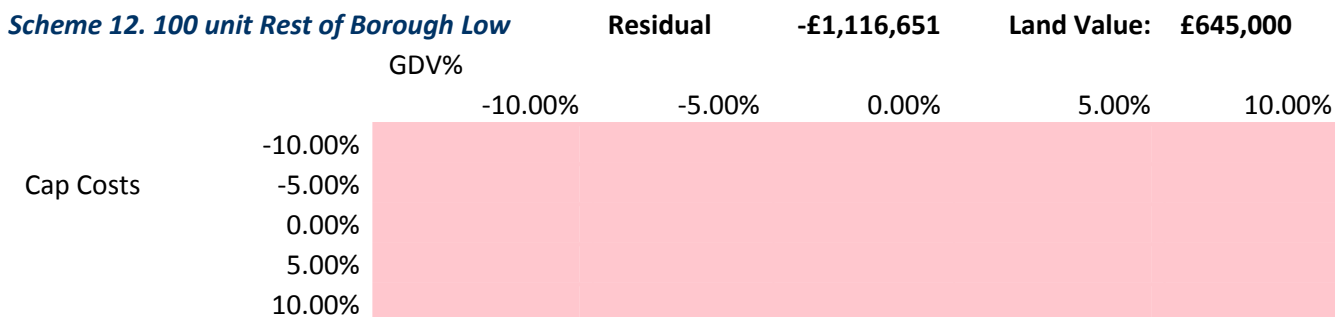
Rest of the Borough (Low): 0% Affordable Housing

**Scheme 10. 20 unit Rest of Borough Low**



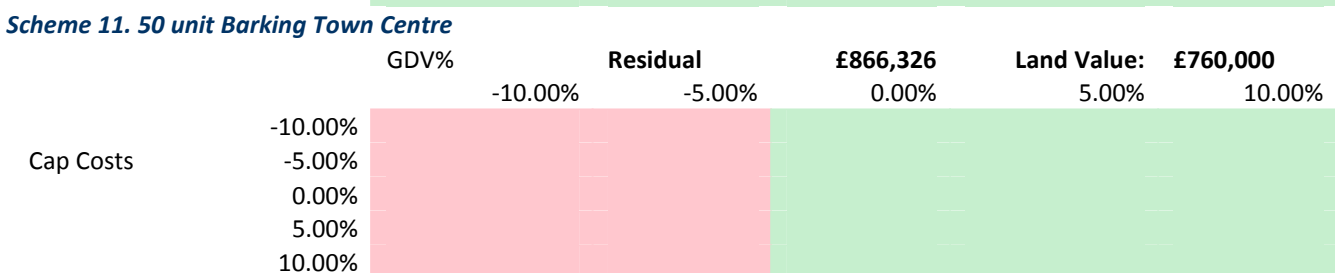
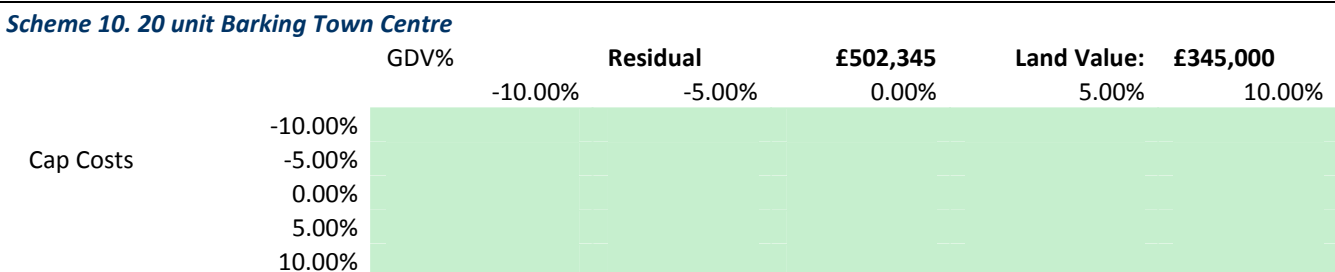
**Scheme 11. 50 unit Rest of Borough Low**



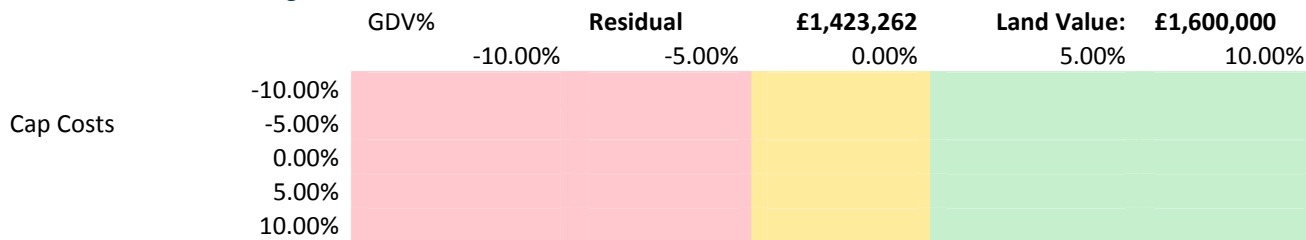


**Barking Town Centre: 10% Affordable Housing**

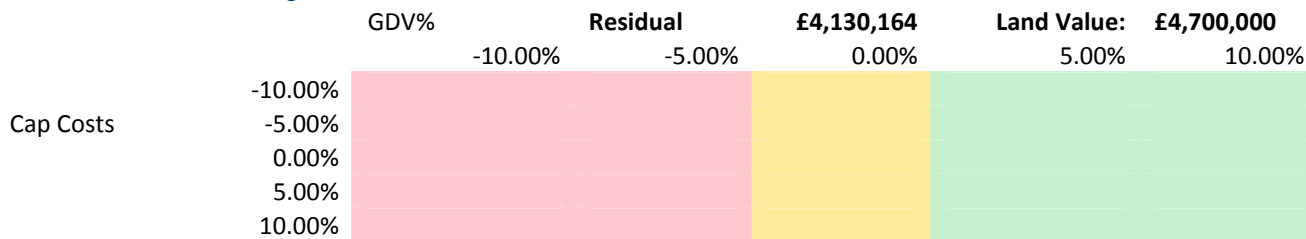
**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**



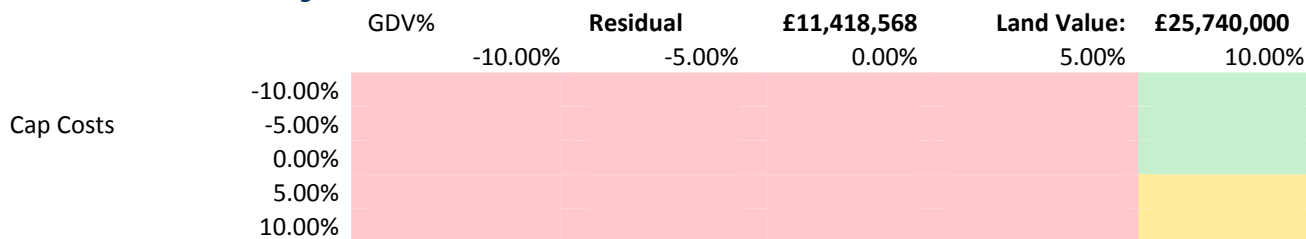
**Scheme 12. 100 unit Barking Town Centre**



**Scheme 13. 250 unit Barking Town Centre**



**Scheme 14. 1000 unit Barking Town Centre**

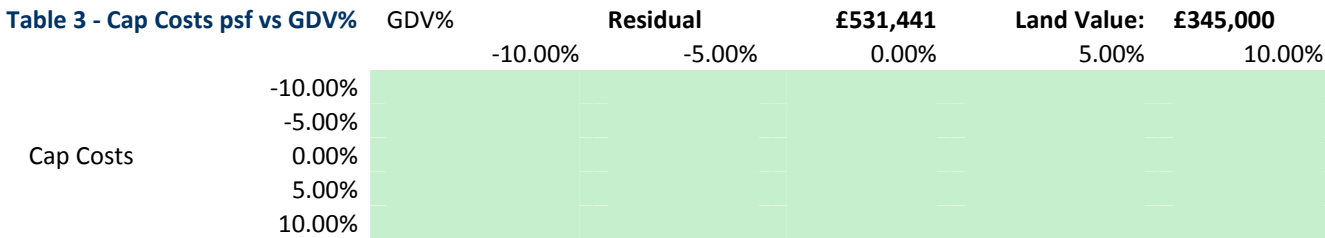


10 % Affordable

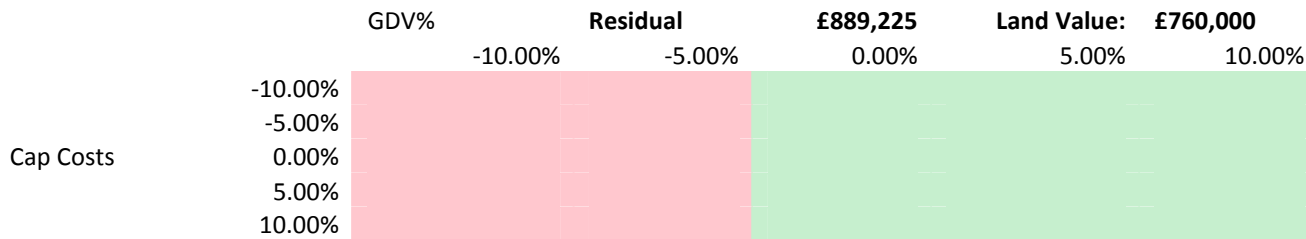
60%:40% Affordable Rent: Intermediate

No Grant

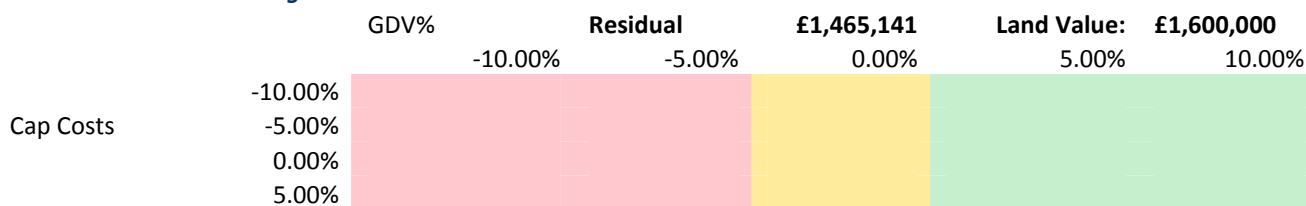
**Scheme 10. 20 unit Barking Town Centre**



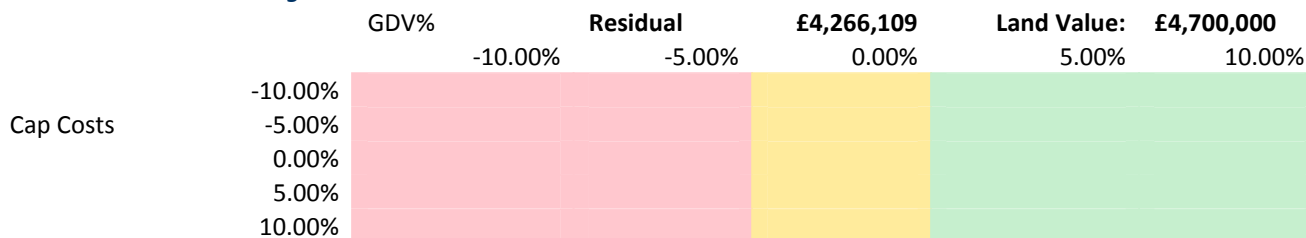
**Scheme 11. 50 unit Barking Town Centre**



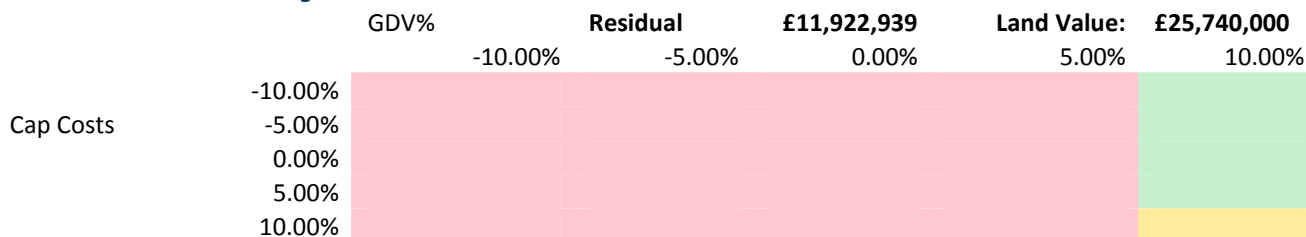
**Scheme 12. 100 unit Barking Town Centre**



**Scheme 13. 250 unit Barking Town Centre**



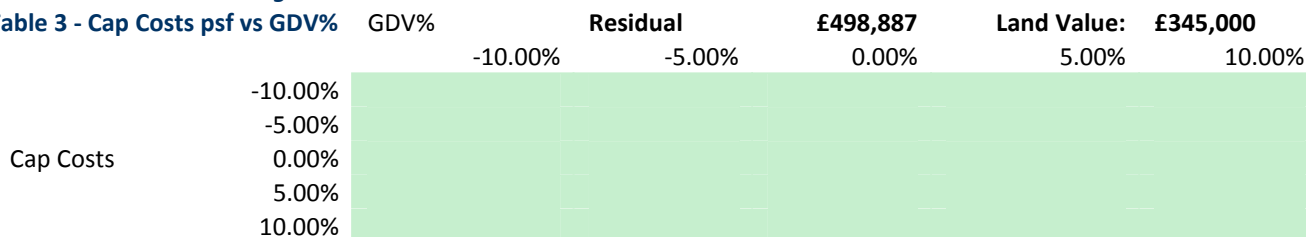
**Scheme 14. 1000 unit Barking Town Centre**



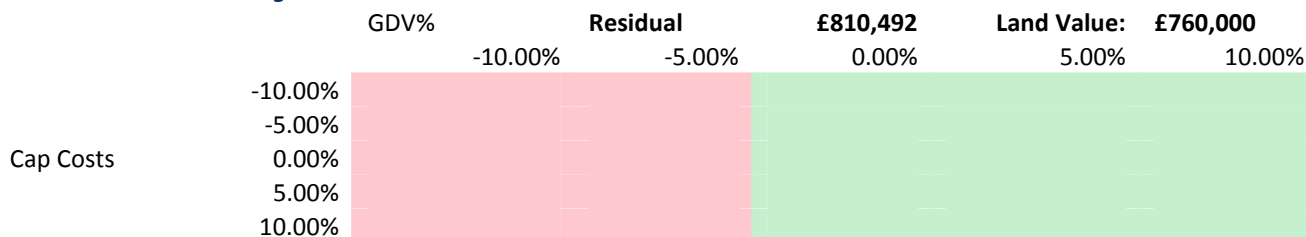
**10 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Barking Town Centre**

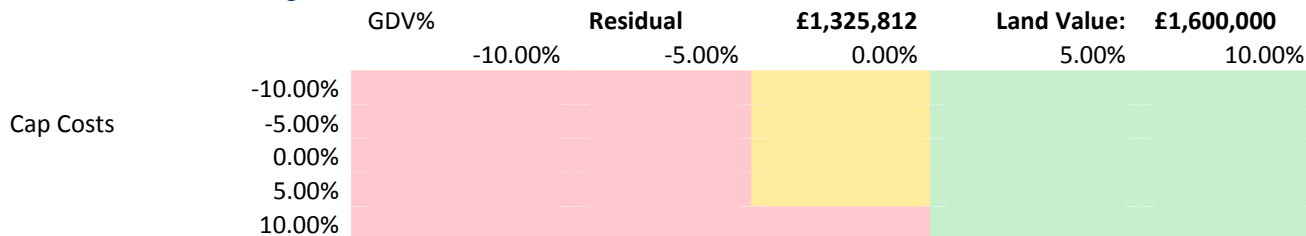
**Table 3 - Cap Costs psf vs GDV%**



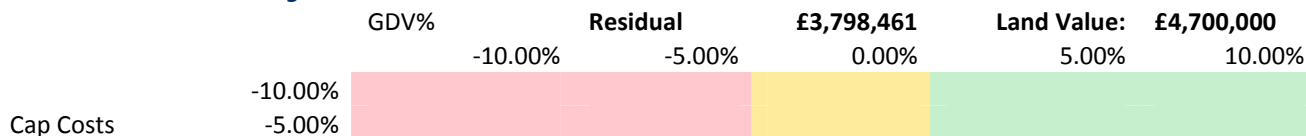
**Scheme 11. 50 unit Barking Town Centre**

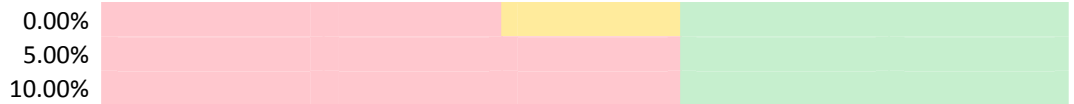


**Scheme 12. 100 unit Barking Town Centre**

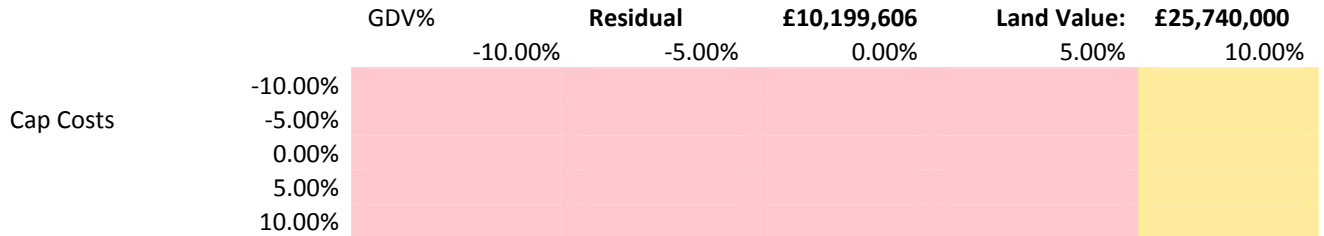


**Scheme 13. 250 unit Barking Town Centre**





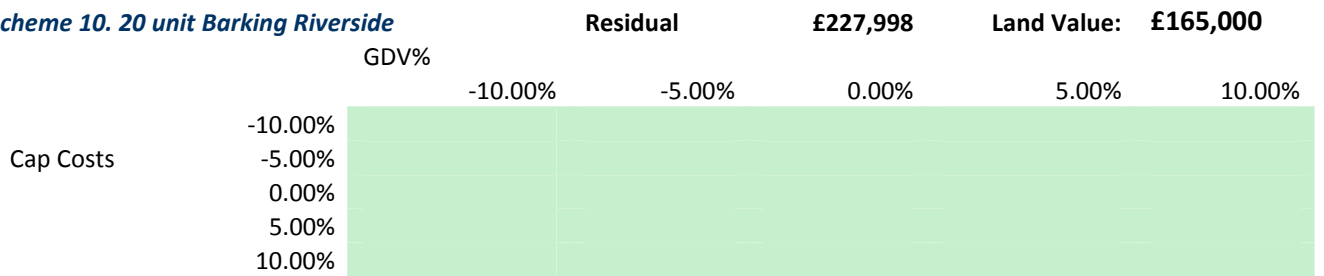
**Scheme 14. 1000 unit Barking Town Centre**



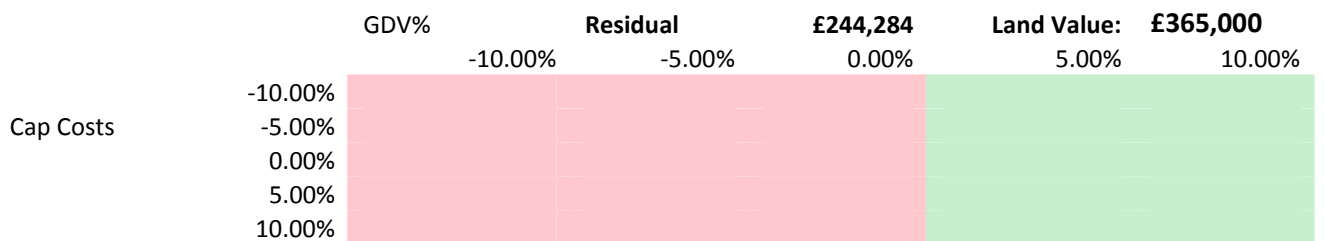
**Barking Riverside: 10% Affordable Housing**

**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

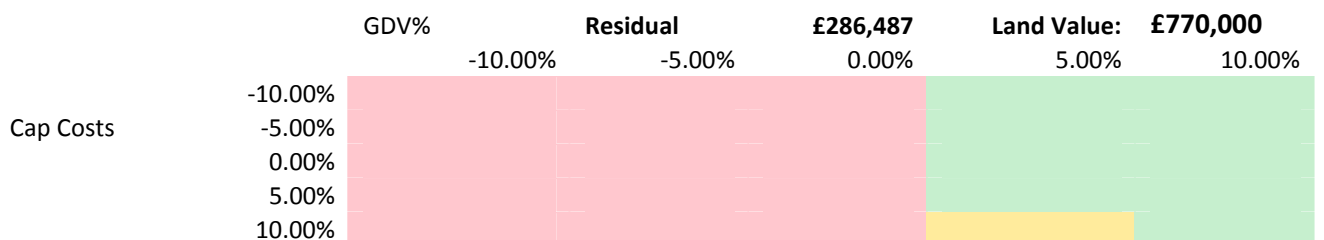
**Scheme 10. 20 unit Barking Riverside**



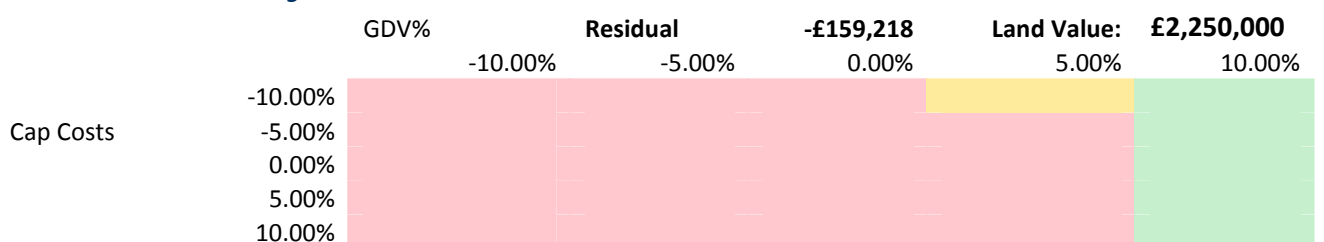
**Scheme 11. 50 unit Barking Riverside**



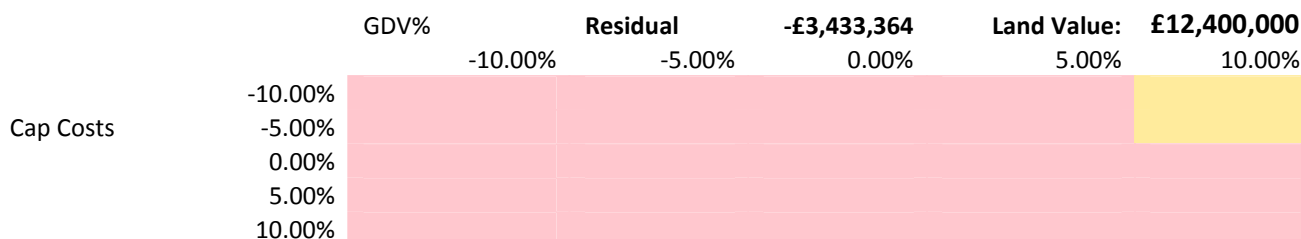
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



10 % Affordable

60%:40% Affordable Rent: Intermediate

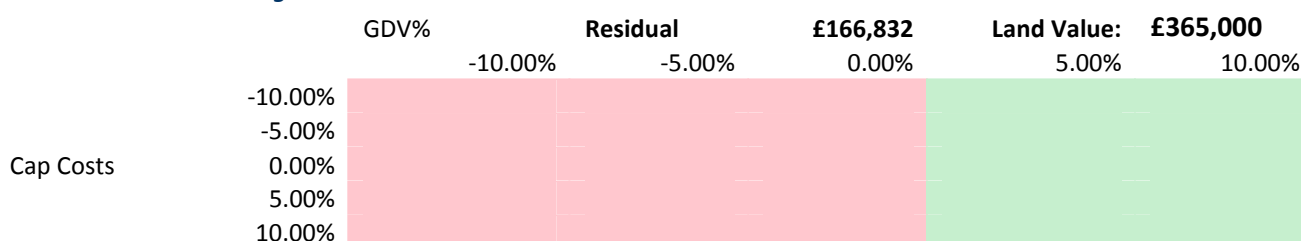
No Grant

**Scheme 10. 20 unit Barking Riverside**

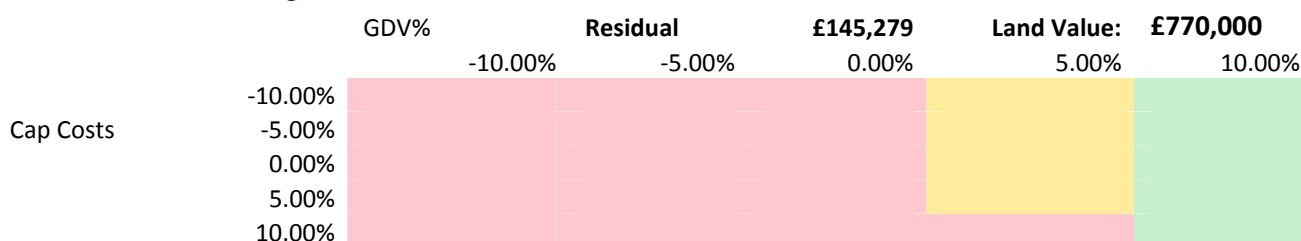
Table 3 - Cap Costs psf vs



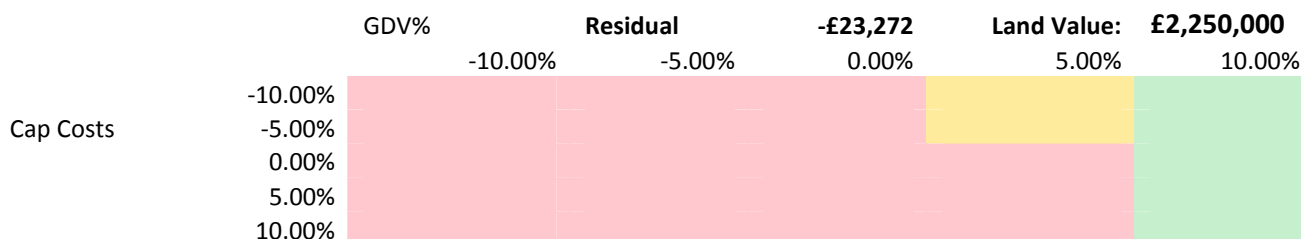
**Scheme 11. 50 unit Barking Riverside**



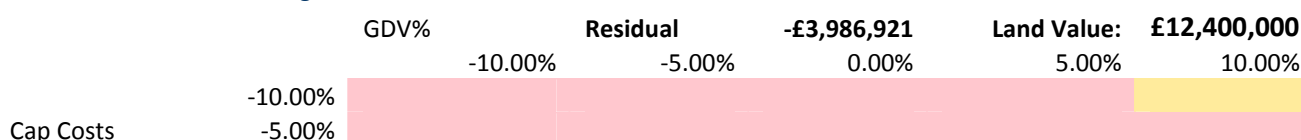
**Scheme 12. 100 unit Barking Riverside**

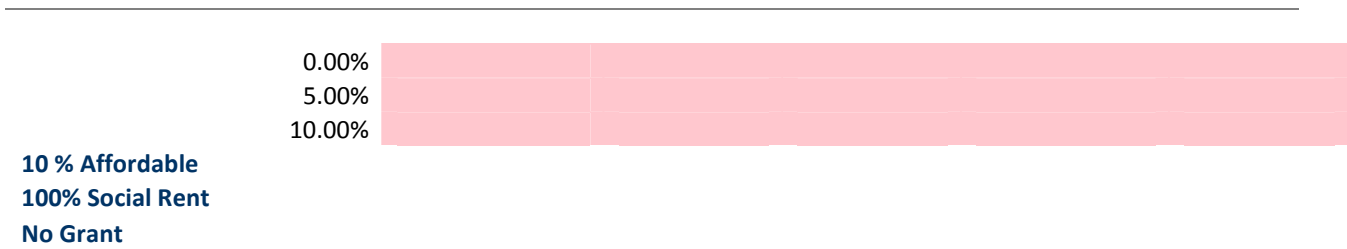


**Scheme 13. 250 unit Barking Riverside**



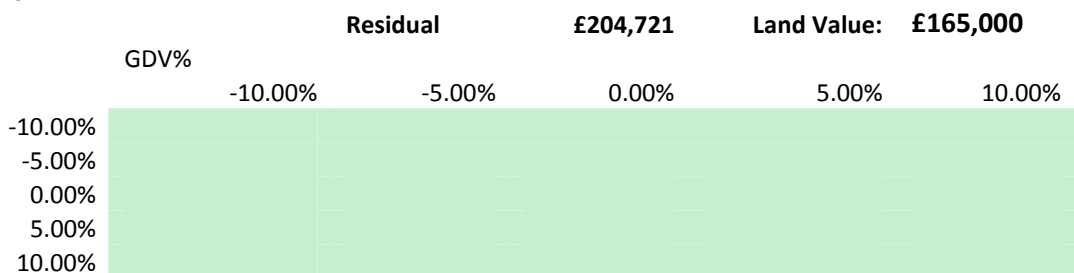
**Scheme 14. 1000 unit Barking Riverside**



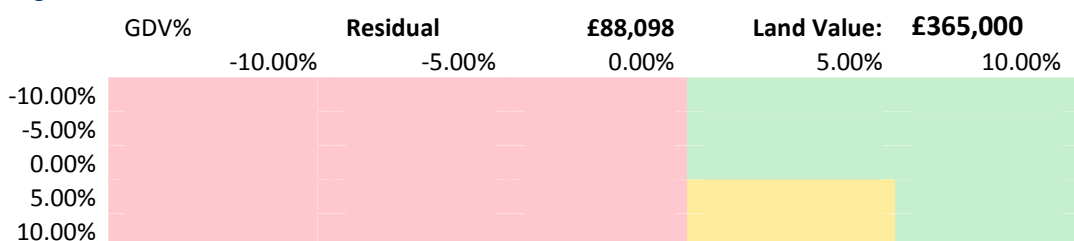


**Scheme 10. 20 unit Barking Riverside**

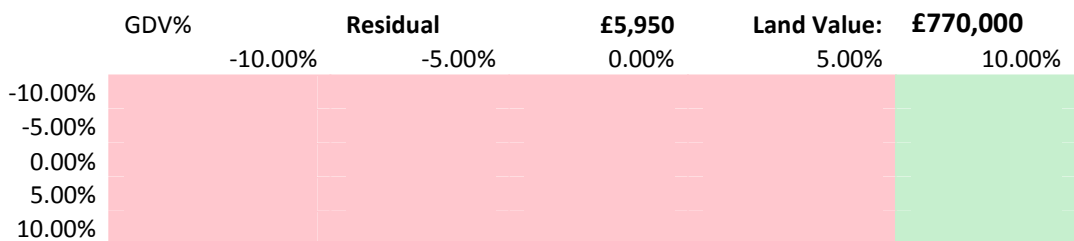
**Table 3 - Cap Costs psf vs GDV%**



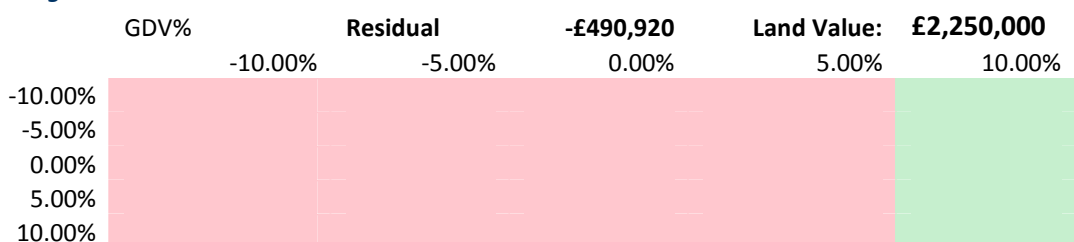
**Scheme 11. 50 unit Barking Riverside**



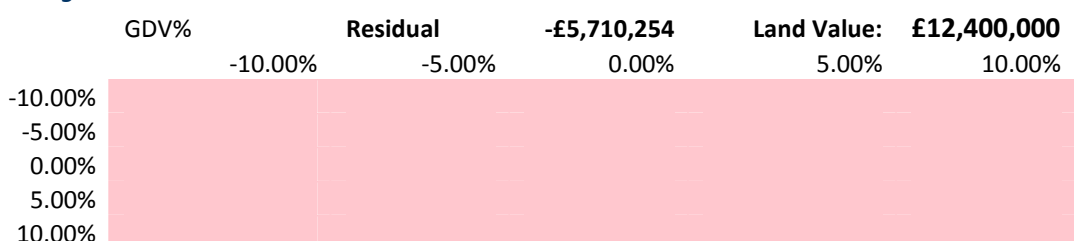
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



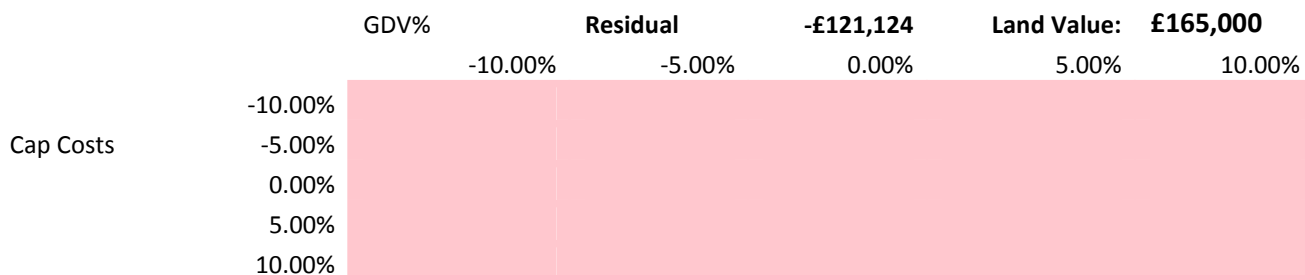
### South Dagenham: 10% Affordable Housing

**10 % Affordable**

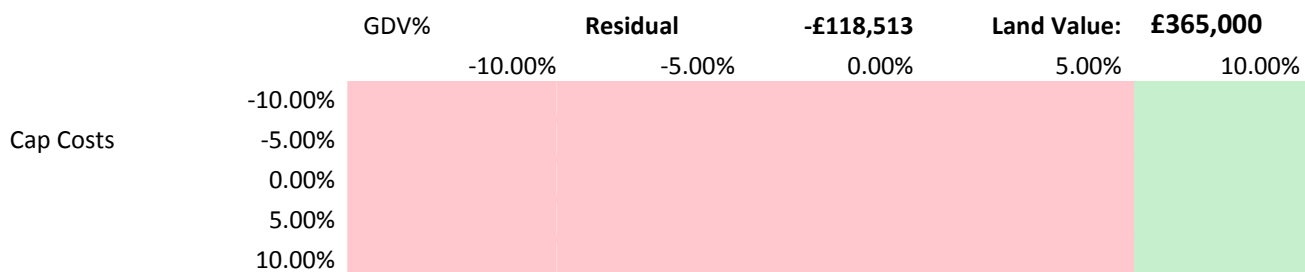
**60%:40% Social Rent: Intermediate**

**No Grant**

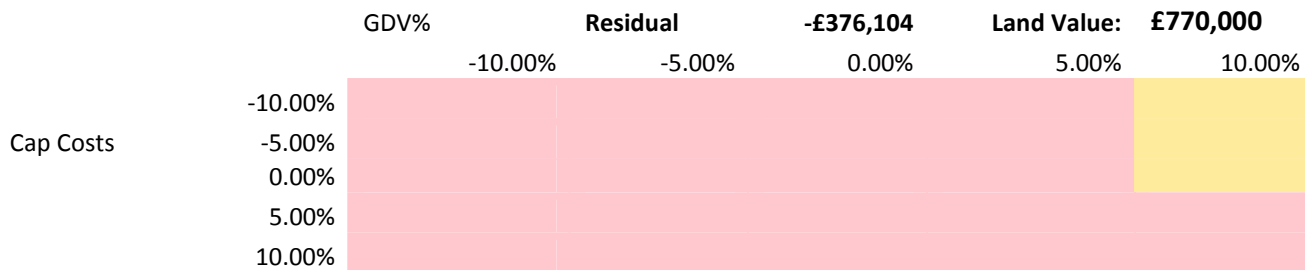
#### Scheme 10. 20 unit South Dagenham



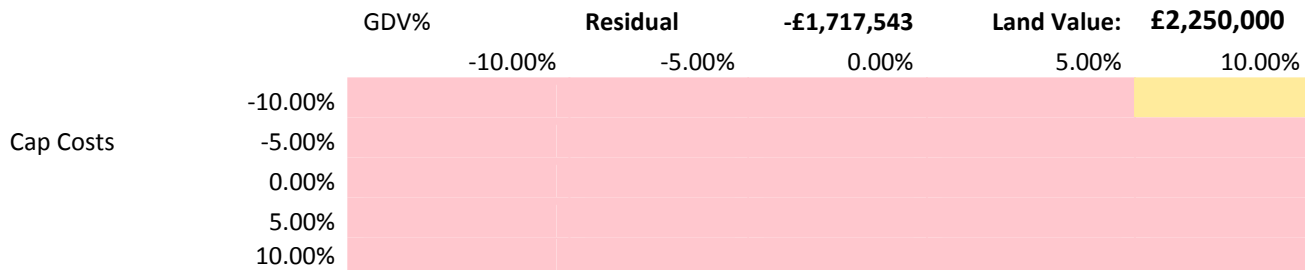
#### Scheme 11. 50 unit South Dagenham



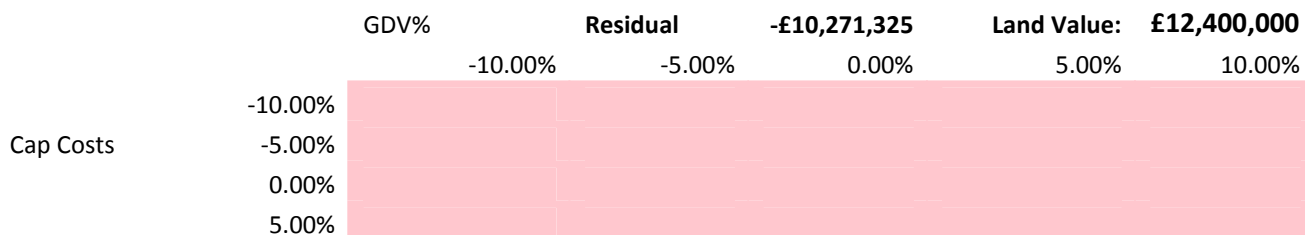
#### Scheme 12. 100 unit South Dagenham



#### Scheme 13. 250 unit South Dagenham



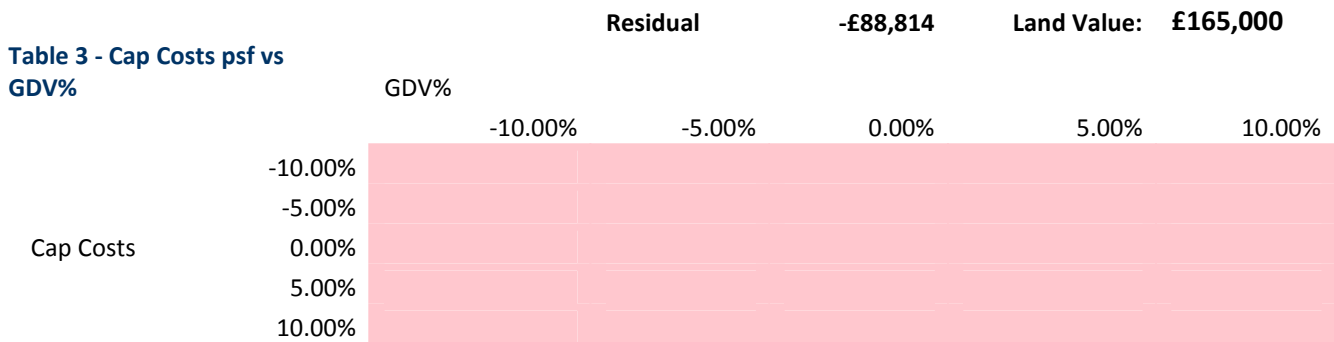
#### Scheme 14. 1000 unit South Dagenham



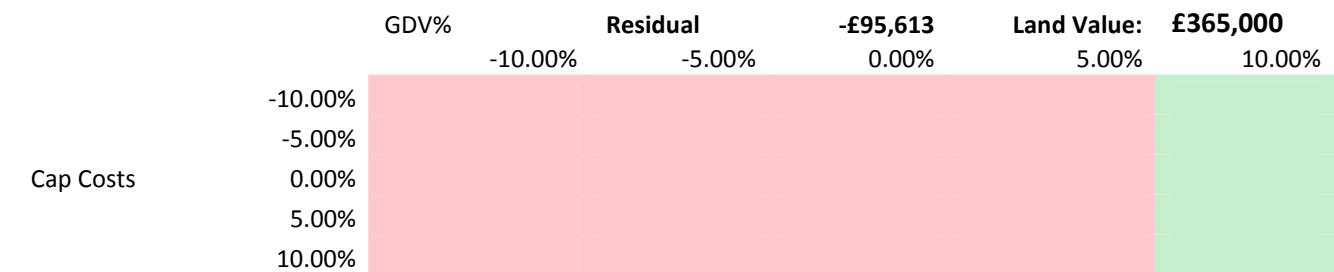


10.00% **10 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

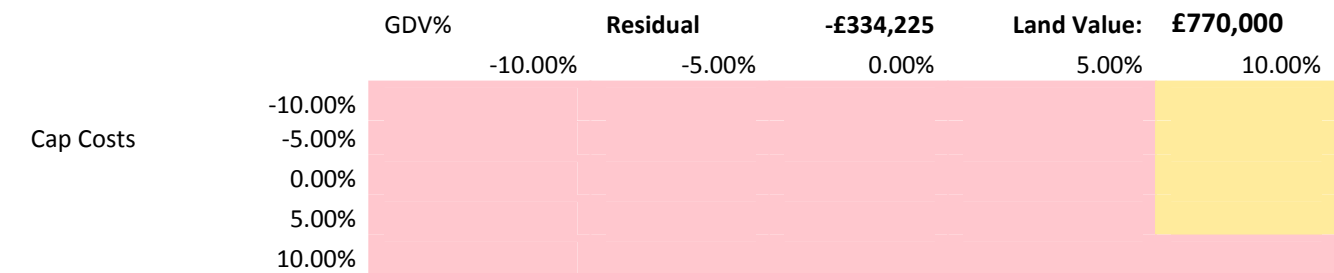
**Scheme 10. 20 unit South Dagenham**



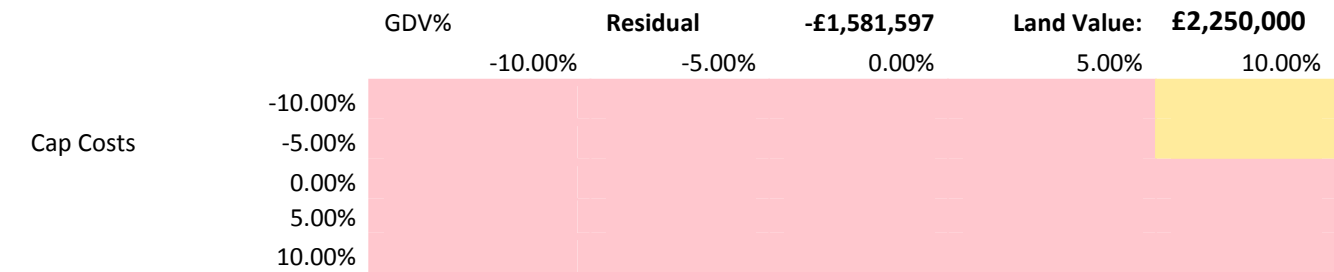
**Scheme 11. 50 unit South Dagenham**



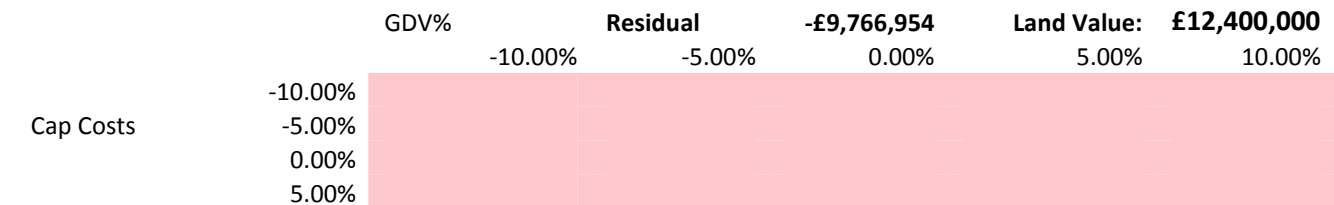
**Scheme 12. 100 unit South Dagenham**

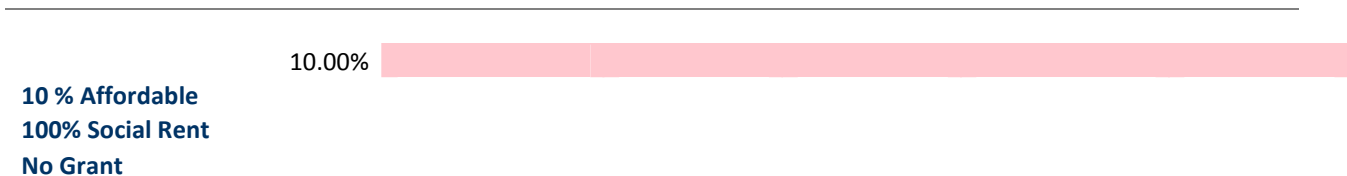


**Scheme 13. 250 unit South Dagenham**



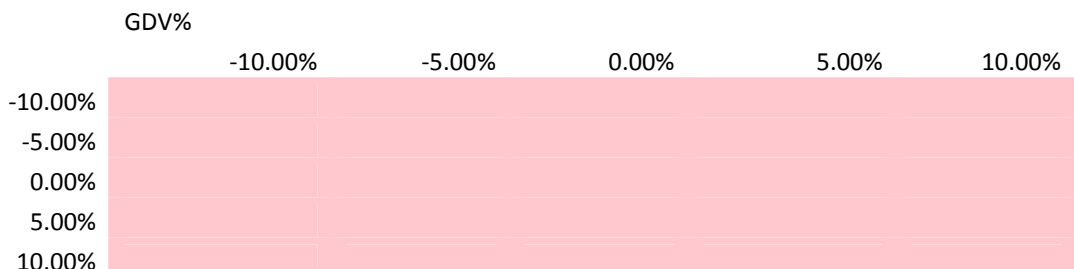
**Scheme 14. 1000 unit South Dagenham**





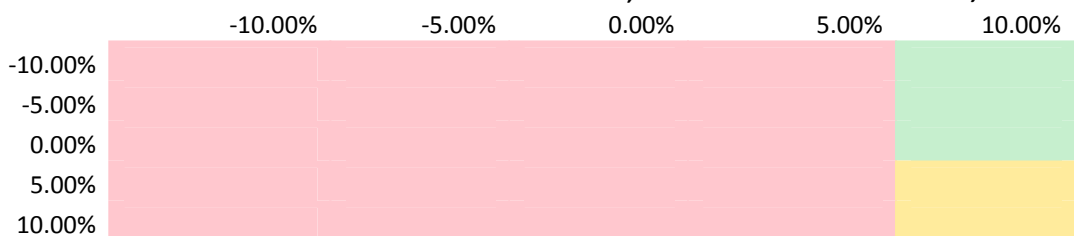
**Scheme 10. 20 unit South Dagenham** Residual £97,854 Land Value: **£165,000**

**Table 3 - Cap Costs psf vs GDV%**



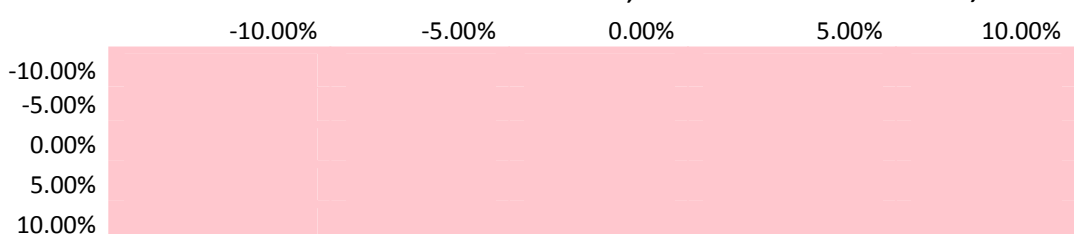
**Scheme 11. 50 unit South Dagenham**

GDV% Residual **-£174,347** Land Value: **£365,000**



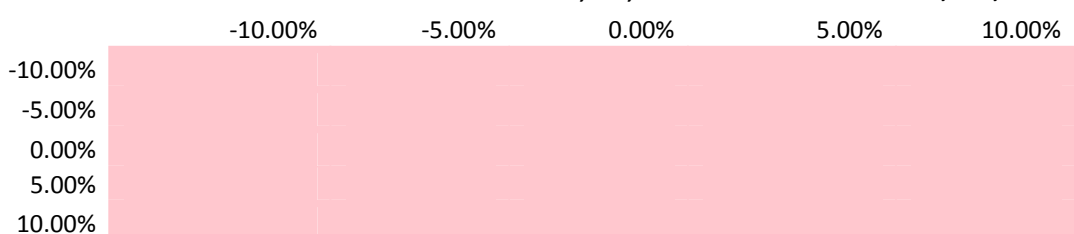
**Scheme 12. 100 unit South Dagenham**

GDV% Residual **-£473,554** Land Value: **£770,000**



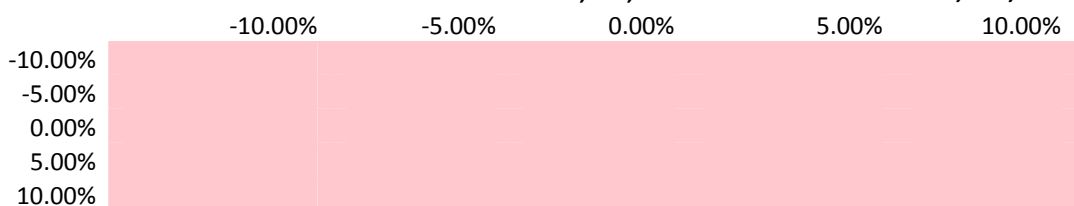
**Scheme 13. 250 unit South Dagenham**

GDV% Residual **-£2,049,245** Land Value: **£2,250,000**



**Scheme 14. 1000 unit South Dagenham**

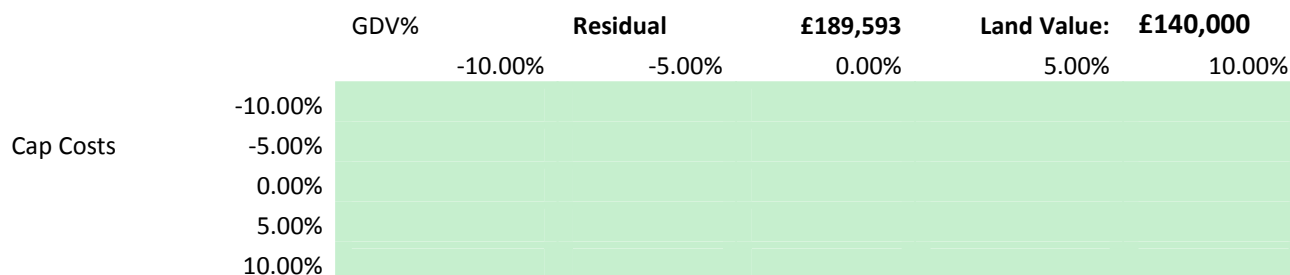
GDV% Residual **-£11,490,287** Land Value: **£12,400,000**



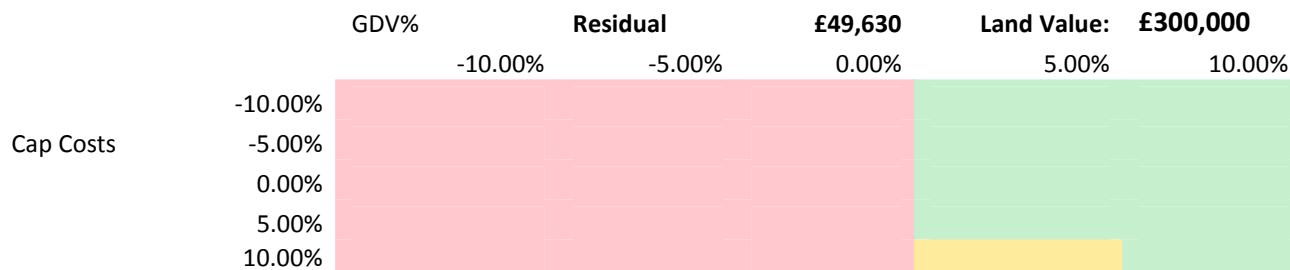
Rest of the Borough (Medium): 10% Affordable Housing

**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

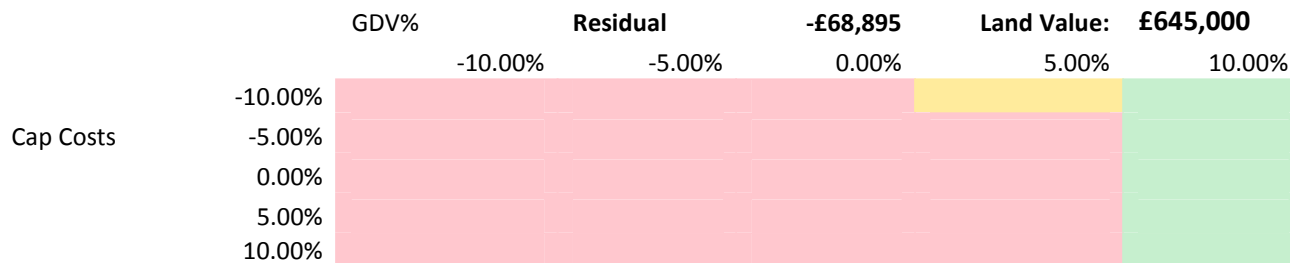
**Scheme 10. 20 unit Rest of Borough Medium**



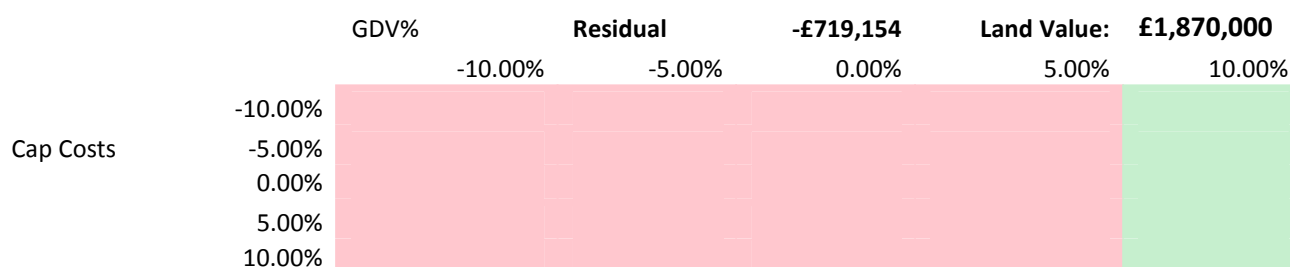
**Scheme 11. 50 unit Rest of Borough Medium**



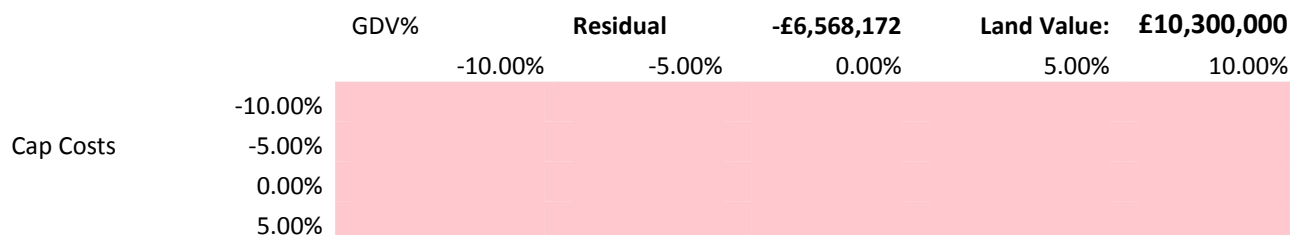
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



**10 % Affordable**

**60%:40% Affordable Rent: Intermediate**

**No Grant**

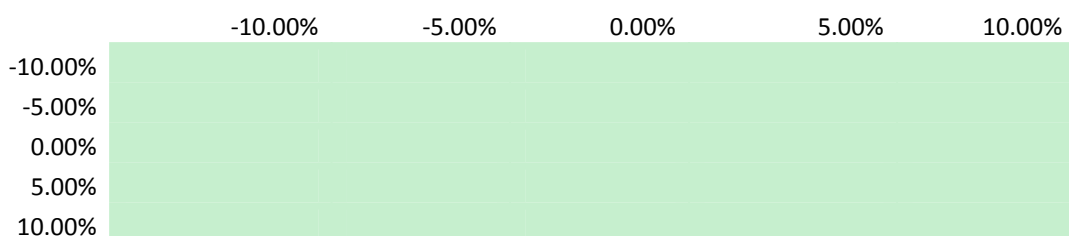
**Scheme 10. 20 unit Rest of Borough Medium**

**Residual**

**£198,877**

**Land Value: £140,000**

**Table 3 - Cap Costs psf vs GDV%**



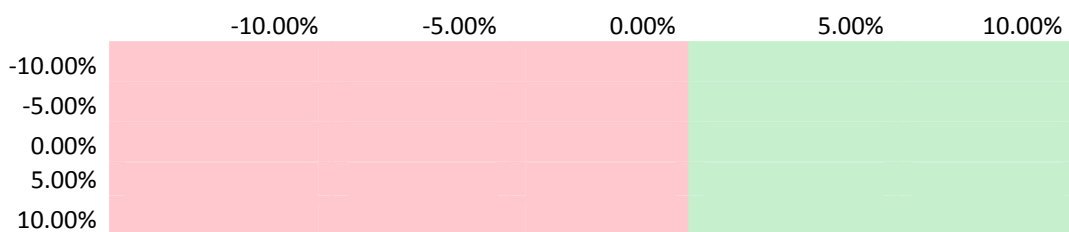
**Scheme 11. 50 unit Rest of Borough Medium**

GDV%

**Residual**

**£72,530**

**Land Value: £300,000**



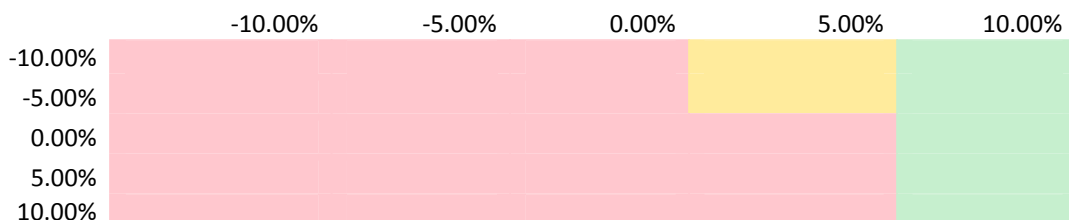
**Scheme 12. 100 unit Rest of Borough Medium**

GDV%

**Residual**

**-£27,016**

**Land Value: £645,000**



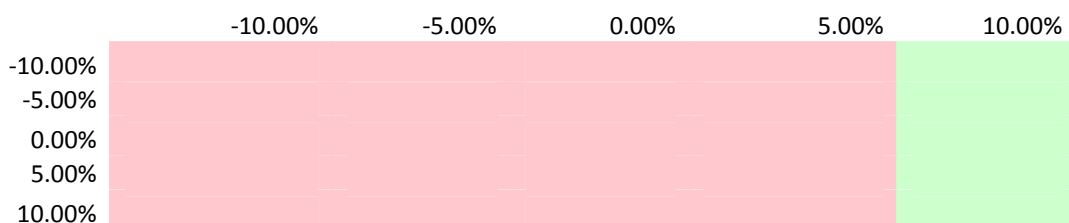
**Scheme 13. 250 unit Rest of Borough Medium**

GDV%

**Residual**

**-£583,209**

**Land Value: £1,870,000**



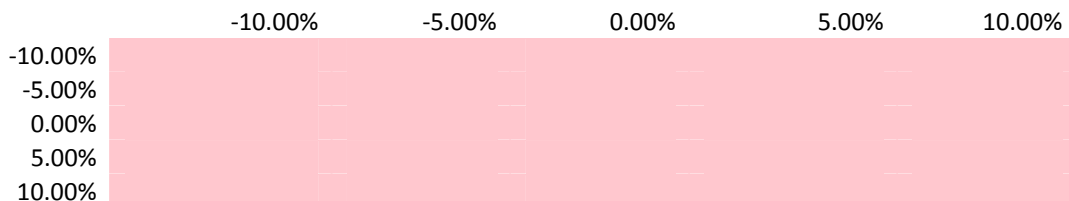
**Scheme 14. 1000 unit Rest of Borough Medium**

GDV%

**Residual**

**-£6,063,802**

**Land Value: £10,300,000**

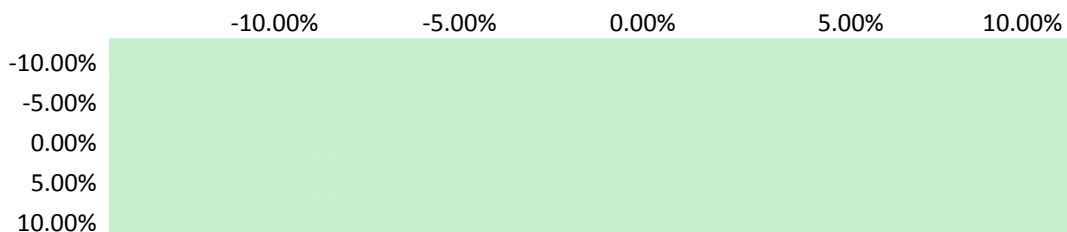


**10 % Affordable**

**100% Social Rent  
No Grant**

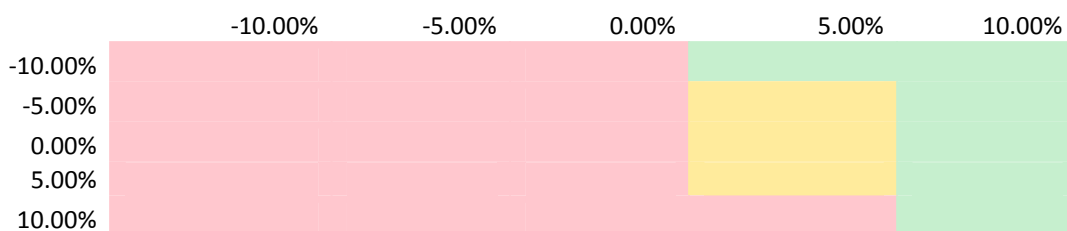
**Scheme 10. 20 unit Rest of Borough Medium Residual £166,323 Land Value: £140,000**

**Table 3 - Cap Costs psf vs GDV%**



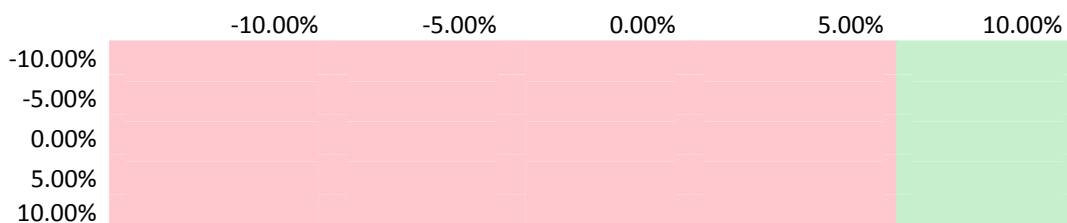
**Scheme 11. 50 unit Rest of Borough Medium**

**GDV% Residual -£6,204 Land Value: £300,000**



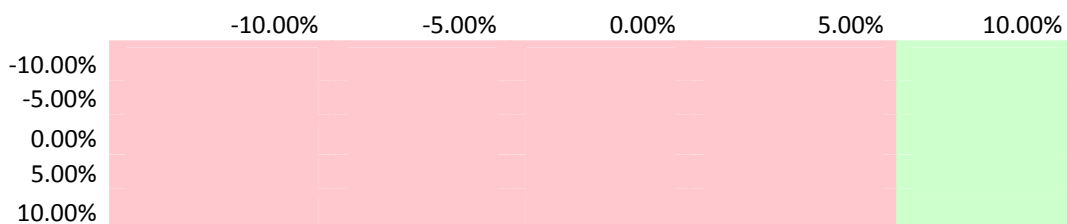
**Scheme 12. 100 unit Rest of Borough Medium**

**GDV% Residual -£166,345 Land Value: £645,000**



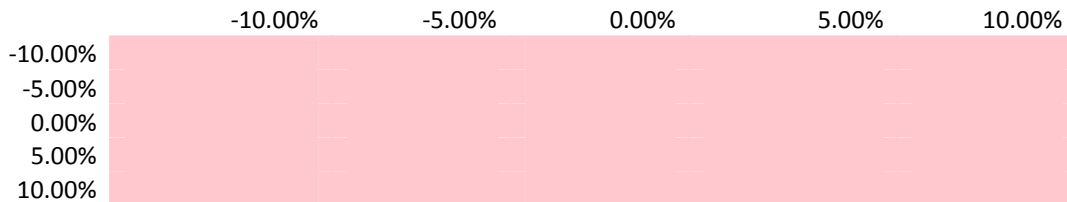
**Scheme 13. 250 unit Rest of Borough Medium**

**GDV% Residual -£1,050,856 Land Value: £1,870,000**



**Scheme 14. 1000 unit Rest of Borough Medium**

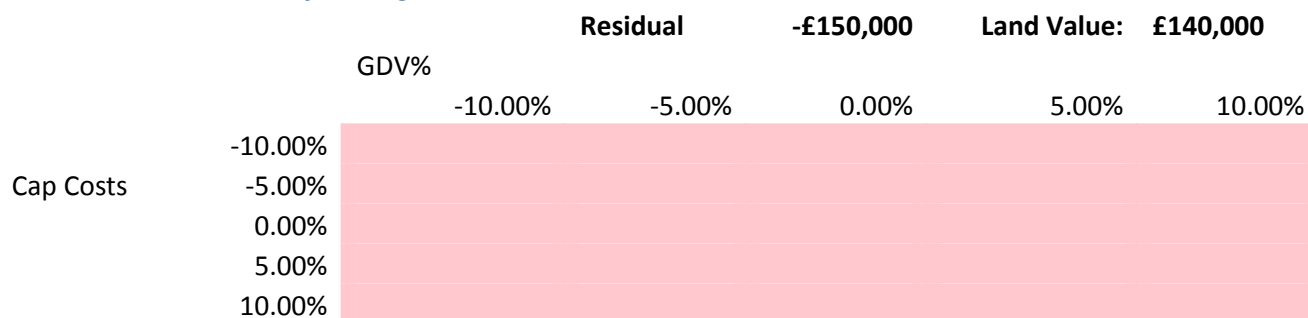
**GDV% Residual -£7,787,134 Land Value: £10,300,000**



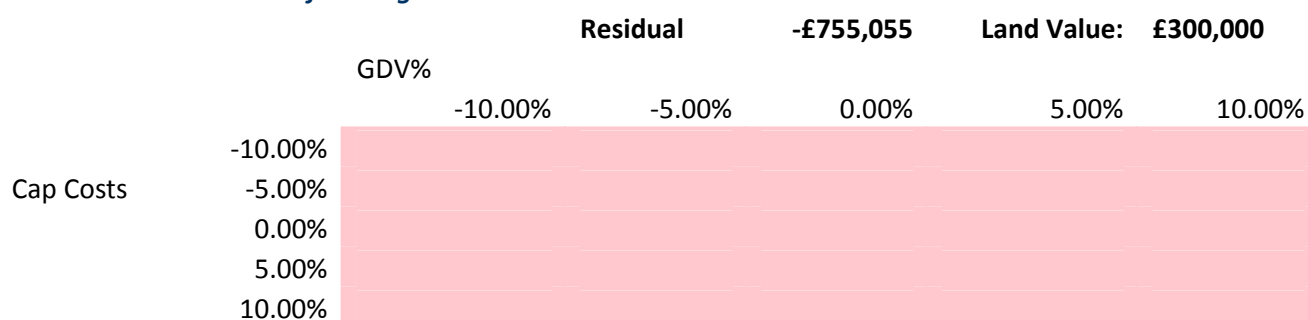
Rest of the Borough (Low): 10% Affordable Housing

**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

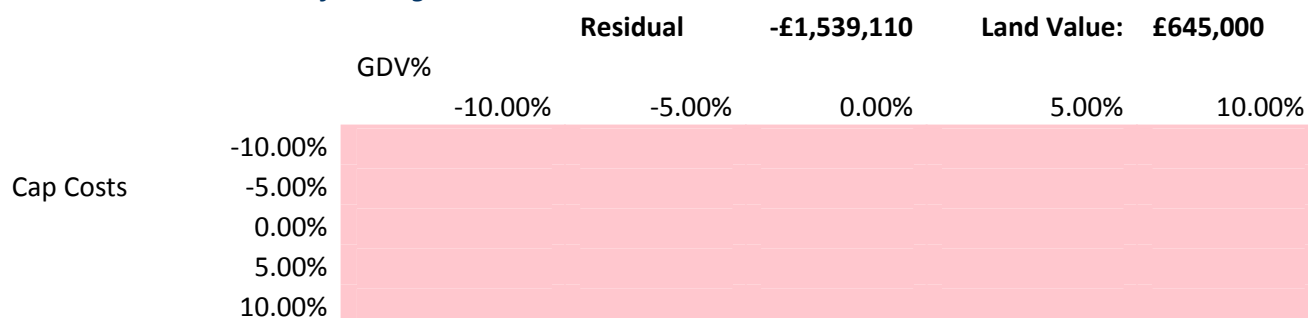
**Scheme 10. 20 unit Rest of Borough Low**



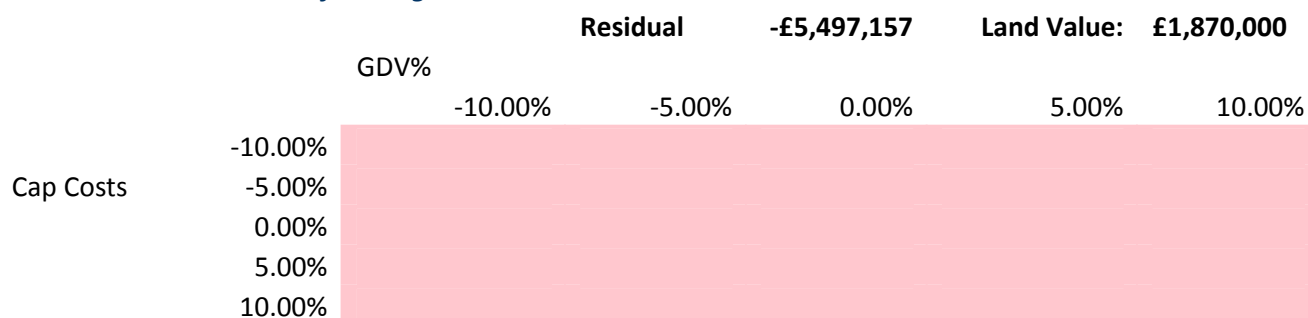
**Scheme 11. 50 unit Rest of Borough Low**



**Scheme 12. 100 unit Rest of Borough Low**

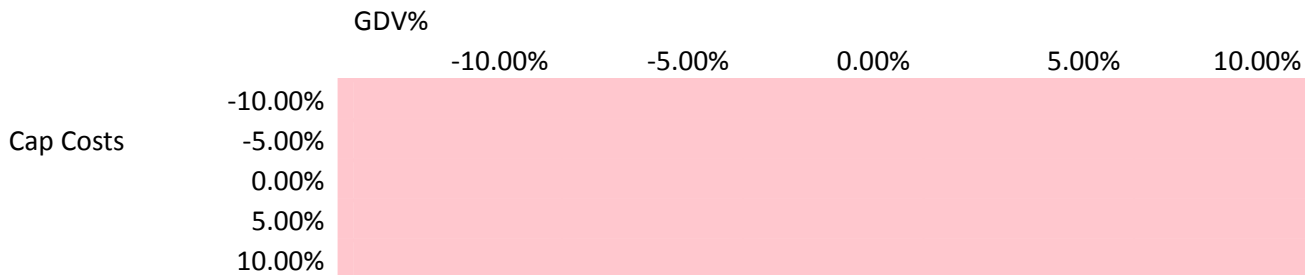


**Scheme 13. 250 unit Rest of Borough Low**



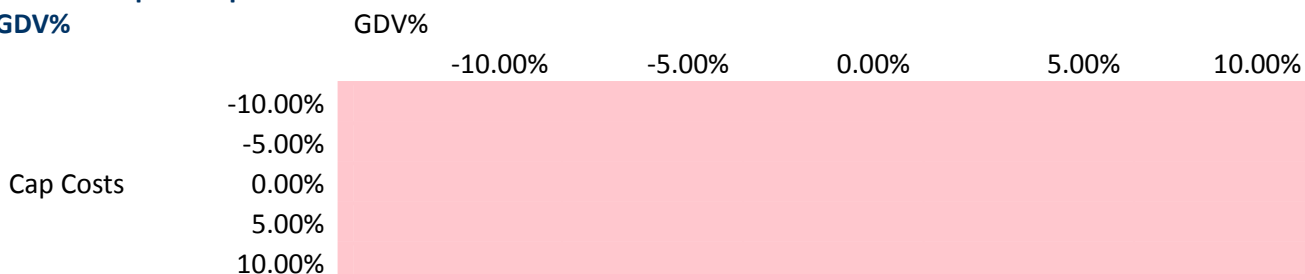
**Scheme 14. 1000 unit Rest of Borough Low**

Residual	£24,290,402	Land Value:	£10,300,000
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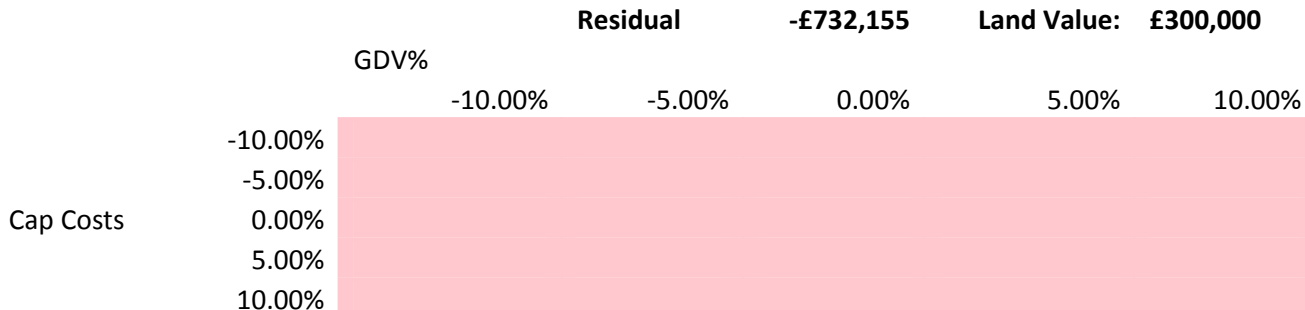


**10 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

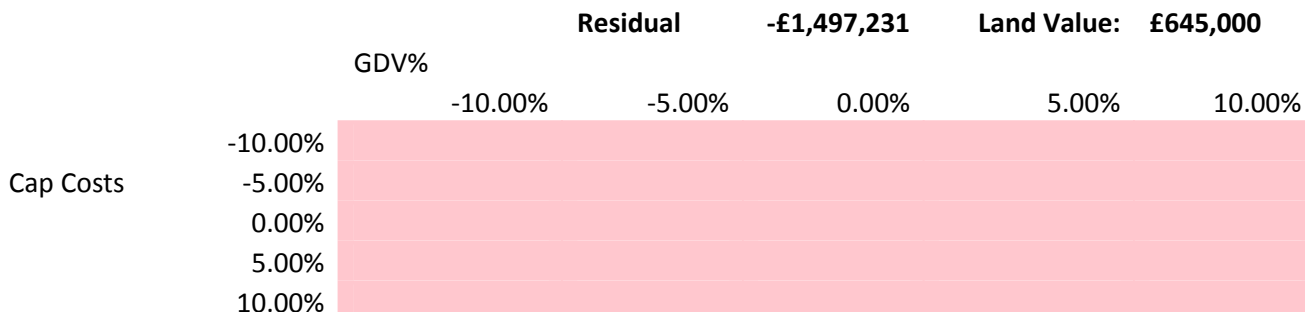
**Scheme 10. 20 unit Rest of Borough Low**      **Residual**      **-£128,797**      **Land Value: £140,000**  
**Table 3 - Cap Costs psf vs GDV%**



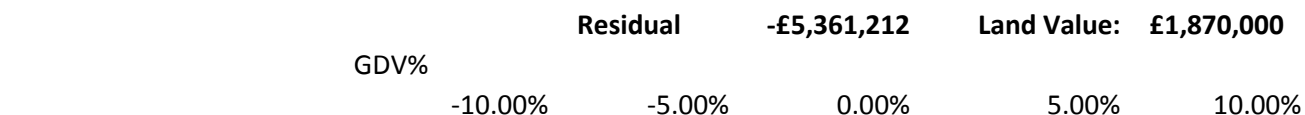
**Scheme 11. 50 unit Rest of Borough Low**



**Scheme 12. 100 unit Rest of Borough Low**

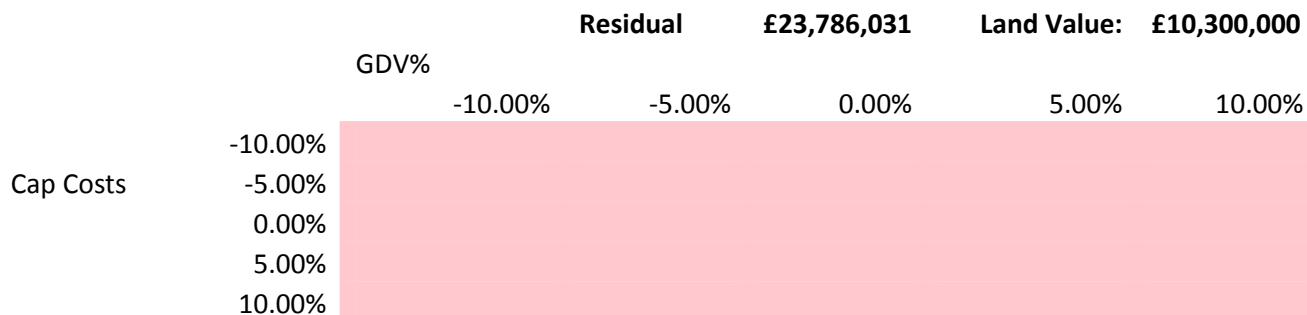


**Scheme 13. 250 unit Rest of Borough Low**





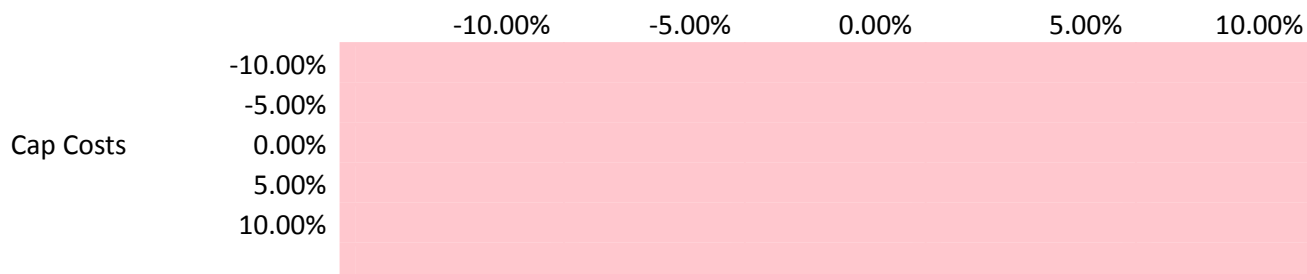
**Scheme 14. 1000 unit Rest of Borough Low**



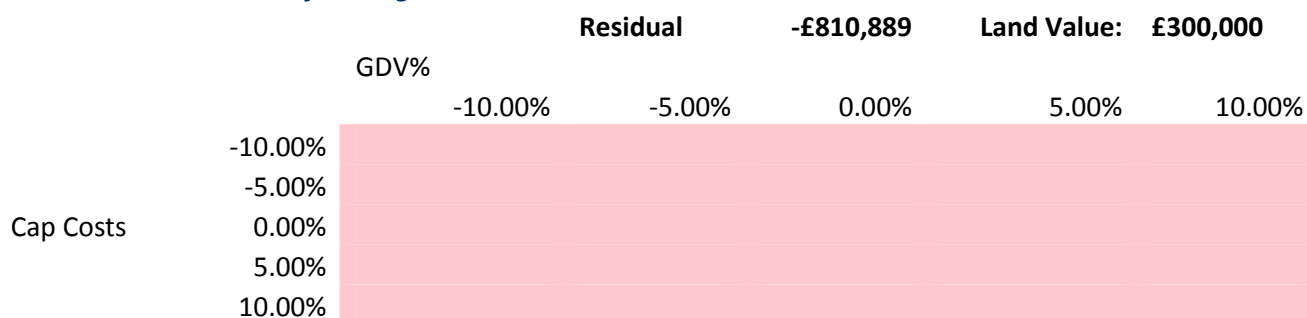
**10 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

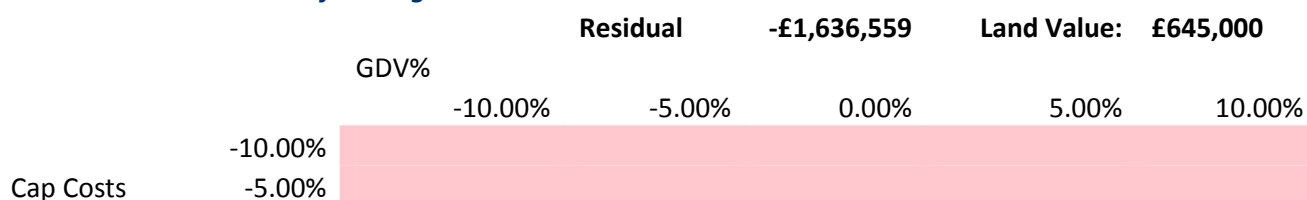
**Table 3 - Cap Costs psf vs GDV%**



**Scheme 11. 50 unit Rest of Borough Low**



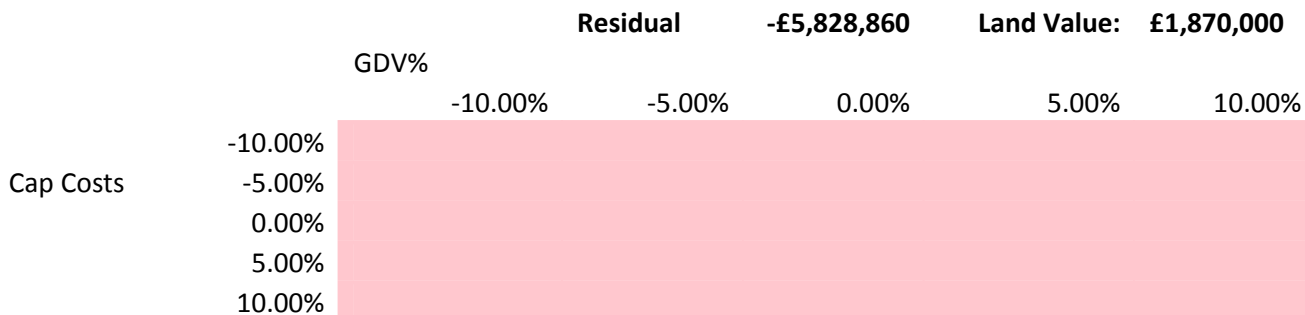
**Scheme 12. 100 unit Rest of Borough Low**



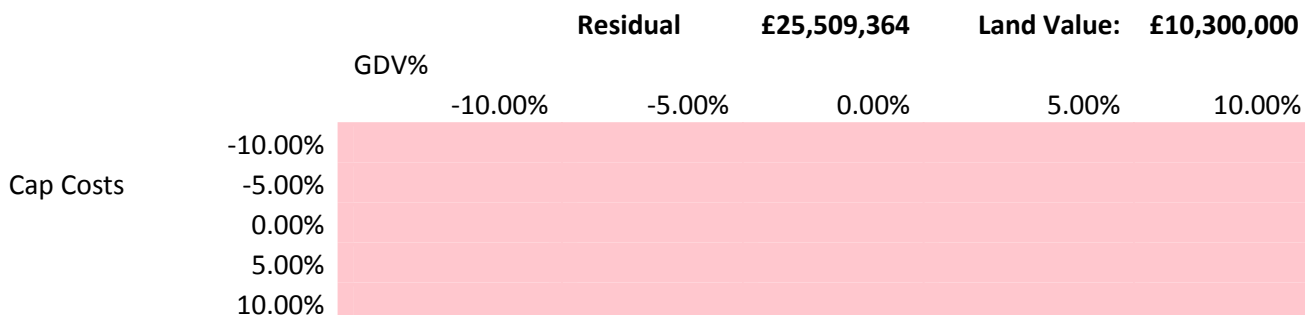




**Scheme 13. 250 unit Rest of Borough Low**

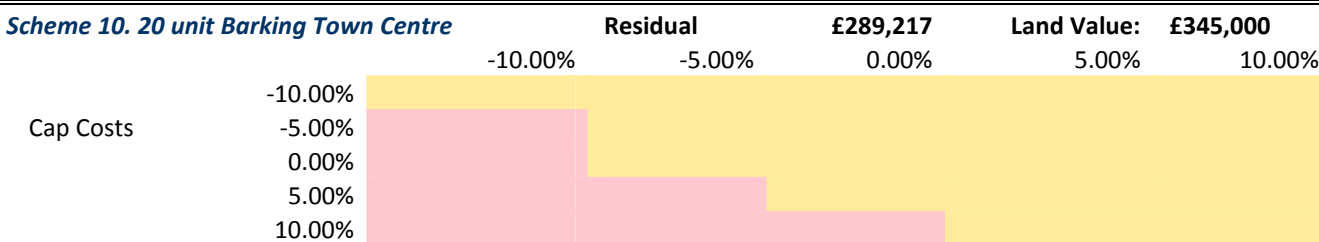


**Scheme 14. 1000 unit Rest of Borough Low**

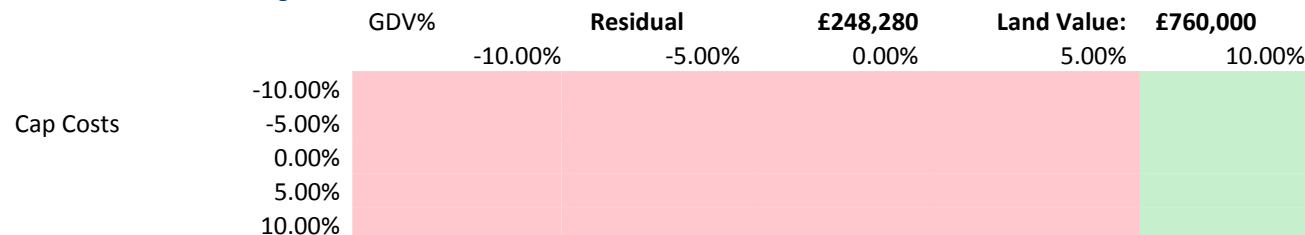


**Barking Town Centre: 25% Affordable Housing**

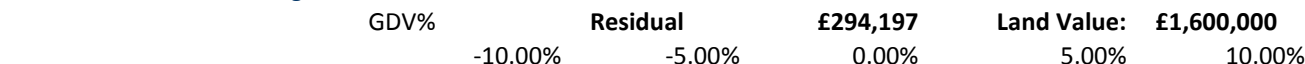
**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**



**Scheme 11. 50 unit Barking Town Centre**

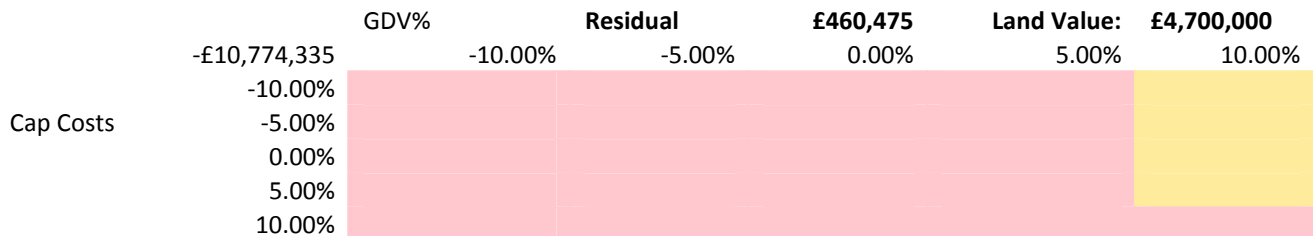


**Scheme 12. 100 unit Barking Town Centre**

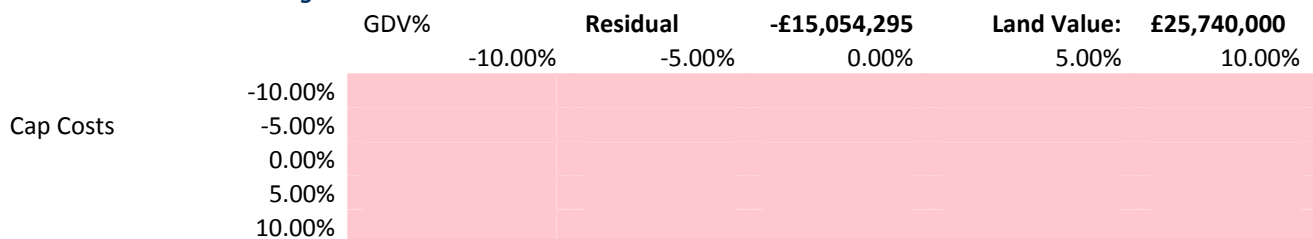




**Scheme 13. 250 unit Barking Town Centre**



**Scheme 14. 1000 unit Barking Town Centre**



**25 % Affordable**

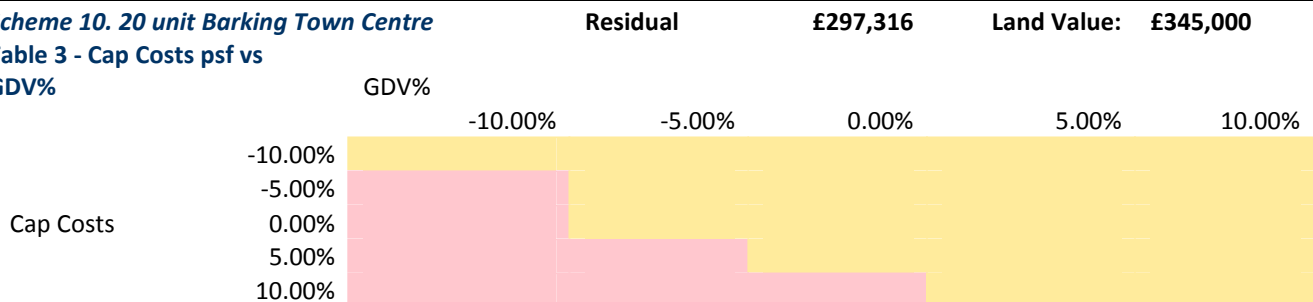
**60%:40% Affordable Rent: Intermediate**

**No Grant**

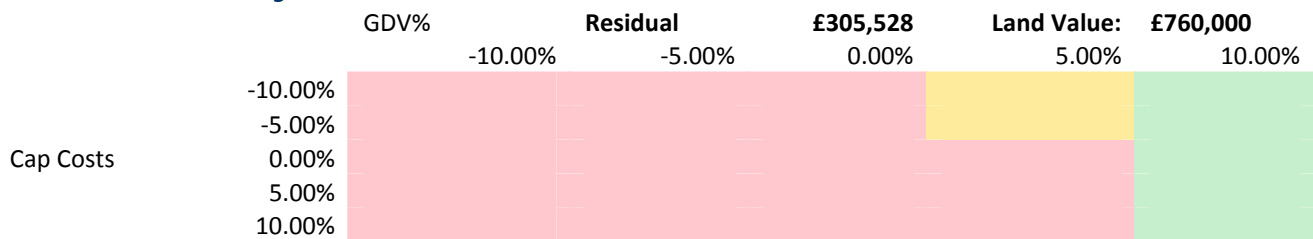
**Scheme 10. 20 unit Barking Town Centre**

**Table 3 - Cap Costs psf vs**

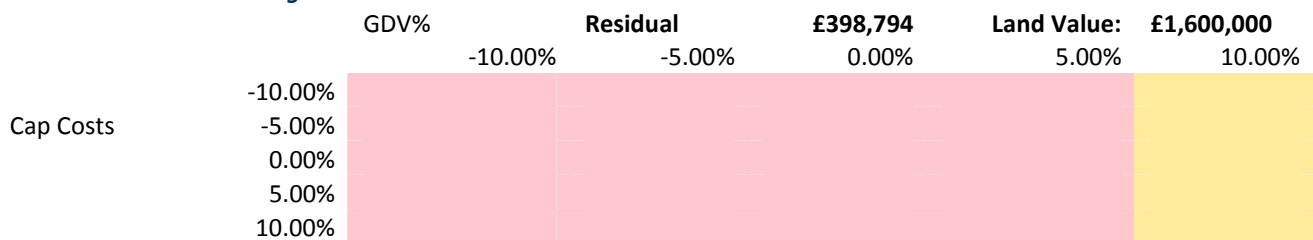
**GDV%**



**Scheme 11. 50 unit Barking Town Centre**



**Scheme 12. 100 unit Barking Town Centre**



**Scheme 13. 250 unit Barking Town Centre**

		GDV%	Residual	£800,387	Land Value:	£4,700,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 14. 1000 unit Barking Town Centre**

		GDV%	Residual	-£13,793,460	Land Value:	£25,740,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**25 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Barking Town Centre**

**Table 3 - Cap Costs psf vs**

GDV%		GDV%	Residual	£213,110	Land Value:	£345,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 50 unit Barking Town Centre**

		GDV%	Residual	£108,694	Land Value:	£760,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Barking Town Centre**

		GDV%	Residual	£277,806	Land Value:	£1,600,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Barking Town Centre**

		GDV%	Residual	-£368,425	Land Value:	£4,700,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					

0.00%		
5.00%		
10.00%		

**Scheme 14. 1000 unit Barking Town Centre**

	GDV%	Residual	-£5,267,232	Land Value: £25,740,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Barking Riverside: 25% Affordable Housing**

**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

**Scheme 10. 20 unit Barking Riverside**

	GDV%	Residual	£43,749	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Barking Riverside**

	GDV%	Residual	-£358,015	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Barking Riverside**

	GDV%	Residual	-£813,545	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£3,139,575	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 14. 1000 unit Barking Riverside**

	GDV%	Residual	-£19,599,973	Land Value: £12,400,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

25 % Affordable

60%:40% Affordable Rent: Intermediate

No Grant

**Scheme 10. 20 unit Barking Riverside**

Table 3 - Cap Costs psf vs

GDV%	GDV%	Residual	£46,018	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Barking Riverside**

	GDV%	Residual	-£300,767	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Barking Riverside**

	GDV%	Residual	-£708,948	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£2,799,664	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 14. 1000 unit Barking Riverside**

	GDV%	Residual	-£18,339,138	Land Value: £12,400,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
	-10.00%			

Cap Costs	-5.00%					
	0.00%					
	5.00%					
	10.00%					
<b>25 % Affordable</b>						
<b>100% Social Rent</b>						
<b>No Grant</b>						

**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs**

**GDV%**

		GDV%	Residual	-£33,780	Land Value:	£165,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 50 unit Barking Riverside**

		GDV%	Residual	-£497,601	Land Value:	£365,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Barking Riverside**

		GDV%	Residual	-£828,107	Land Value:	£770,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 250 unit Barking Riverside**

		GDV%	Residual	-£3,968,475	Land Value:	£2,250,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 14. 1000 unit Barking Riverside**

		GDV%	Residual	-£18,620,154	Land Value:	£12,400,000
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

### South Dagenham: 25% Affordable Housing

25 % Affordable

60%:40% Social Rent: Intermediate

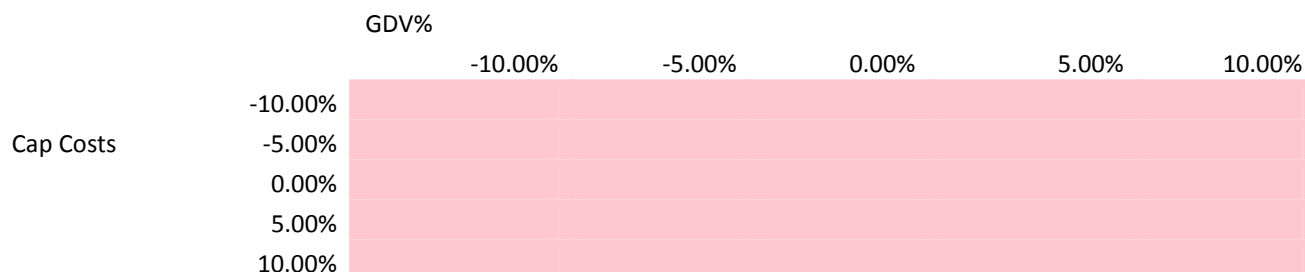
No Grant

**Scheme 10. 20 unit South Dagenham**

**Residual**

**-£44,978**

**Land Value: £165,000**

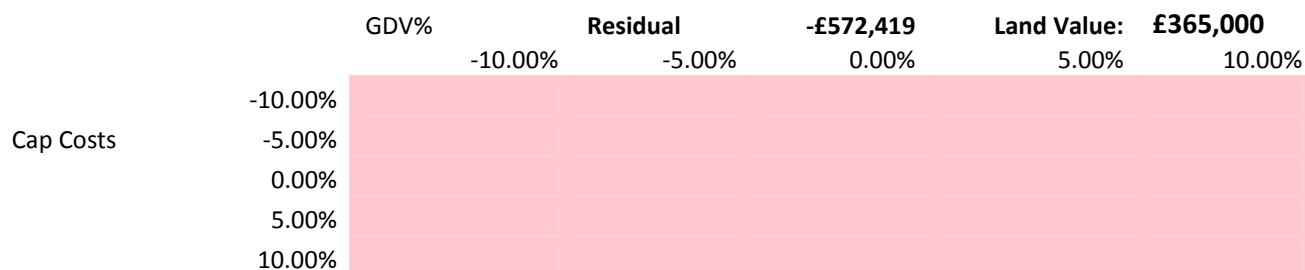


**Scheme 11. 50 unit South Dagenham**

**Residual**

**-£572,419**

**Land Value: £365,000**

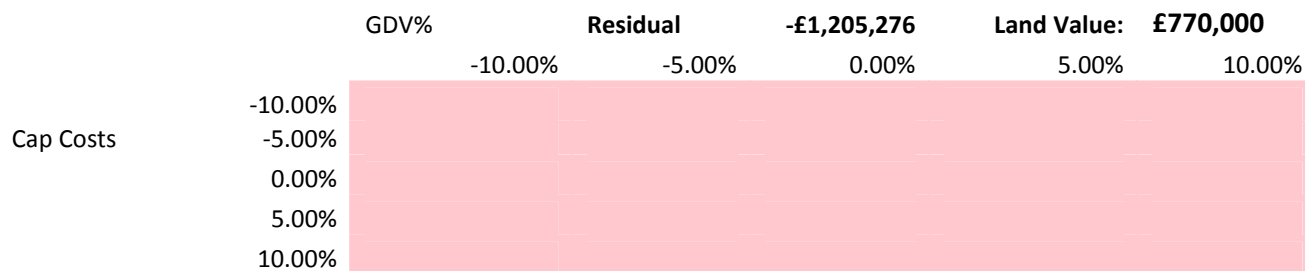


**Scheme 12. 100 unit South Dagenham**

**Residual**

**-£1,205,276**

**Land Value: £770,000**

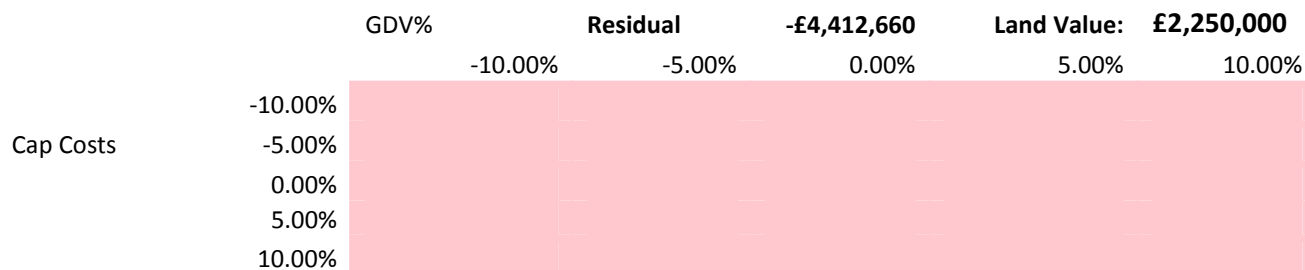


**Scheme 13. 250 unit South Dagenham**

**Residual**

**-£4,412,660**

**Land Value: £2,250,000**

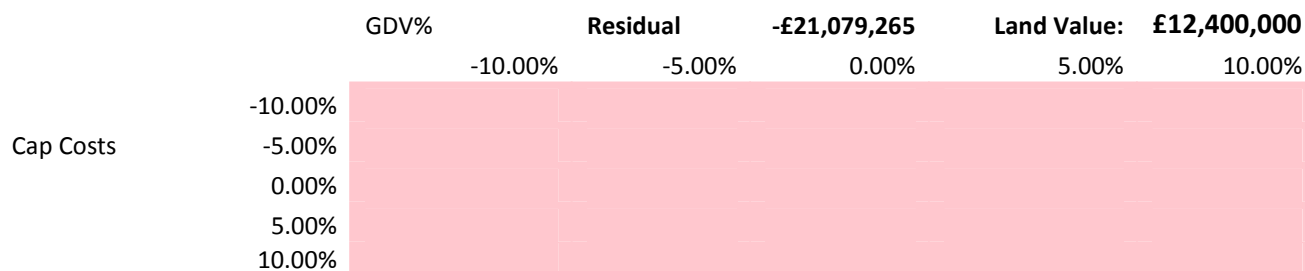


**Scheme 14. 1000 unit South Dagenham**

**Residual**

**-£21,079,265**

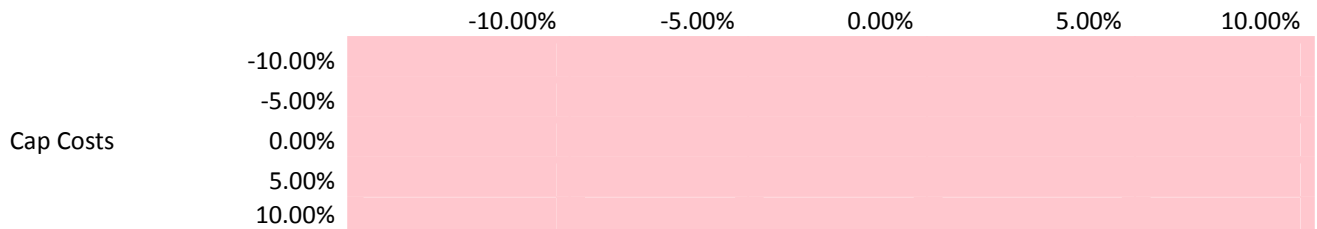
**Land Value: £12,400,000**



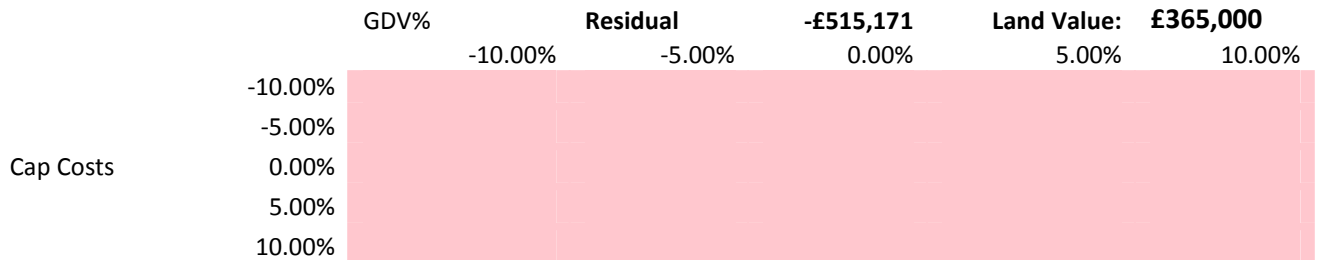
**25 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

**Scheme 10. 20 unit South Dagenham** Residual **-£42,709** Land Value: **£165,000**

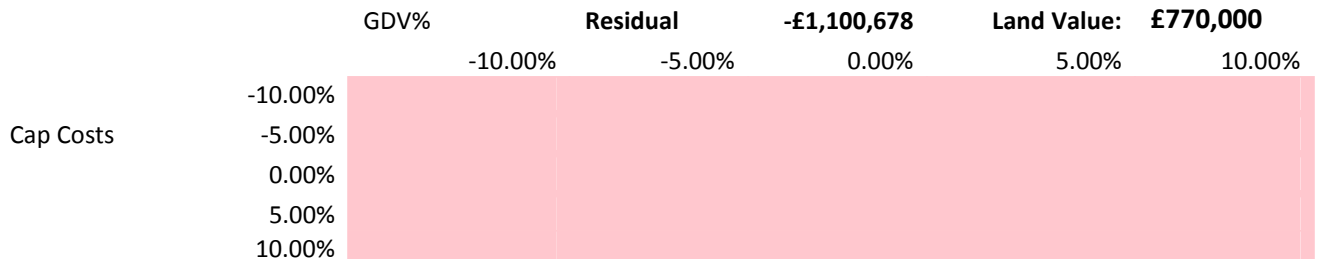
**Table 3 - Cap Costs psf vs GDV%**



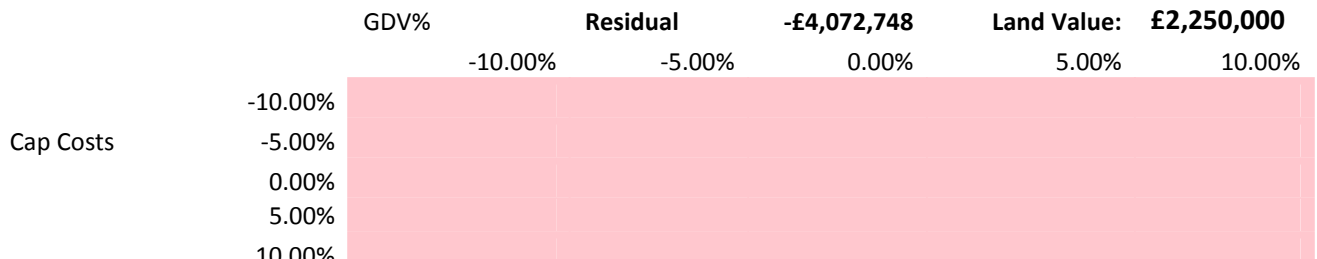
**Scheme 11. 50 unit South Dagenham** Residual **-£515,171** Land Value: **£365,000**



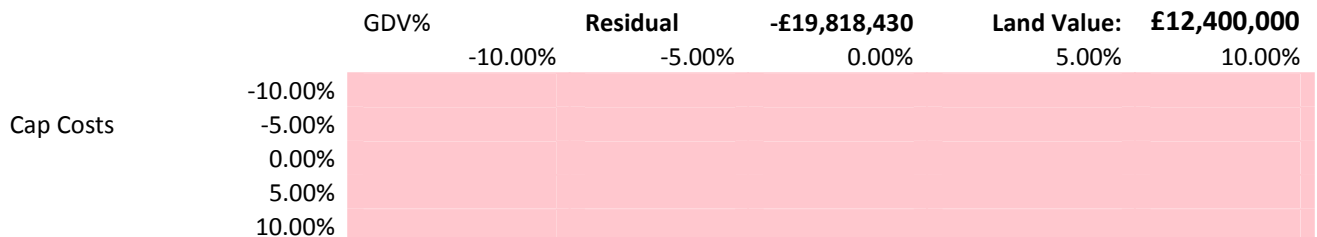
**Scheme 12. 100 unit South Dagenham** Residual **-£1,100,678** Land Value: **£770,000**



**Scheme 13. 250 unit South Dagenham** Residual **-£4,072,748** Land Value: **£2,250,000**



**Scheme 14. 1000 unit South Dagenham** Residual **-£19,818,430** Land Value: **£12,400,000**



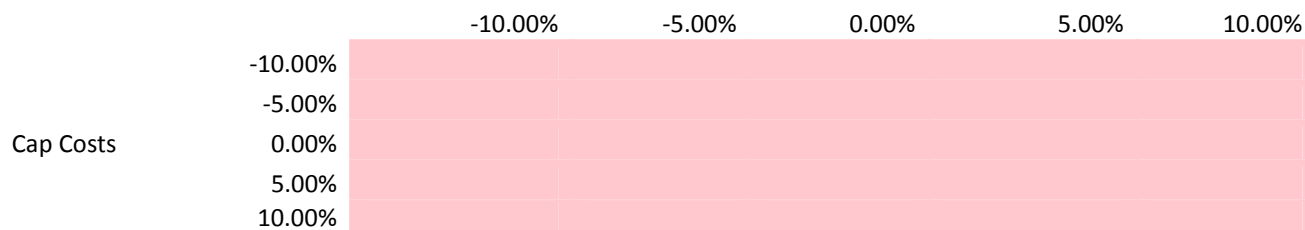
**25 % Affordable**  
**100% Social Rent**  
**No Grant**



**Scheme 10. 20 unit South Dagenham**

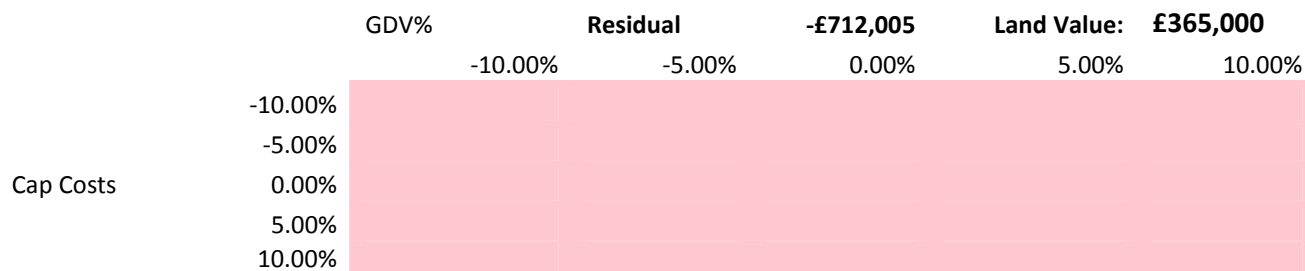
**Residual -£121,084 Land Value: £165,000**

**Table 3 - Cap Costs psf vs GDV%**



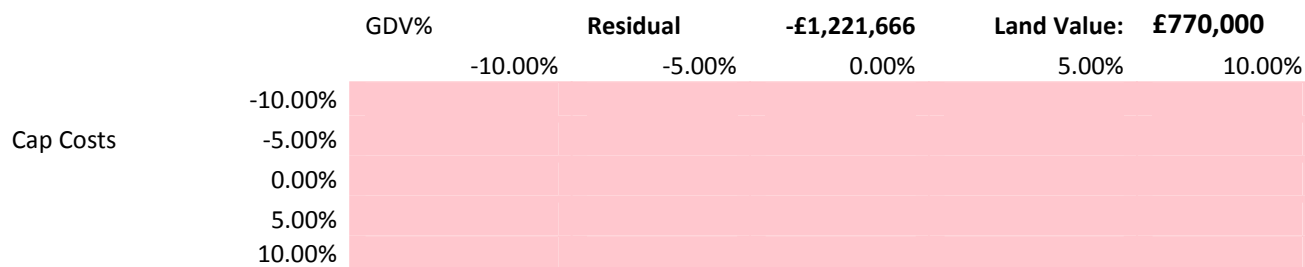
**Scheme 11. 50 unit South Dagenham**

**Residual -£712,005 Land Value: £365,000**



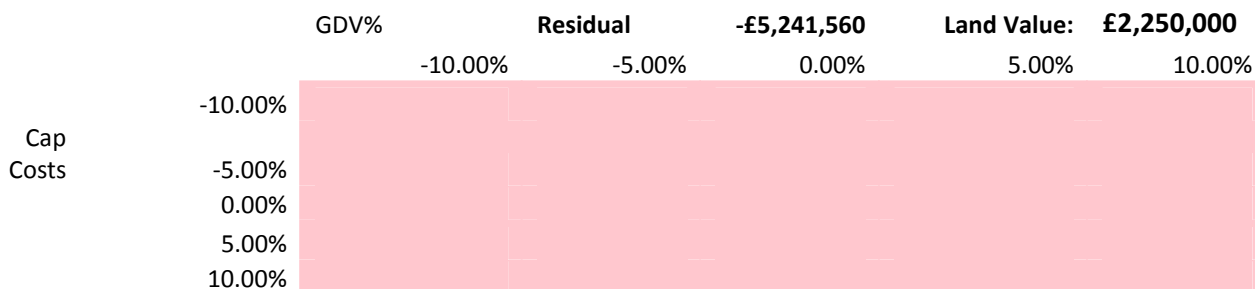
**Scheme 12. 100 unit South Dagenham**

**Residual -£1,221,666 Land Value: £770,000**



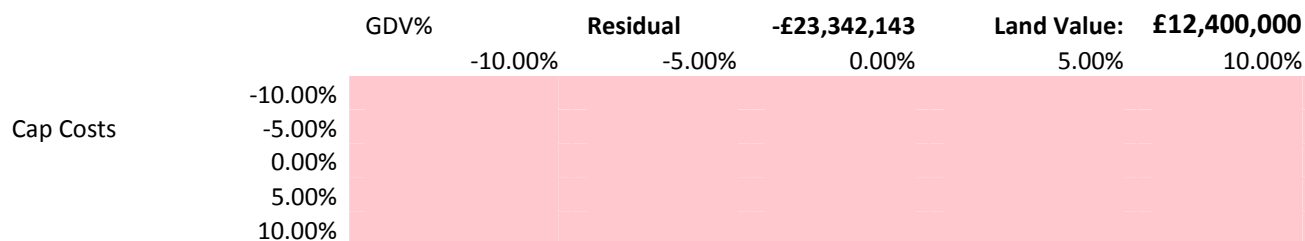
**Scheme 13. 250 unit South Dagenham**

**Residual -£5,241,560 Land Value: £2,250,000**



**Scheme 14. 1000 unit South Dagenham**

**Residual -£23,342,143 Land Value: £12,400,000**



**Rest of the Borough (Medium): 25% Affordable Housing**

**25 % Affordable**

**60%:40% Social Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

	GDV%	Residual	£12,080	Land Value: £140,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Rest of Borough Medium**

	GDV%	Residual	-£432,300	Land Value: £300,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Rest of Borough Medium**

	GDV%	Residual	-£949,268	Land Value: £645,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit Rest of Borough Medium**

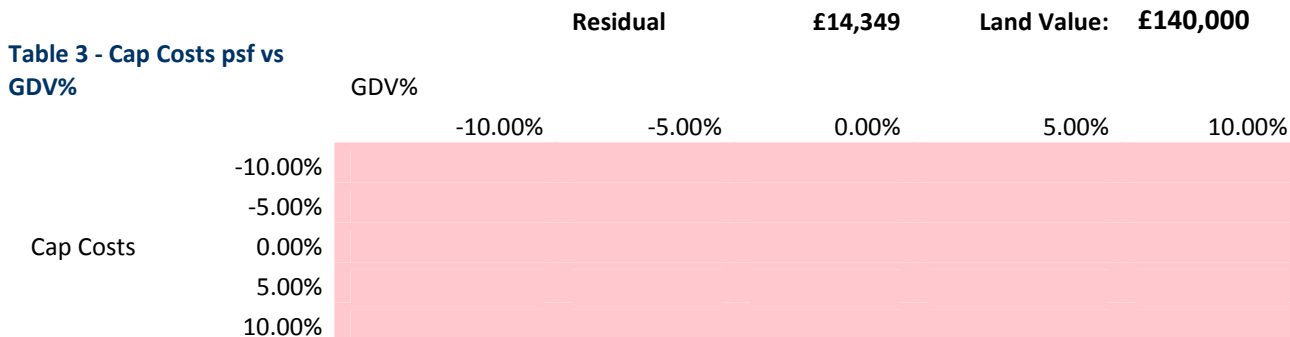
	GDV%	Residual	-£3,580,661	Land Value: £1,870,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 14. 1000 unit Rest of Borough Medium**

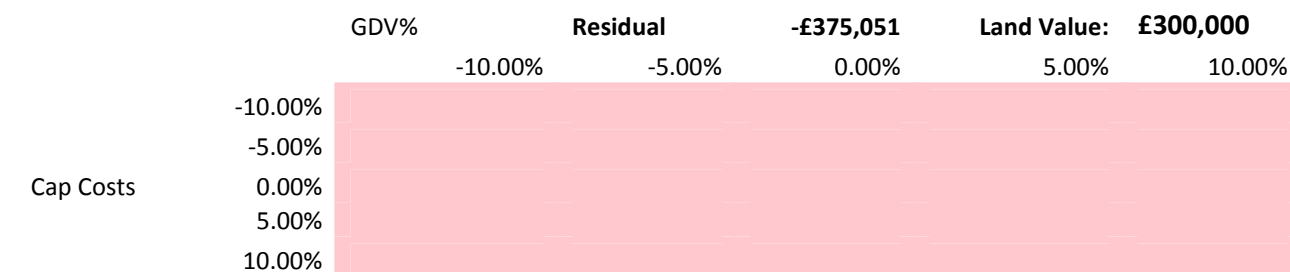
	GDV%	Residual	-£20,050,612	Land Value: £10,300,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**25 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

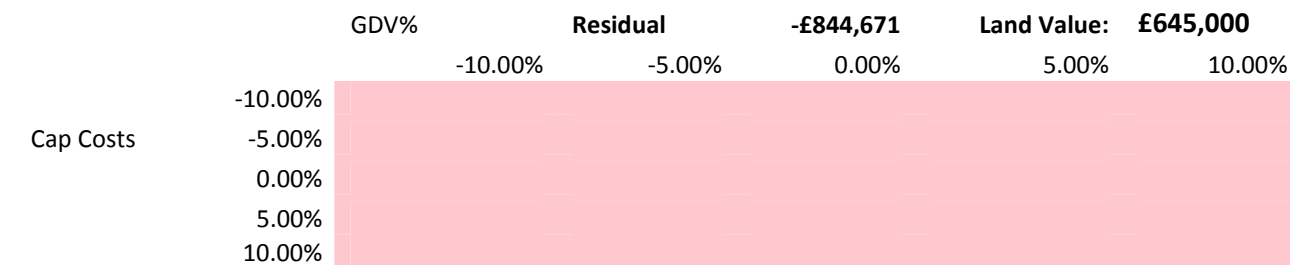
**Scheme 10. 20 unit Rest of Borough Medium**



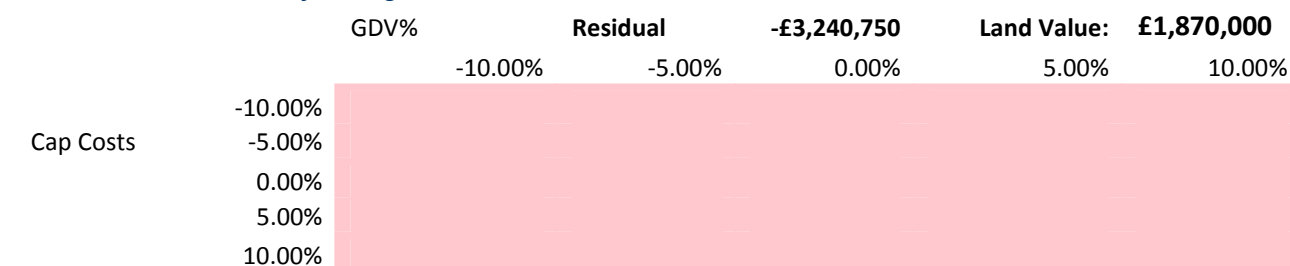
**Scheme 11. 50 unit Rest of Borough Medium**



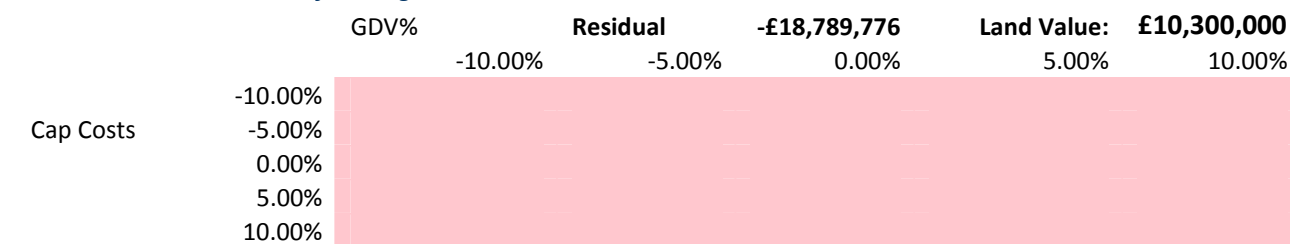
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**

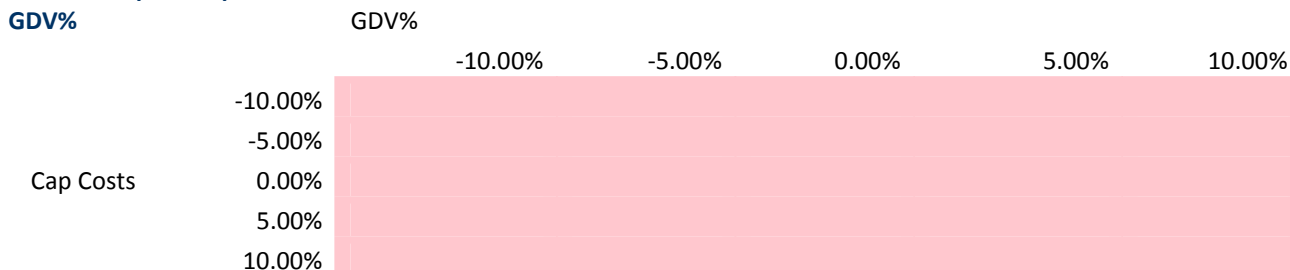


**Scheme 14. 1000 unit Rest of Borough Medium**

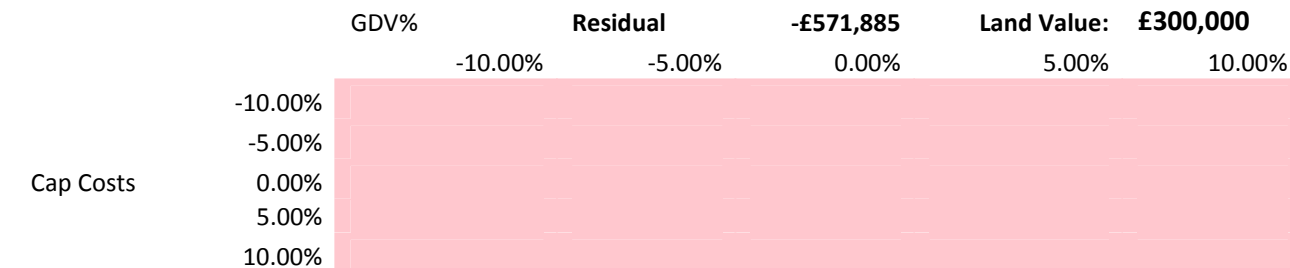


**25 % Affordable  
100% Social Rent  
No Grant**

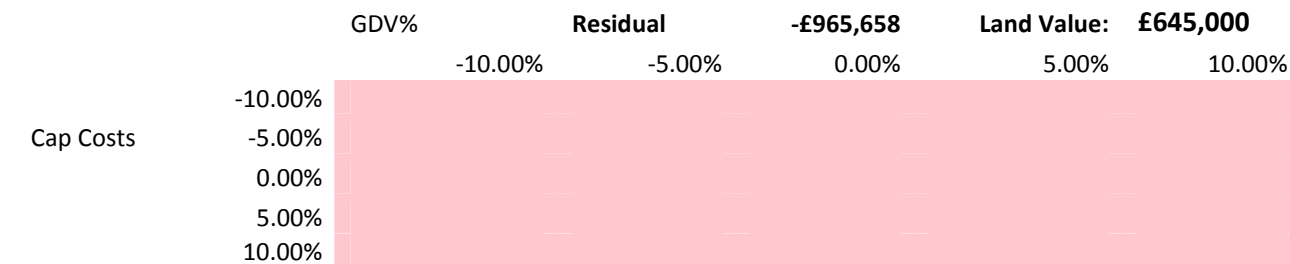
**Scheme 10. 20 unit Rest of Borough Medium Residual -£64,027 Land Value: £140,000**  
**Table 3 - Cap Costs psf vs**



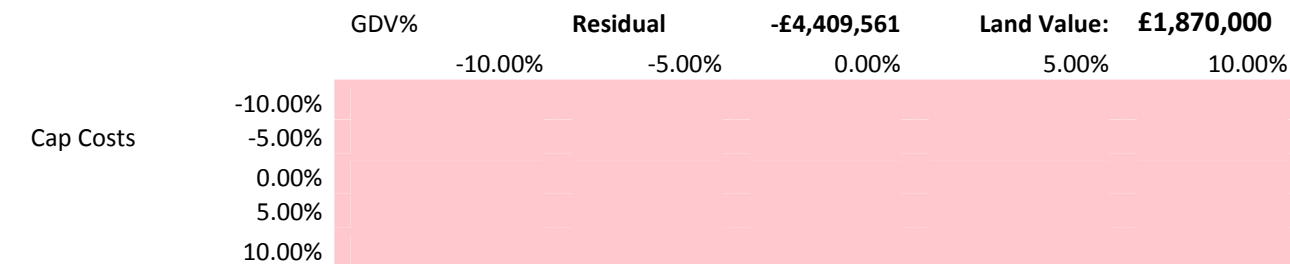
**Scheme 11. 50 unit Rest of Borough Medium Residual -£571,885 Land Value: £300,000**



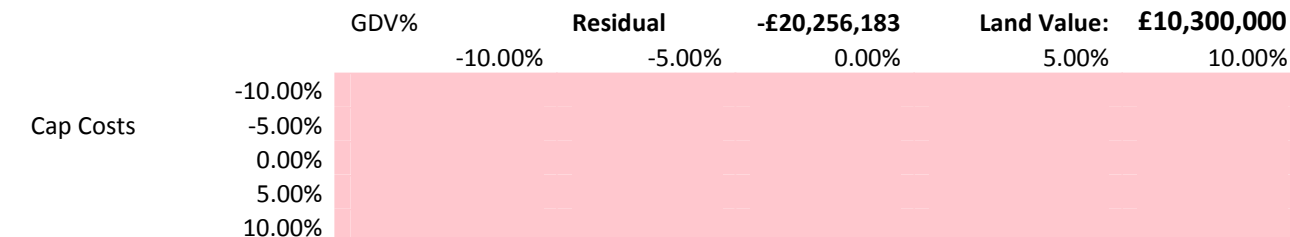
**Scheme 12. 100 unit Rest of Borough Medium Residual -£965,658 Land Value: £645,000**



**Scheme 13. 250 unit Rest of Borough Medium Residual -£4,409,561 Land Value: £1,870,000**

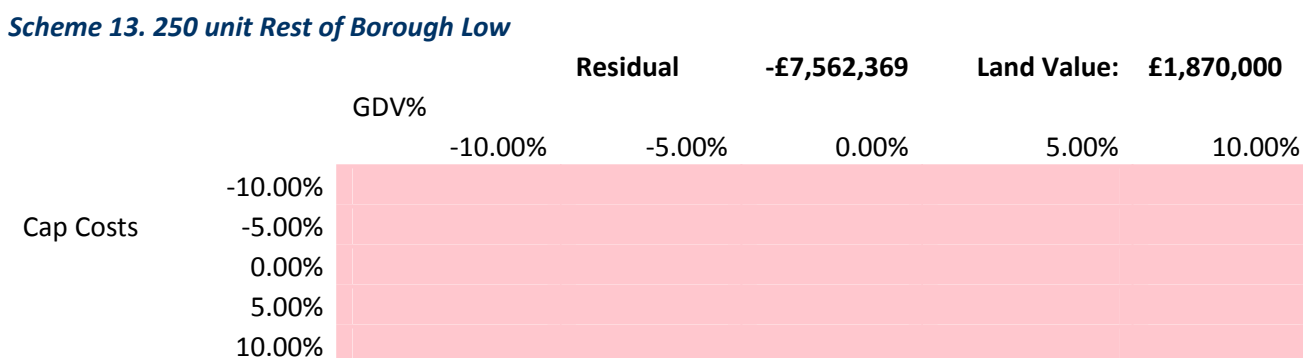
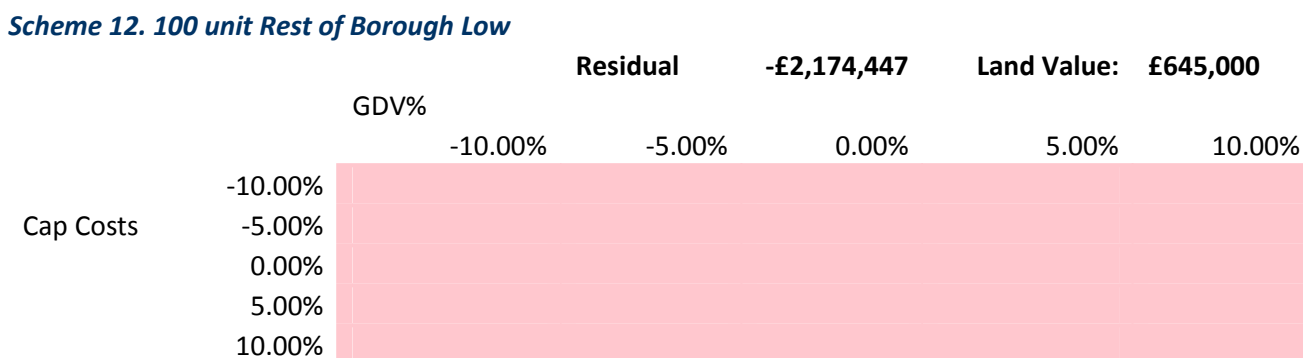
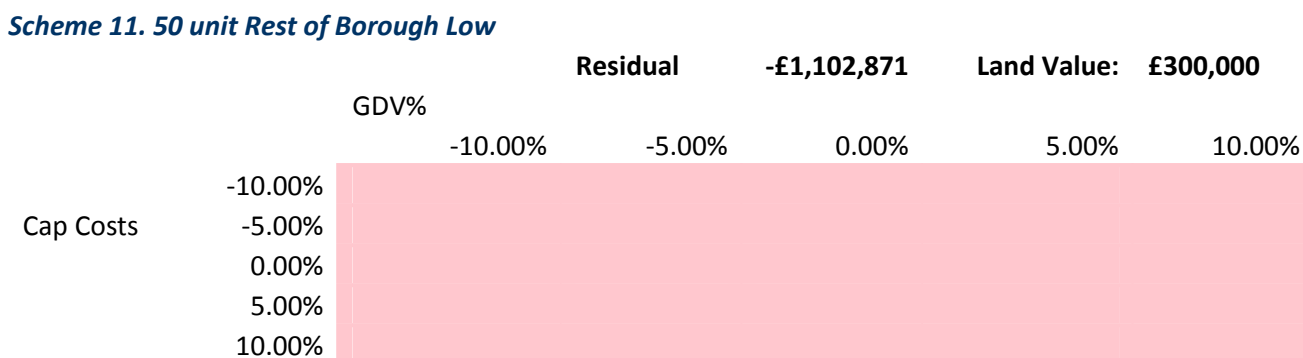
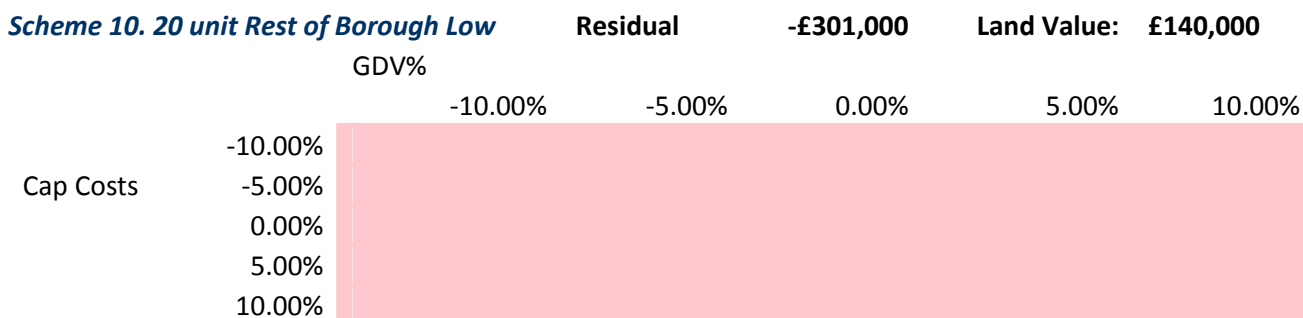


**Scheme 14. 1000 unit Rest of Borough Medium Residual -£20,256,183 Land Value: £10,300,000**

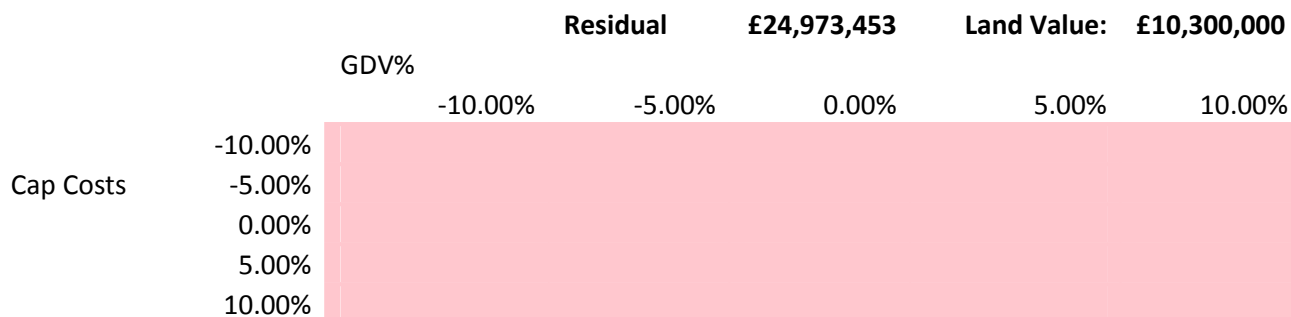


Rest of the Borough (Low): 25% Affordable Housing

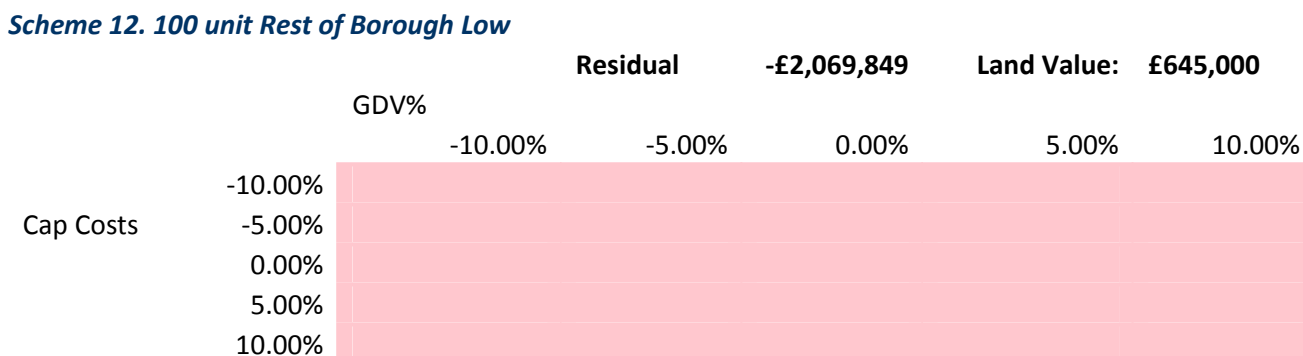
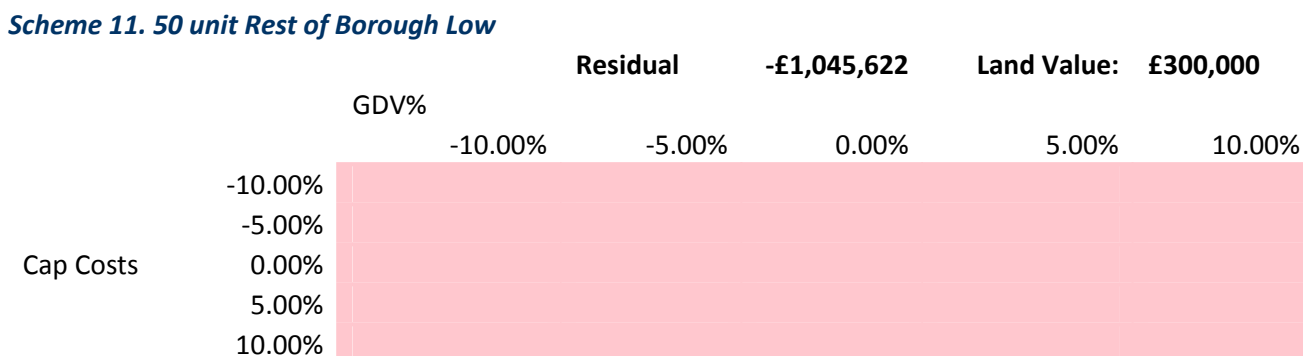
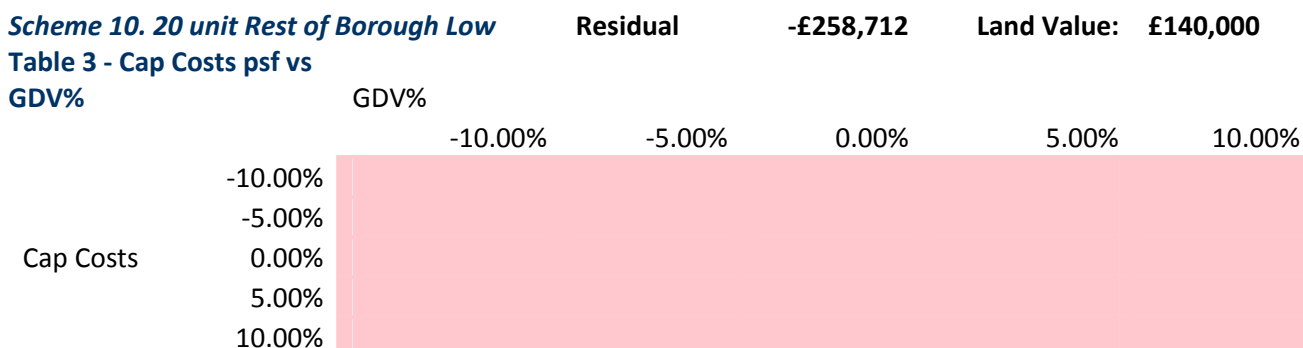
**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

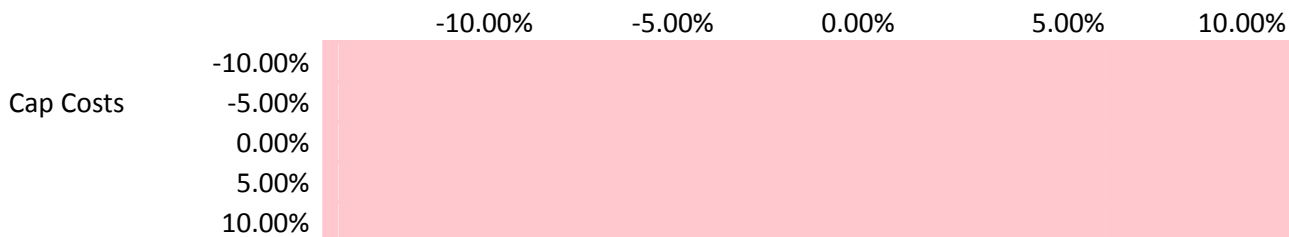


**Scheme 14. 1000 unit Rest of Borough Low**

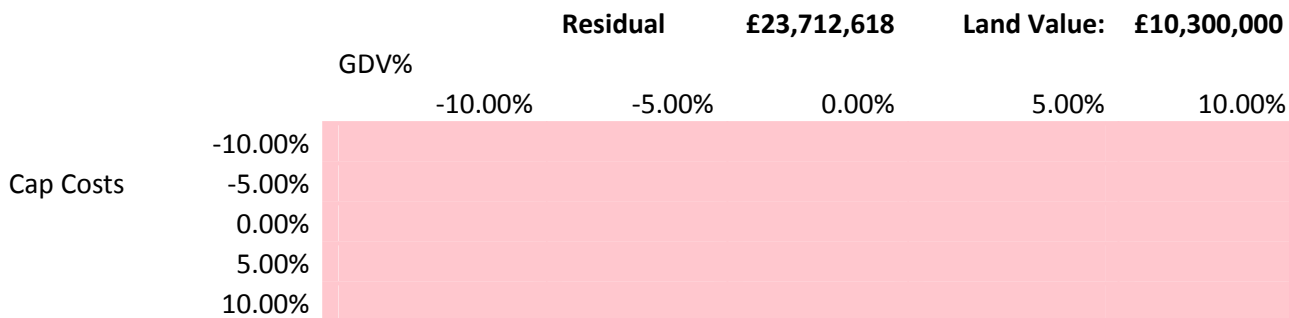


**25 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**





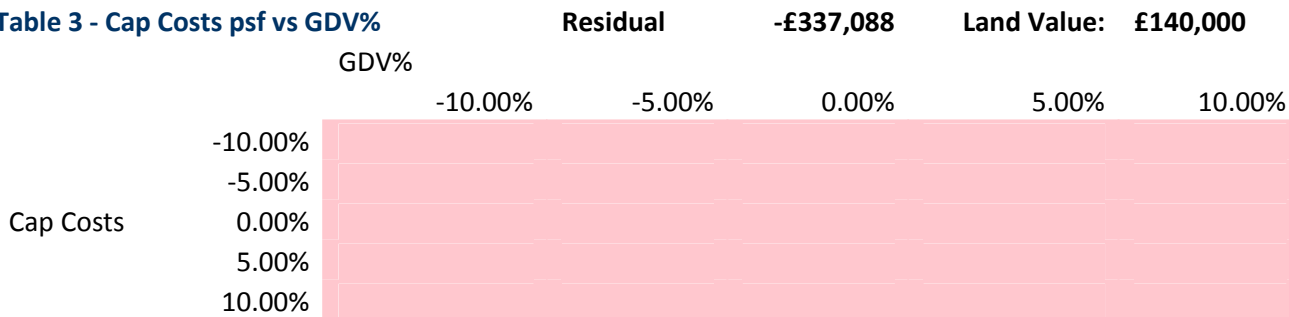
**Scheme 14. 1000 unit Rest of Borough Low**



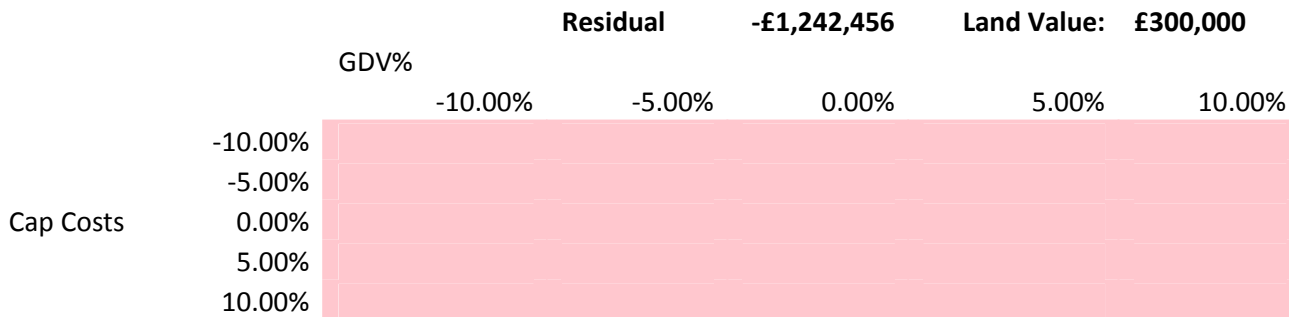
**25 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

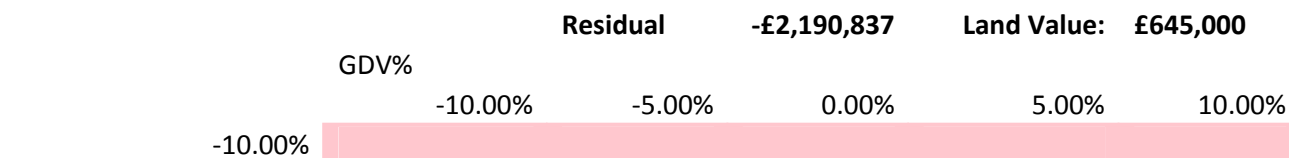
**Table 3 - Cap Costs psf vs GDV%**

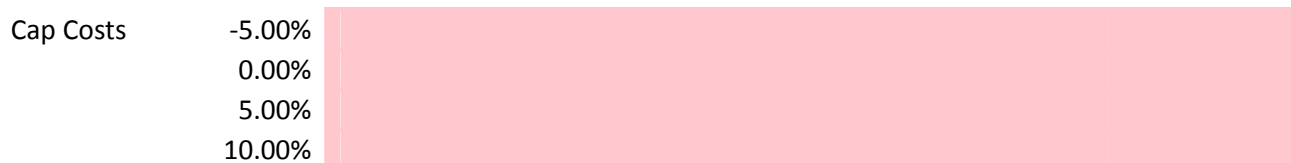


**Scheme 11. 50 unit Rest of Borough Low**

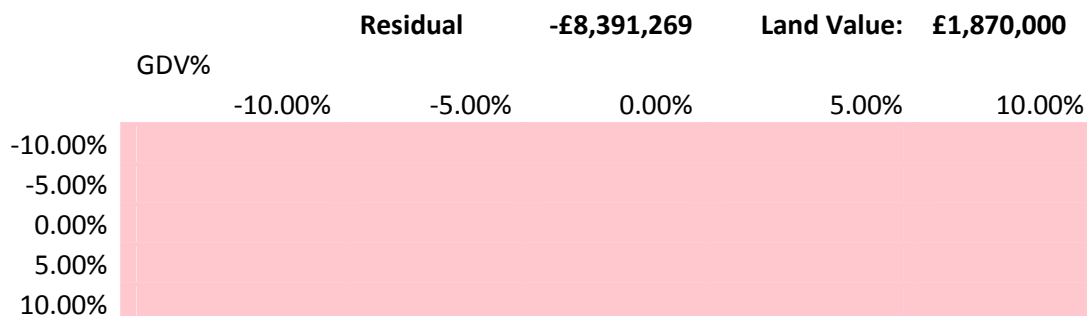


**Scheme 12. 100 unit Rest of Borough Low**

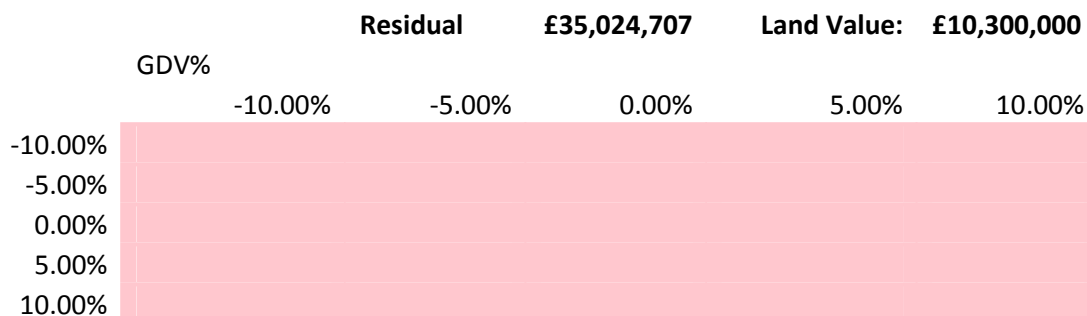




**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**



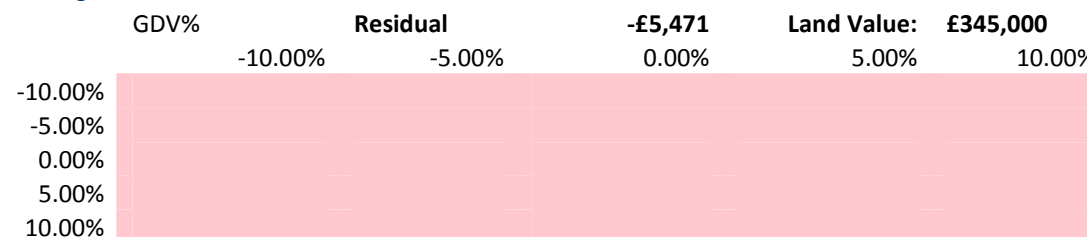
**Barking Town Centre: 35% Affordable Housing**

35 % Affordable

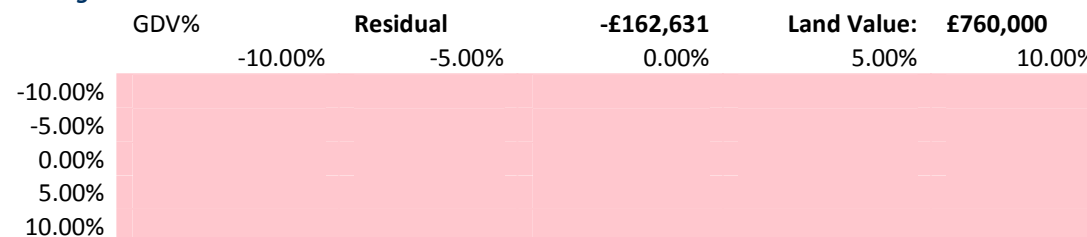
60%:40% Social Rent: Intermediate

No Grant

**Scheme 10. 20 unit Barking Town Centre**



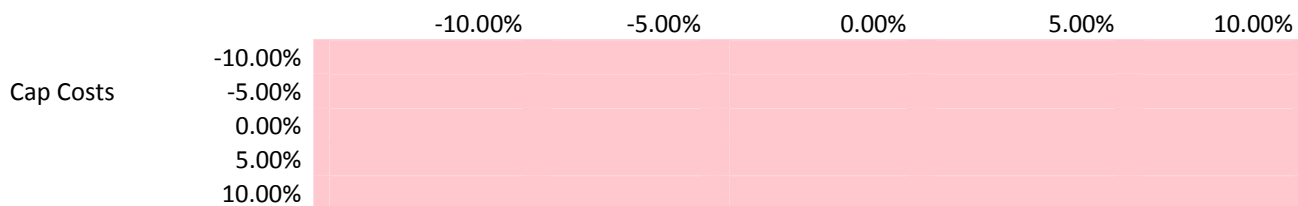
**Scheme 11. 50 unit Barking Town Centre**



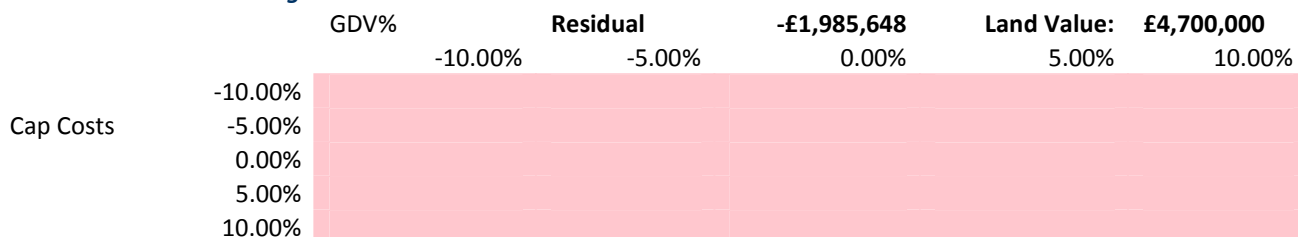
**Scheme 12. 100 unit Barking Town Centre**



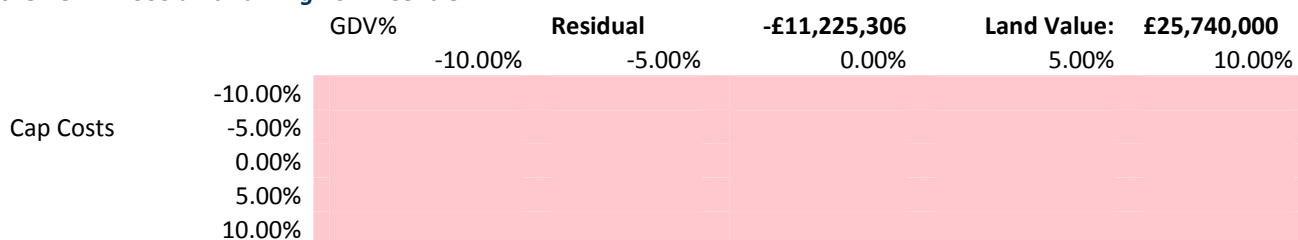




**Scheme 13. 250 unit Barking Town Centre**



**Scheme 14. 1000 unit Barking Town Centre**



**35 % Affordable**

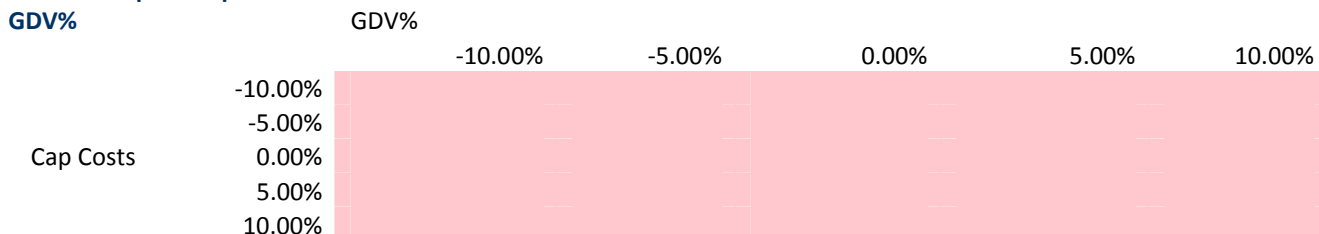
**60%:40% Affordable Rent: Intermediate**

**No Grant**

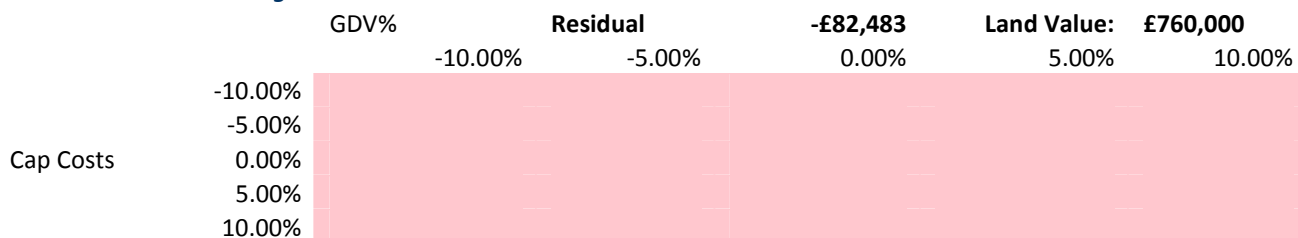
**Scheme 10. 20 unit Barking Town Centre**

**Residual £136,864 Land Value: £345,000**

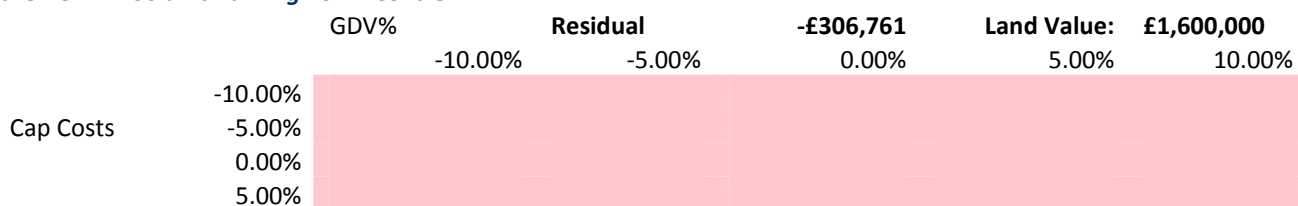
**Table 3 - Cap Costs psf vs**



**Scheme 11. 50 unit Barking Town Centre**

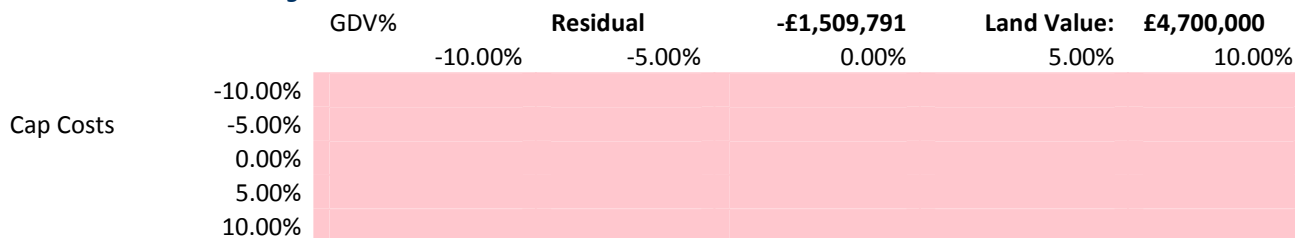


**Scheme 12. 100 unit Barking Town Centre**

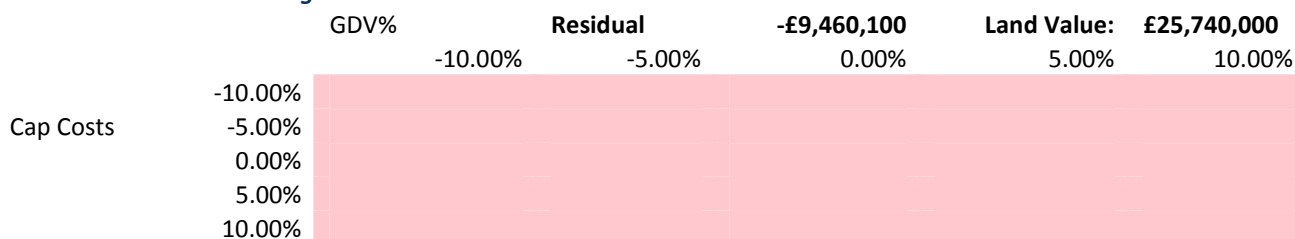




**Scheme 13. 250 unit Barking Town Centre**



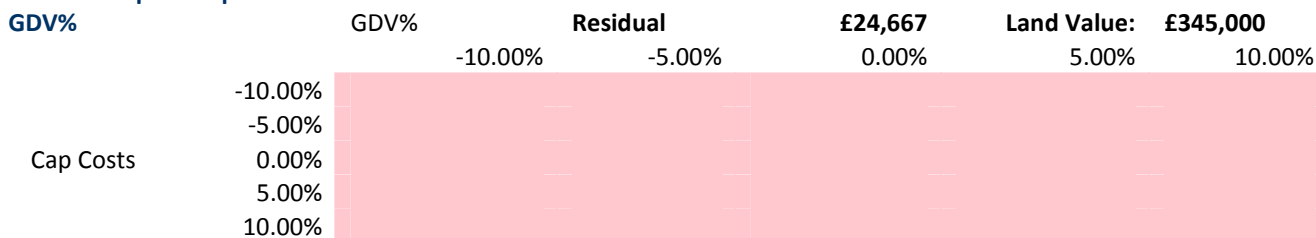
**Scheme 14. 1000 unit Barking Town Centre**



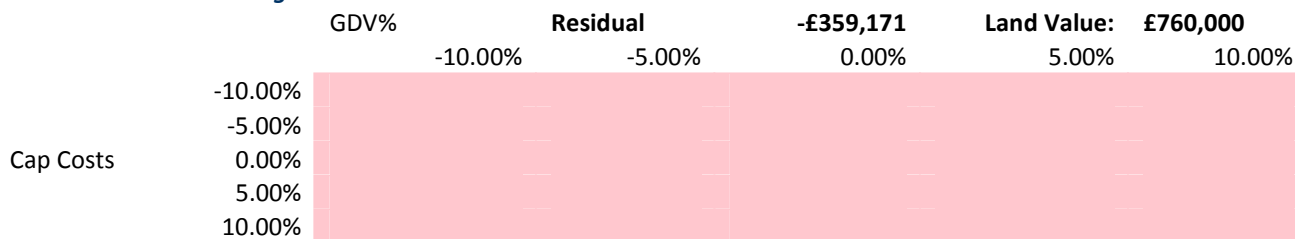
**35 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Barking Town Centre**

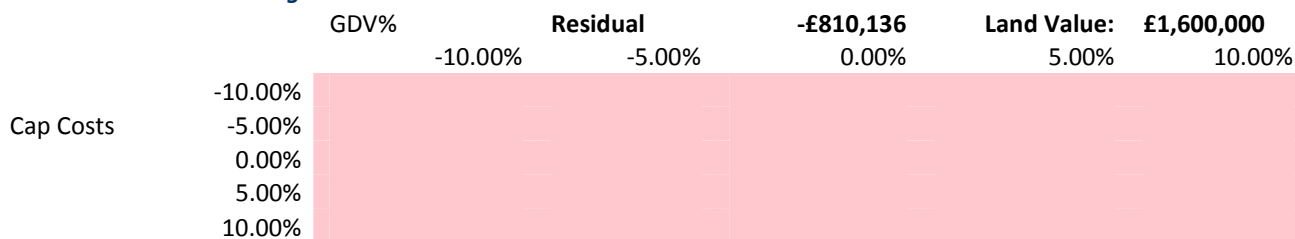
**Table 3 - Cap Costs psf vs**



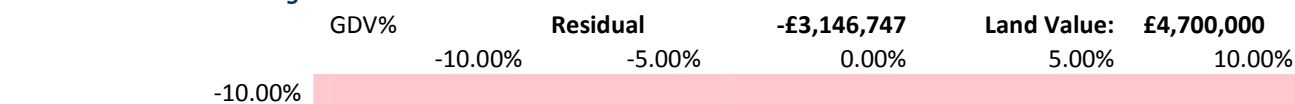
**Scheme 11. 50 unit Barking Town Centre**



**Scheme 12. 100 unit Barking Town Centre**



**Scheme 13. 250 unit Barking Town Centre**



Cap Costs	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 14. 1000 unit Barking Town Centre**

	GDV%	Residual	-£15,529,058	Land Value: £25,740,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Barking Riverside: 35% Affordable Housing**

**35 % Affordable**

**60%:40% Social Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Barking Riverside**

	GDV%	Residual	-£220,983	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Barking Riverside**

	GDV%	Residual	-£691,527	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Barking Riverside**

	GDV%	Residual	-£1,419,566	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£5,126,072	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			

10.00%

**Scheme 14. 1000 unit Barking Riverside**

		GDV%	Residual	-£22,873,602	Land Value: £12,400,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

35 % Affordable

60%:40% Affordable Rent: Intermediate

No Grant

**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs**

		GDV%	Residual	-£78,648	Land Value: £165,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 11. 50 unit Barking Riverside**

		GDV%	Residual	-£611,379	Land Value: £365,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit Barking Riverside**

		GDV%	Residual	-£1,273,089	Land Value: £770,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit Barking Riverside**

		GDV%	Residual	-£4,650,215	Land Value: £2,250,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 14. 1000 unit Barking Riverside**

		GDV%	Residual	-£21,108,396	Land Value: £12,400,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%

Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**35 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs GDV%**

		<b>Residual</b>	<b>-£190,845</b>	<b>Land Value: £165,000</b>		
	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 50 unit Barking Riverside**

		<b>Residual</b>	<b>-£888,067</b>	<b>Land Value: £365,000</b>		
	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Barking Riverside**

		<b>Residual</b>	<b>-£1,776,464</b>	<b>Land Value: £770,000</b>		
	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Barking Riverside**

		<b>Residual</b>	<b>-£6,287,177</b>	<b>Land Value: £2,250,000</b>		
	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 14. 1000 unit Barking Riverside**

		<b>Residual</b>	<b>-£27,177,354</b>	<b>Land Value: £12,400,000</b>		
	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

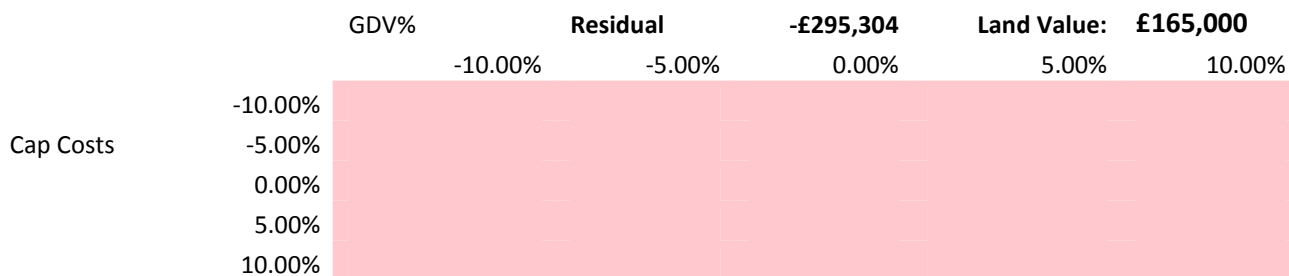
### South Dagenham: 35% Affordable Housing

**35 % Affordable**

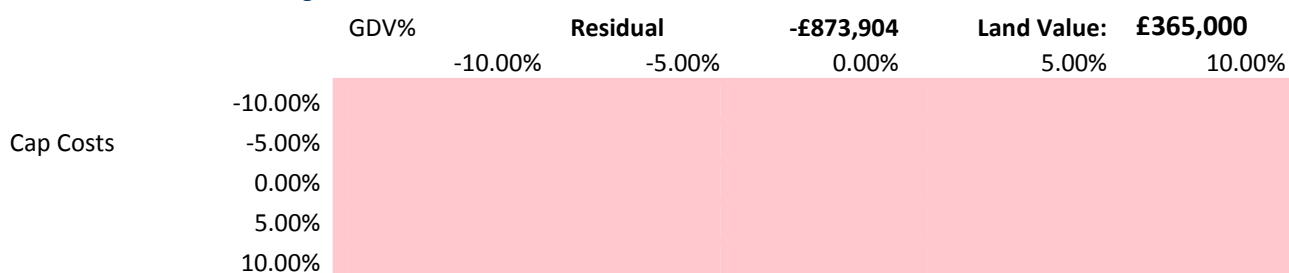
**60%:40% Social Rent: Intermediate**

**No Grant**

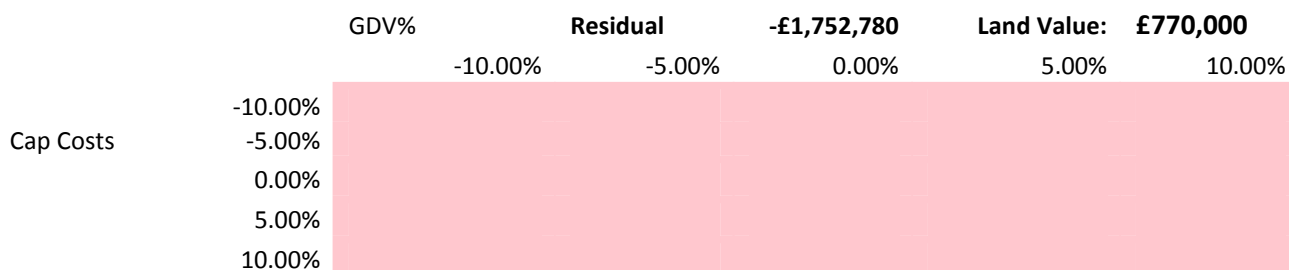
#### Scheme 10. 20 unit South Dagenham



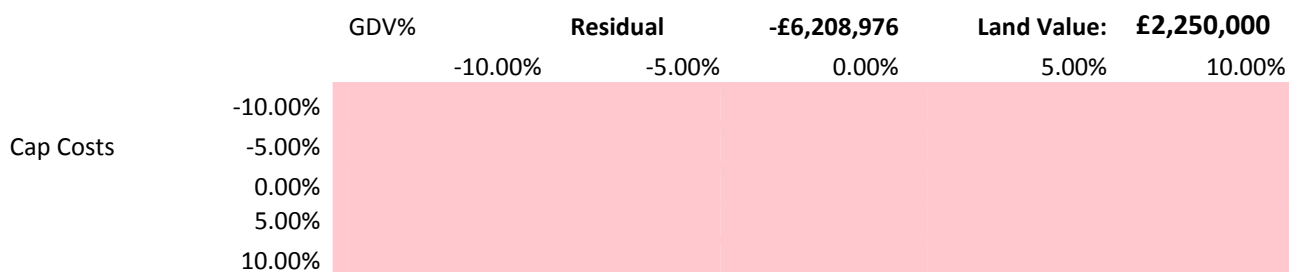
#### Scheme 11. 50 unit South Dagenham



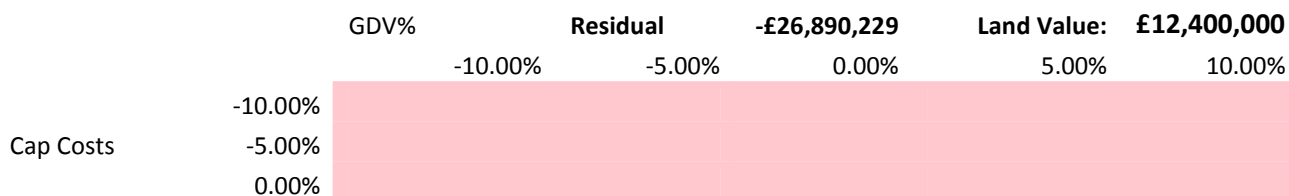
#### Scheme 12. 100 unit South Dagenham



#### Scheme 13. 250 unit South Dagenham



#### Scheme 14. 1000 unit South Dagenham





**35 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

**Scheme 10. 20 unit South Dagenham**

**Table 3 - Cap Costs psf vs GDV%**

		<b>Residual</b>			<b>Land Value: £165,000</b>	
		<b>-10.00%</b>	<b>-5.00%</b>	<b>0.00%</b>	<b>5.00%</b>	<b>10.00%</b>
Cap Costs	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%	-5.00%	0.00%	5.00%	10.00%
		0.00%	-5.00%	0.00%	5.00%	10.00%
		5.00%	-5.00%	0.00%	5.00%	10.00%

**Scheme 11. 50 unit South Dagenham**

		<b>Residual</b>			<b>Land Value: £365,000</b>	
		<b>-10.00%</b>	<b>-5.00%</b>	<b>0.00%</b>	<b>5.00%</b>	<b>10.00%</b>
Cap Costs	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%	-5.00%	0.00%	5.00%	10.00%
		0.00%	-5.00%	0.00%	5.00%	10.00%
		5.00%	-5.00%	0.00%	5.00%	10.00%

**Scheme 12. 100 unit South Dagenham**

		<b>Residual</b>			<b>Land Value: £770,000</b>	
		<b>-10.00%</b>	<b>-5.00%</b>	<b>0.00%</b>	<b>5.00%</b>	<b>10.00%</b>
Cap Costs	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%	-5.00%	0.00%	5.00%	10.00%
		0.00%	-5.00%	0.00%	5.00%	10.00%
		5.00%	-5.00%	0.00%	5.00%	10.00%

**Scheme 13. 250 unit South Dagenham**

		<b>Residual</b>			<b>Land Value: £2,250,000</b>	
		<b>-10.00%</b>	<b>-5.00%</b>	<b>0.00%</b>	<b>5.00%</b>	<b>10.00%</b>
Cap Costs	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%	-5.00%	0.00%	5.00%	10.00%
		0.00%	-5.00%	0.00%	5.00%	10.00%
		5.00%	-5.00%	0.00%	5.00%	10.00%

**Scheme 14. 1000 unit South Dagenham**

		<b>Residual</b>			<b>Land Value: £12,400,000</b>	
		<b>-10.00%</b>	<b>-5.00%</b>	<b>0.00%</b>	<b>5.00%</b>	<b>10.00%</b>
Cap Costs	GDV%					
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%	-5.00%	0.00%	5.00%	10.00%
		0.00%	-5.00%	0.00%	5.00%	10.00%
		5.00%	-5.00%	0.00%	5.00%	10.00%

	5.00%				
	10.00%				
<b>35 % Affordable</b>					
<b>100% Social Rent</b>					
<b>No Grant</b>					

<b>Scheme 10. 20 unit South Dagenham</b>		<b>Residual</b>	<b>-£265,165</b>	<b>Land Value: £165,000</b>	
<b>Table 3 - Cap Costs psf vs GDV%</b>					
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
		10.00%			
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

<b>Scheme 11. 50 unit South Dagenham</b>		<b>Residual</b>	<b>-£1,070,443</b>	<b>Land Value: £365,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
		10.00%			
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

<b>Scheme 12. 100 unit South Dagenham</b>		<b>Residual</b>	<b>-£2,109,679</b>	<b>Land Value: £770,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
		10.00%			
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

<b>Scheme 13. 250 unit South Dagenham</b>		<b>Residual</b>	<b>-£7,370,074</b>	<b>Land Value: £2,250,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
		10.00%			
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

<b>Scheme 14. 1000 unit South Dagenham</b>		<b>Residual</b>	<b>-£31,193,981</b>	<b>Land Value: £12,400,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
		10.00%			
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				



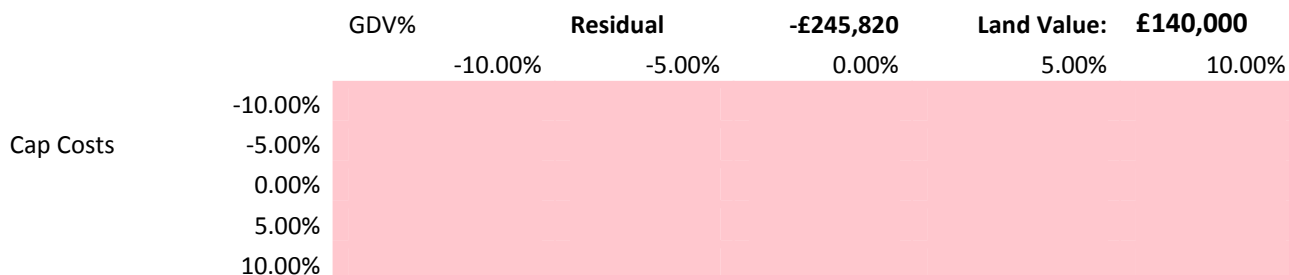
Rest of the Borough (Medium): 35% Affordable Housing

35 % Affordable

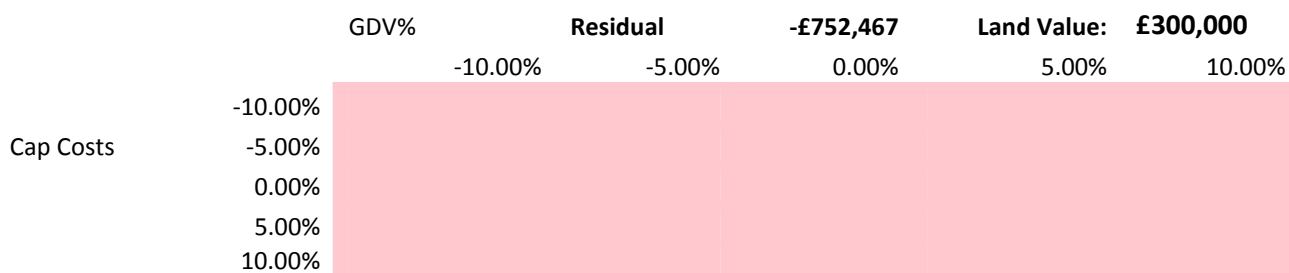
60%:40% Social Rent: Intermediate

No Grant

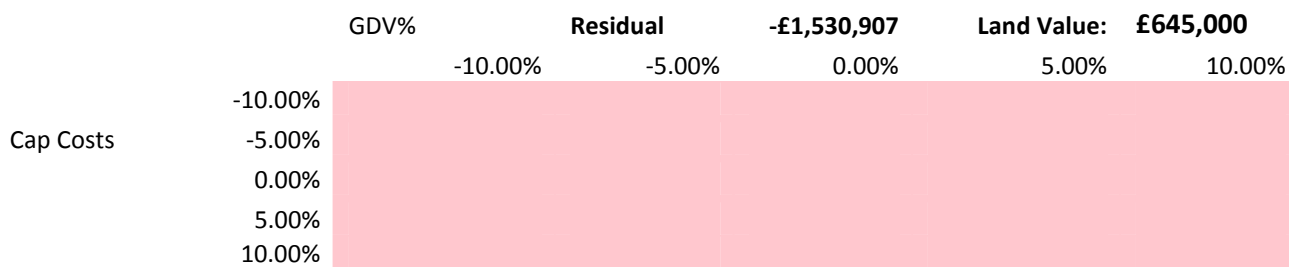
**Scheme 10. 20 unit Rest of Borough Medium**



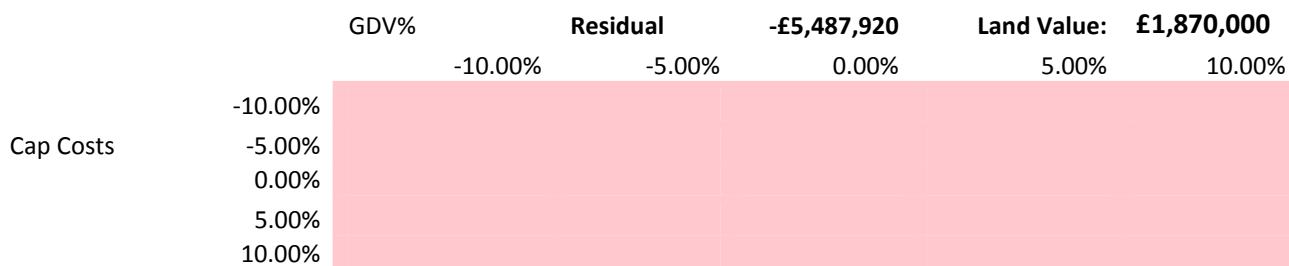
**Scheme 11. 50 unit Rest of Borough Medium**



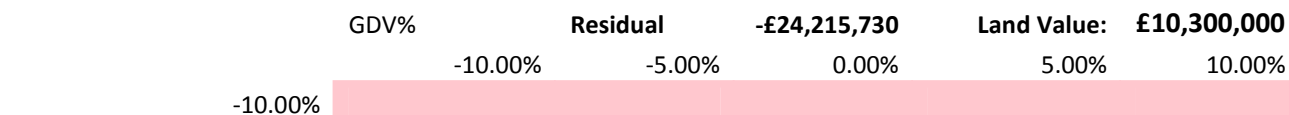
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



Cap Costs -5.00%  
0.00%  
5.00%  
10.00%

**35 % Affordable**

**60%:40% Affordable Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Rest of Borough Medium Residual -£103,485 Land Value: £140,000**

**Table 3 - Cap Costs psf vs**

GDV%	GDV%	Residual	-£103,485	Land Value: £140,000
	-10.00%	-5.00%	0.00%	5.00%
	10.00%			
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Rest of Borough Medium**

**GDV% Residual -£672,319 Land Value: £300,000**

	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit Rest of Borough Medium**

**GDV% Residual -£1,384,431 Land Value: £645,000**

	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit Rest of Borough Medium**

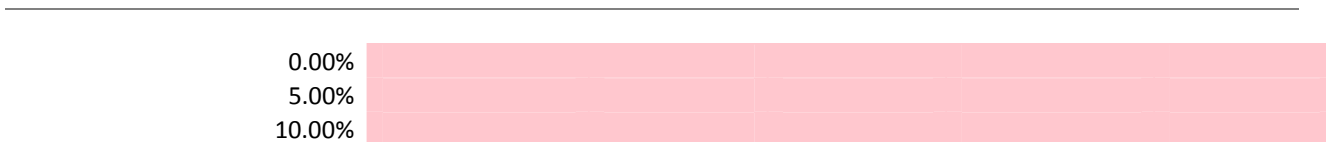
**GDV% Residual -£5,012,063 Land Value: £1,870,000**

	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 14. 1000 unit Rest of Borough Medium**

**GDV% Residual -£22,450,524 Land Value: £10,300,000**

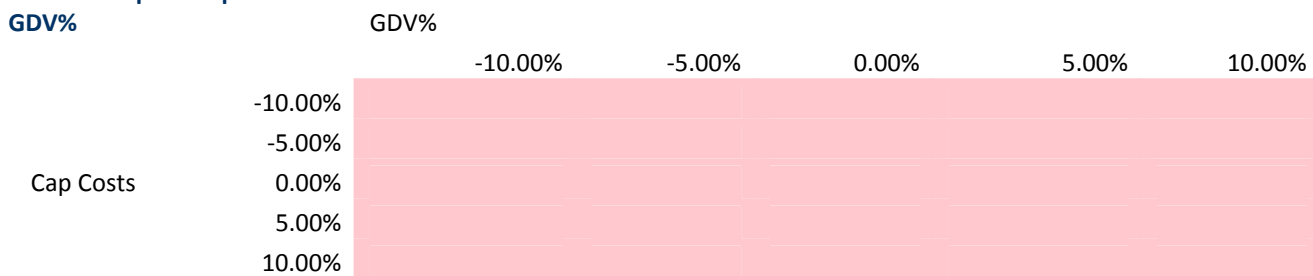
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				



**35 % Affordable  
100% Social Rent  
No Grant**

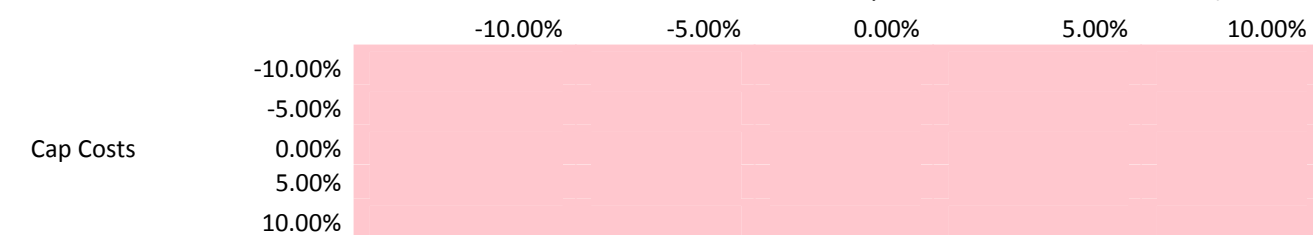
**Scheme 10. 20 unit Rest of Borough Medium Residual -£200,000 Land Value: £140,000**

**Table 3 - Cap Costs psf vs GDV%**



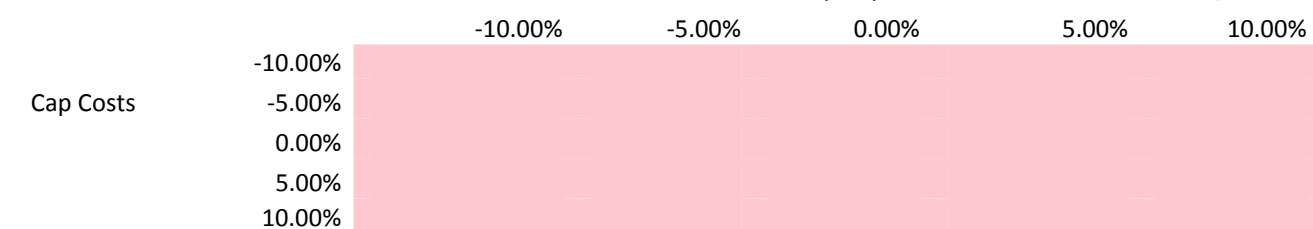
**Scheme 11. 50 unit Rest of Borough Medium**

**GDV% Residual -£949,007 Land Value: £300,000**



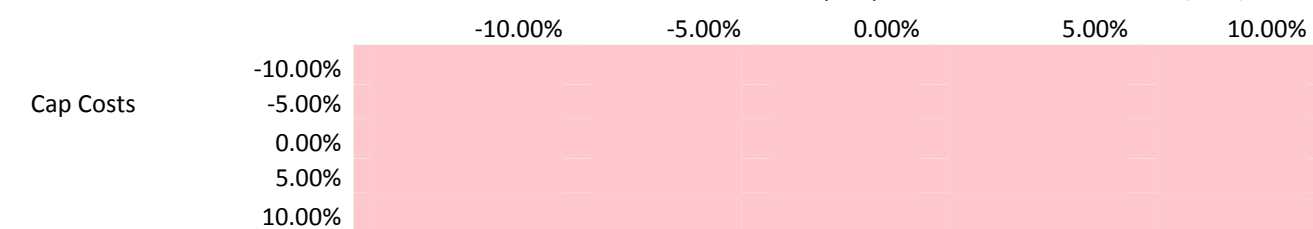
**Scheme 12. 100 unit Rest of Borough Medium**

**GDV% Residual -£1,887,806 Land Value: £645,000**



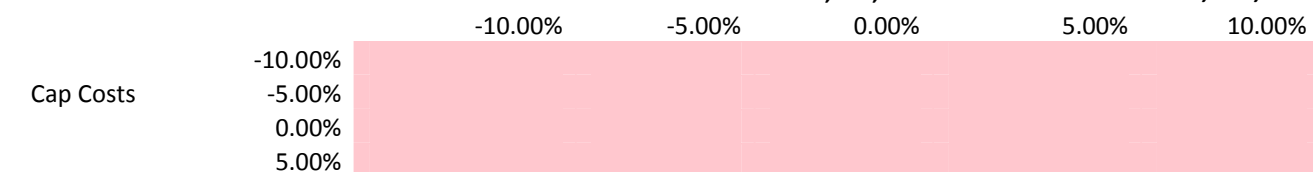
**Scheme 13. 250 unit Rest of Borough Medium**

**GDV% Residual -£6,649,018 Land Value: £1,870,000**



**Scheme 14. 1000 unit Rest of Borough Medium**

**GDV% Residual -£28,519,482 Land Value: £10,300,000**





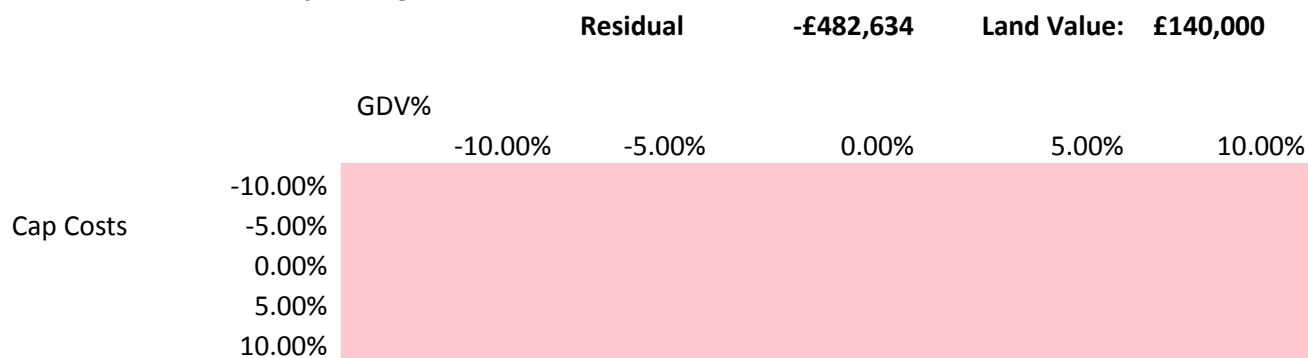
Rest of the Borough (Low): 35% Affordable Housing

35 % Affordable

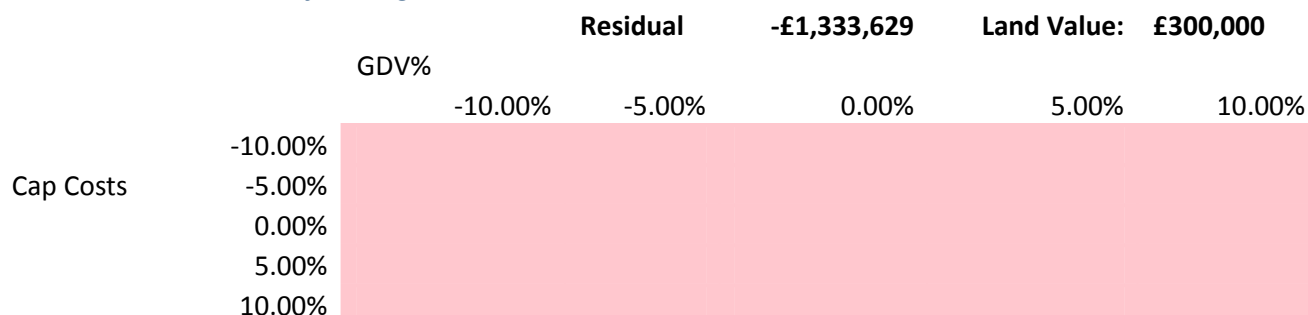
60%:40% Social Rent: Intermediate

No Grant

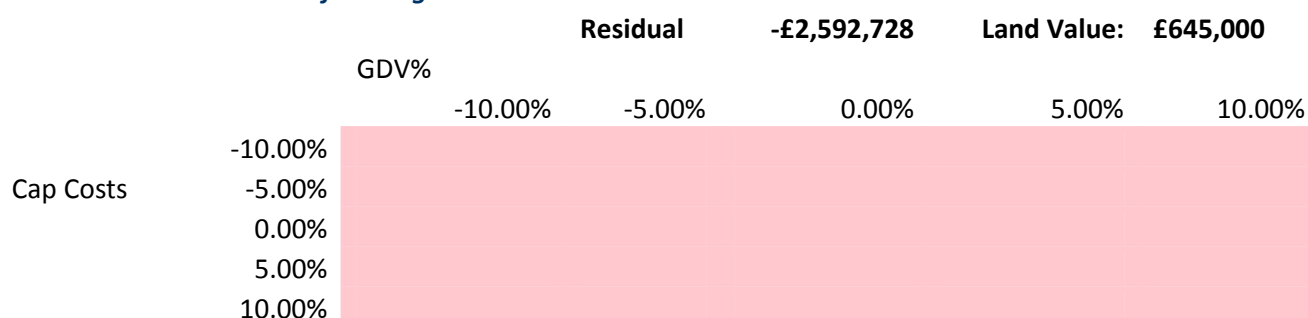
**Scheme 10. 20 unit Rest of Borough Low**



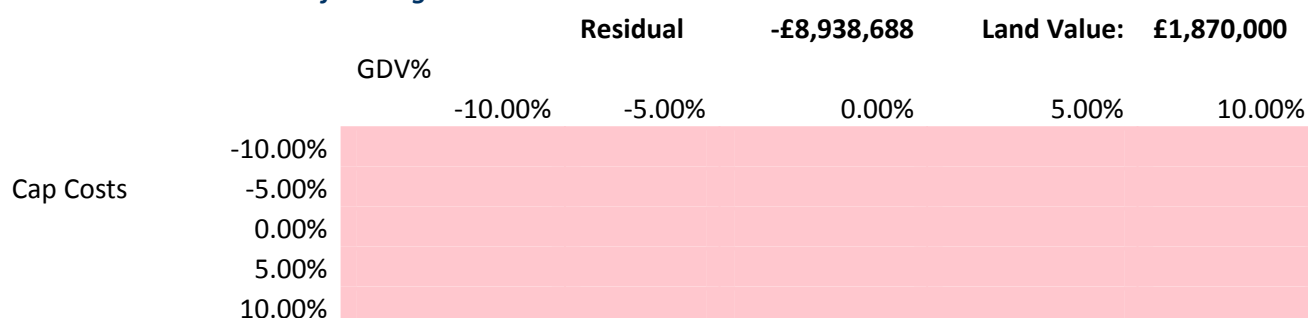
**Scheme 11. 50 unit Rest of Borough Low**



**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

		Residual	-£37,015,118	Land Value:	£10,300,000	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**35 % Affordable**

**60%:40% Affordable Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

**Table 3 - Cap Costs psf vs GDV%**

		Residual	-£340,299	Land Value:	£140,000	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 50 unit Rest of Borough Low**

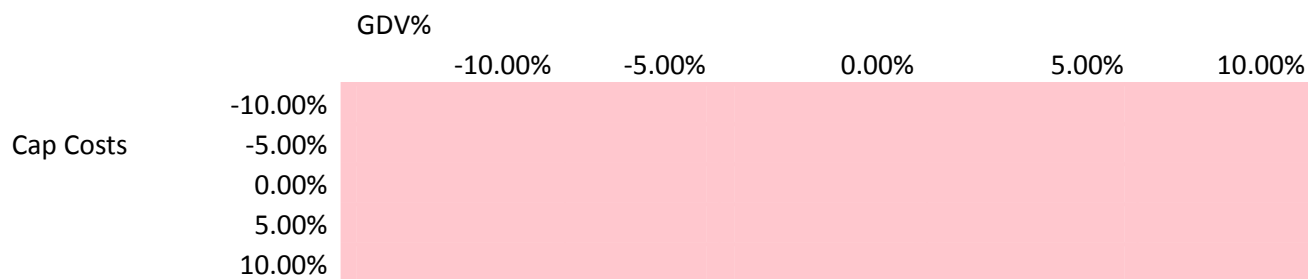
		Residual	-£1,253,480	Land Value:	£300,000	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Rest of Borough Low**

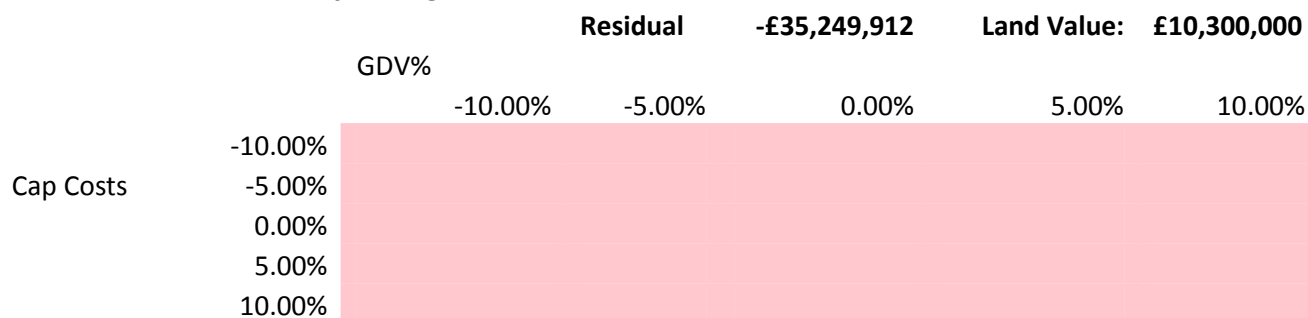
		Residual	-£2,446,252	Land Value:	£645,000	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Rest of Borough Low**

		Residual	-£8,462,831	Land Value:	£1,870,000
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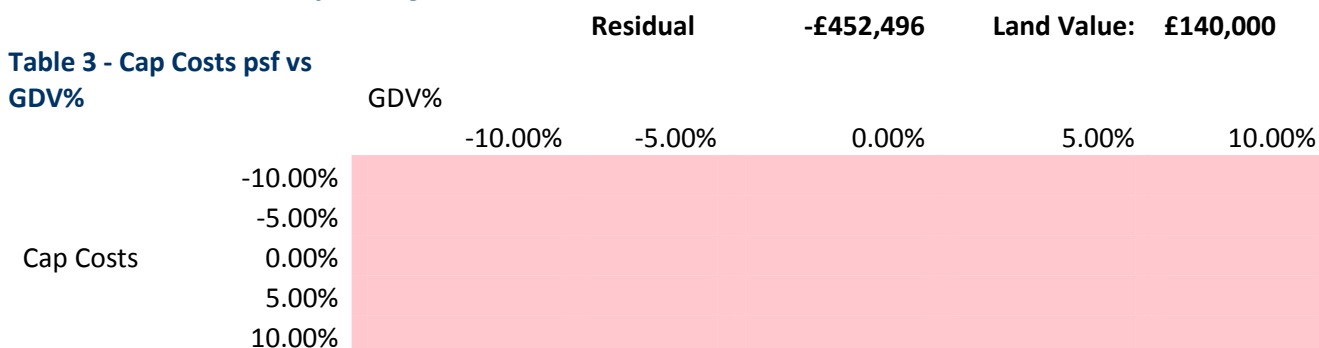


**Scheme 14. 1000 unit Rest of Borough Low**

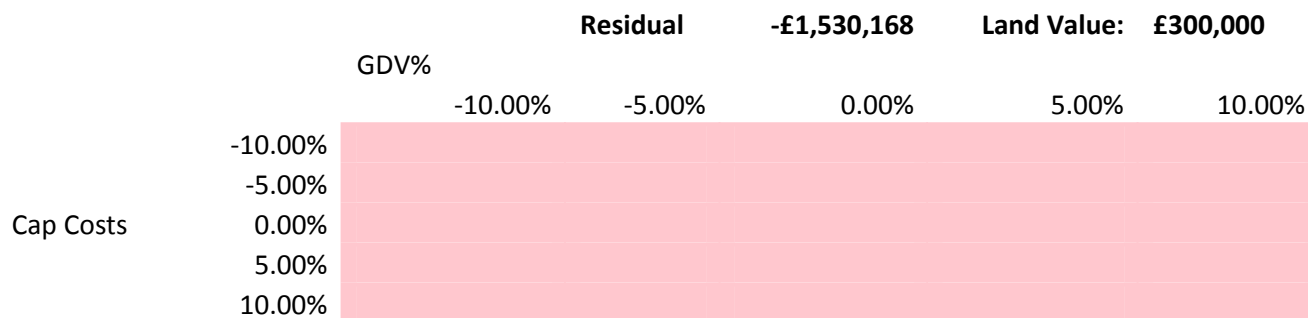


**35 % Affordable  
100% Social Rent  
No Grant**

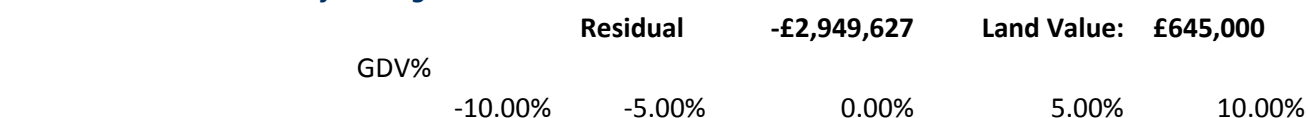
**Scheme 10. 20 unit Rest of Borough Low**



**Scheme 11. 50 unit Rest of Borough Low**

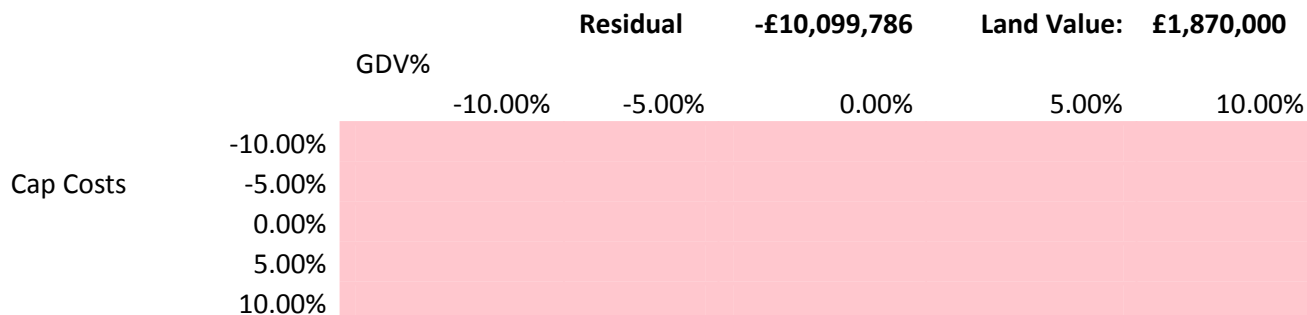


**Scheme 12. 100 unit Rest of Borough Low**

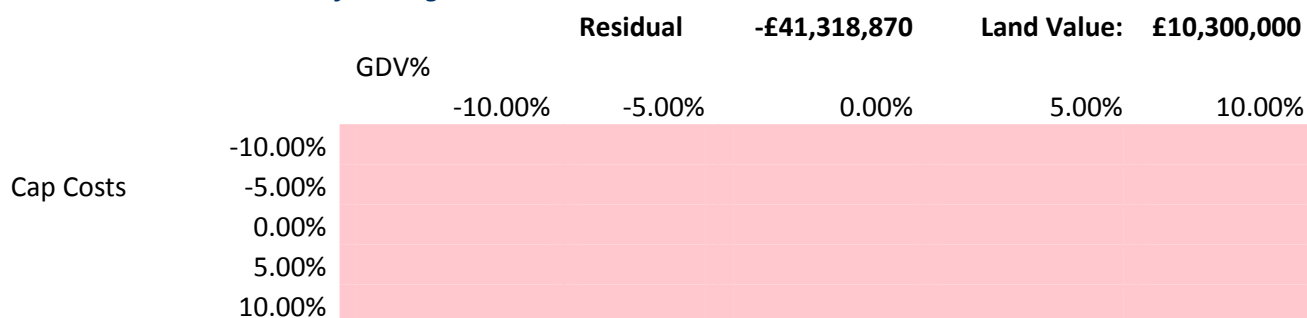




**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**



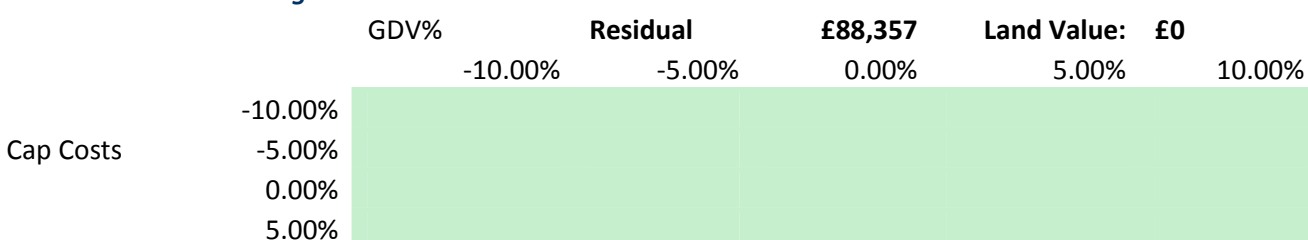
**“Future” 2016 Market Appraisals: Schemes below the Affordable Housing Threshold**

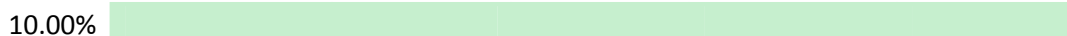
The tables below set out the indicative residual land values for Schemes 1, 2, 8 & 9 at 100% private, as these schemes are below the affordable housing threshold. These residual land values have been compared to a benchmark land values as set out in Table 9 of the main report, with the exception of schemes 1 and 8, which have been compared to a benchmark land value of £0 to allow for the high incidence of ‘backyard’ development i.e. the development of a dwelling within the site ownership of the developer.

**Barking Town Centre**

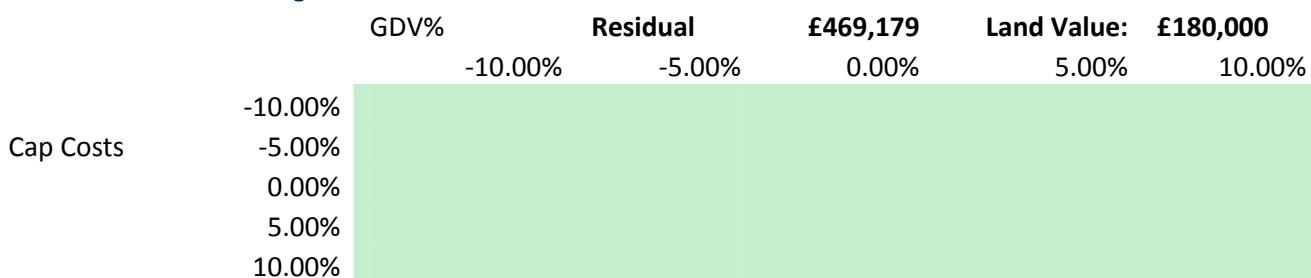
**1 & 8 Unit Scheme, Barking Town Centre**

**Scheme 1. 1 unit Barking Town Centre**





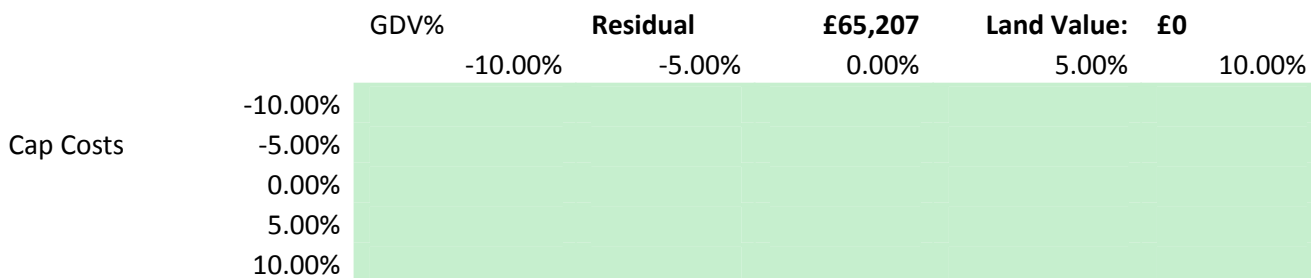
**Scheme 2. 8 unit Barking Town Centre**



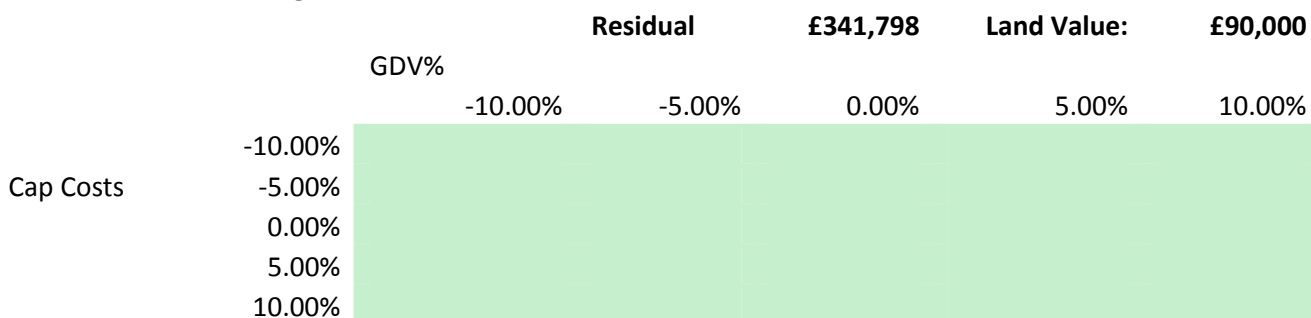
**Barking Riverside**

**1 & 8 Unit Scheme, Barking Riverside**

**Scheme 8. 1 unit Barking Riverside**



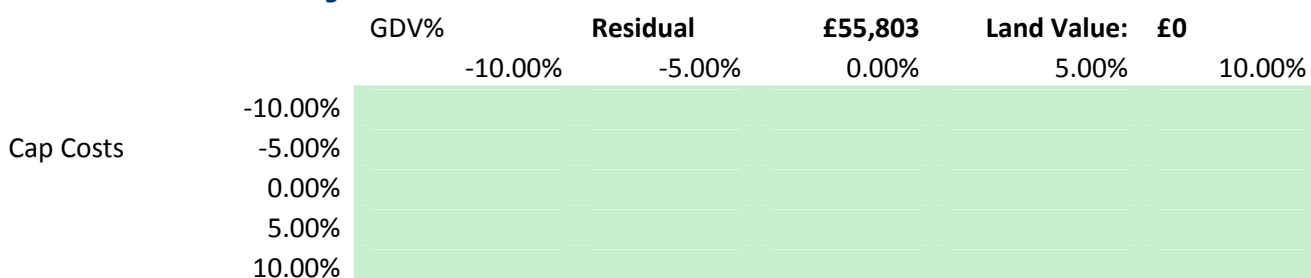
**Scheme 9. 8 unit Barking Riverside**



**South Dagenham**

**1 & 8 Unit Scheme, South Dagenham**

**Scheme 8. 1 unit South Dagenham**





**Scheme 9. 8 unit South Dagenham**

		Residual	£290,049	Land Value:	£90,000	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

Rest of Borough (Medium)

**1 & 8 Unit Scheme, Rest of Borough (Medium)**

**Scheme 8. 1 unit Rest of Borough Medium**

		Residual	£61,590	Land Value:	£0	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 9. 8 unit Rest of Borough Medium**

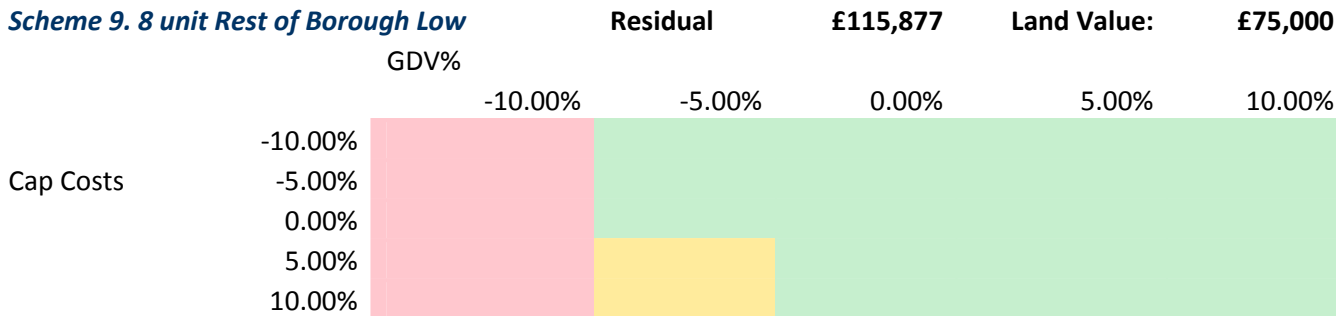
		Residual	£321,895	Land Value:	£75,000	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

Rest of Borough (Low)

**1 & 8 Unit Scheme, Rest of the Borough (Low)**

**Scheme 8. 1 unit Rest of Borough Low**

		Residual	£24,323	Land Value:	£0	
		GDV%				
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					



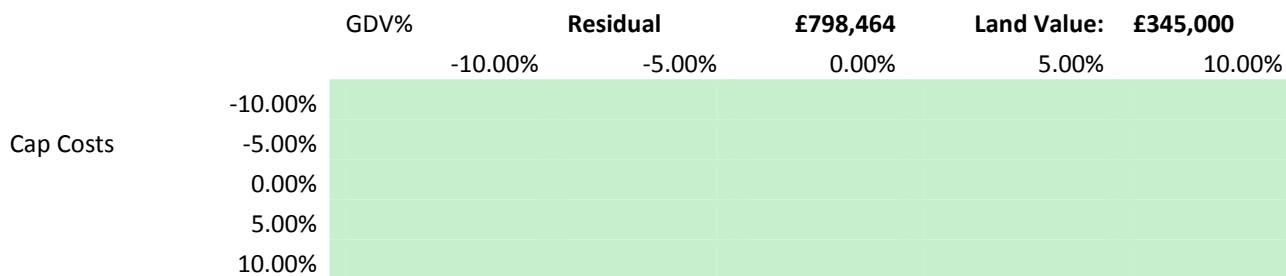
**“Future” 2016 Market Appraisals: Schemes above the Affordable Housing Threshold**

The tables below set out the indicative residual land values for Schemes 3,4,5,6,7,10,11,12,13 & 14 at a range of 0%, 10%, 25% and 35% affordable housing. These residual land values have been compared to the benchmark land values as set out in Table 9 of the main report.

**Barking Town Centre: 0% Affordable Housing**

**0 % Affordable**

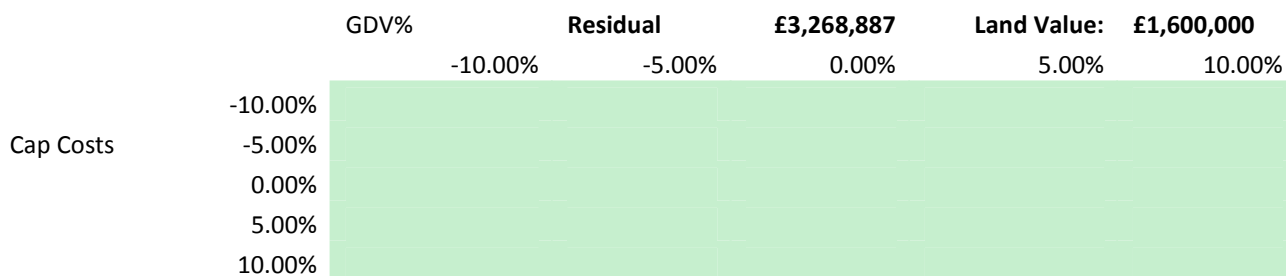
**Scheme 3. 20 unit Barking Town Centre**



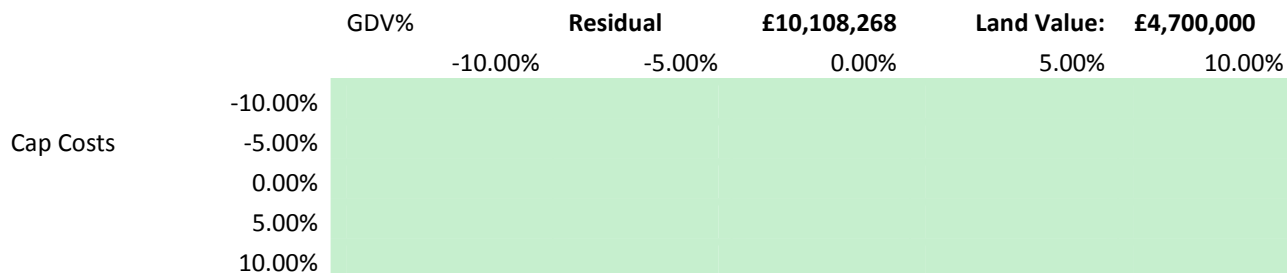
**Scheme 4. 50 unit Barking Town Centre**



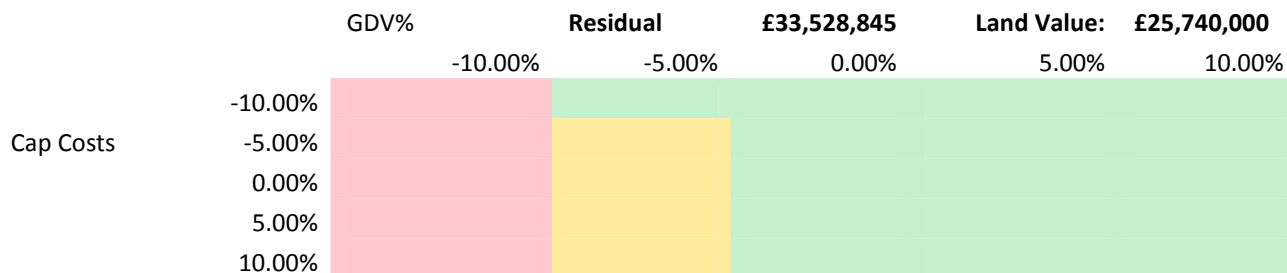
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



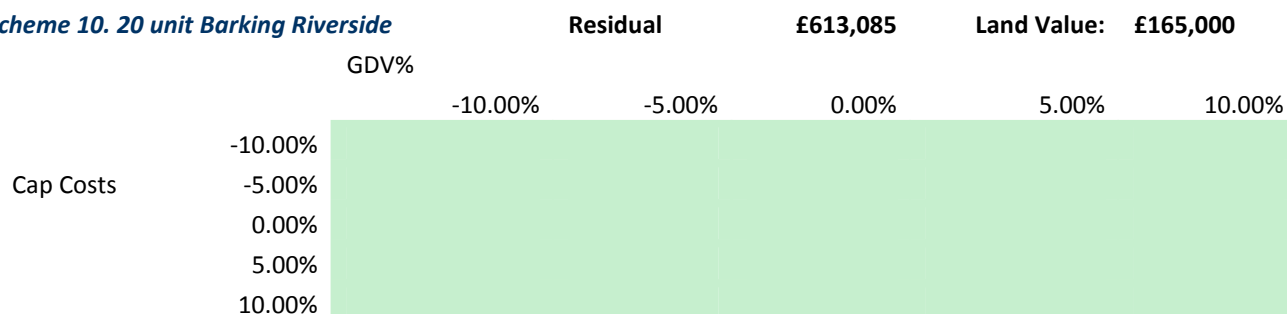
**Scheme 7. 1000 unit Barking Town Centre**



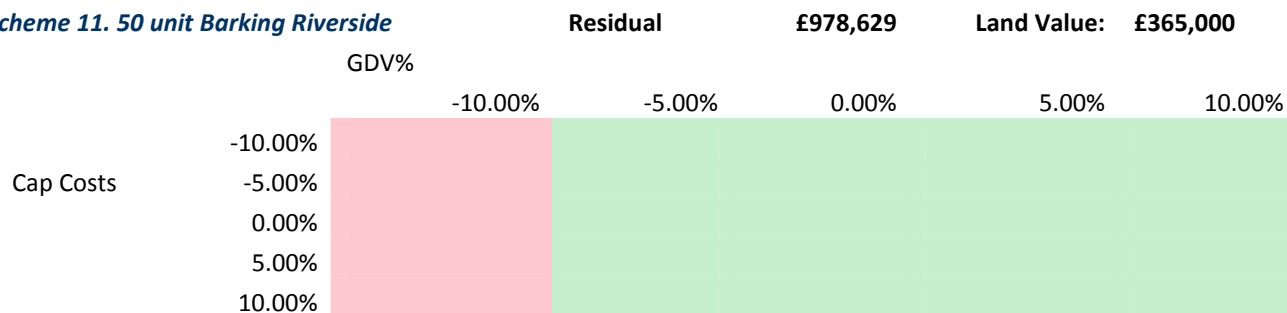
**Barking Riverside: 0% Affordable Housing**

**0 % Affordable**

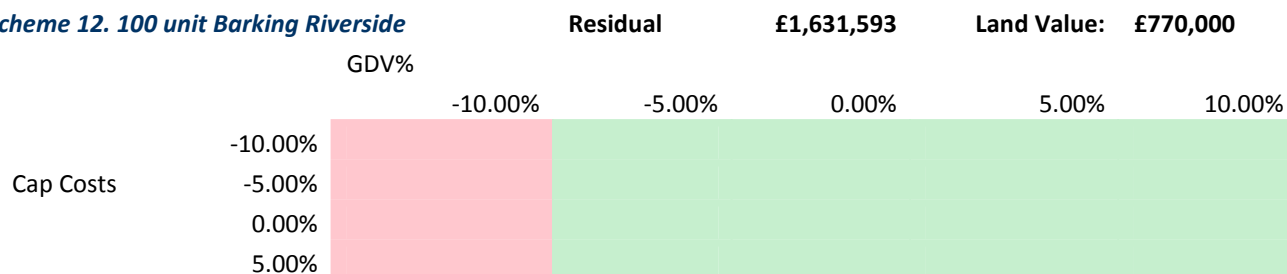
**Scheme 10. 20 unit Barking Riverside**

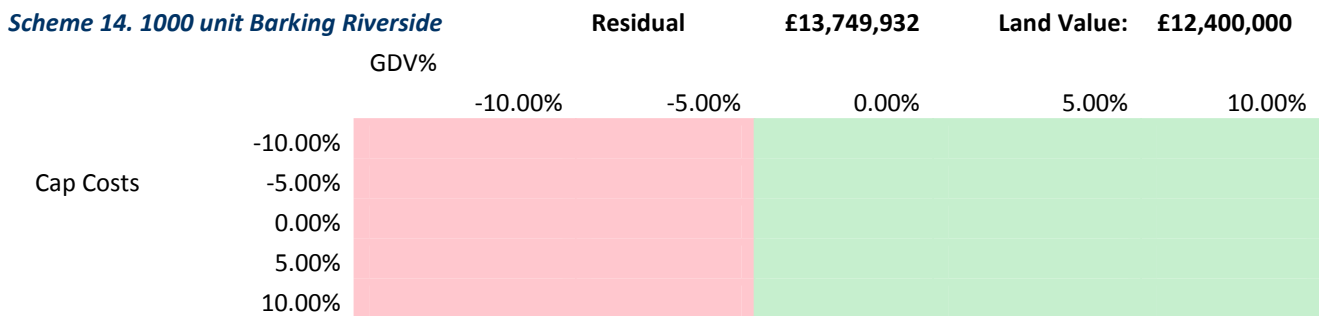
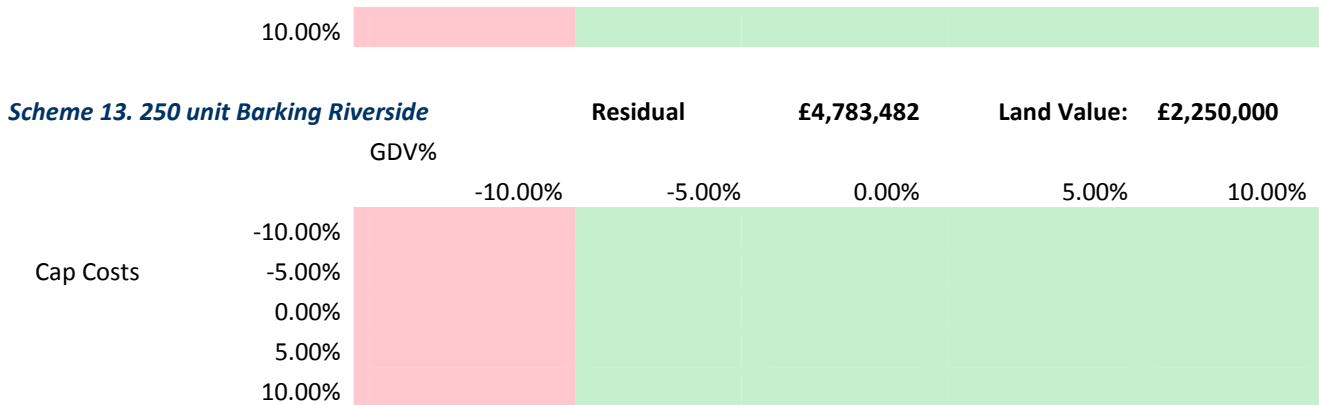


**Scheme 11. 50 unit Barking Riverside**



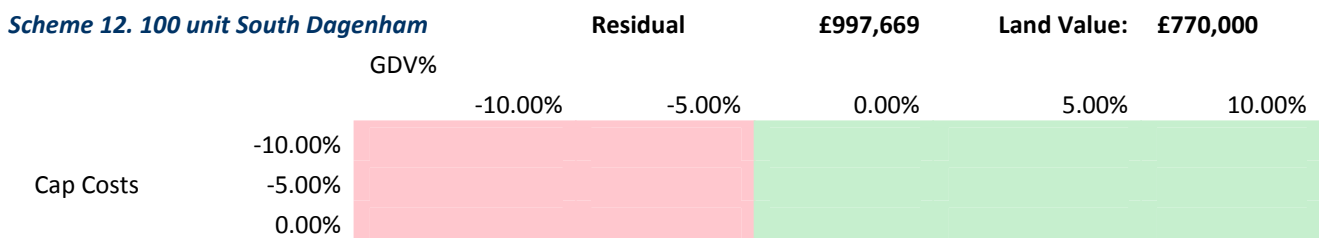
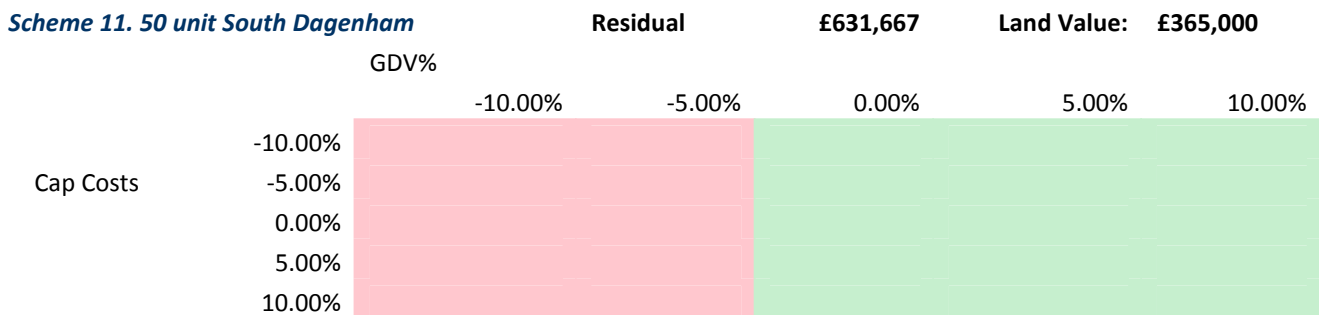
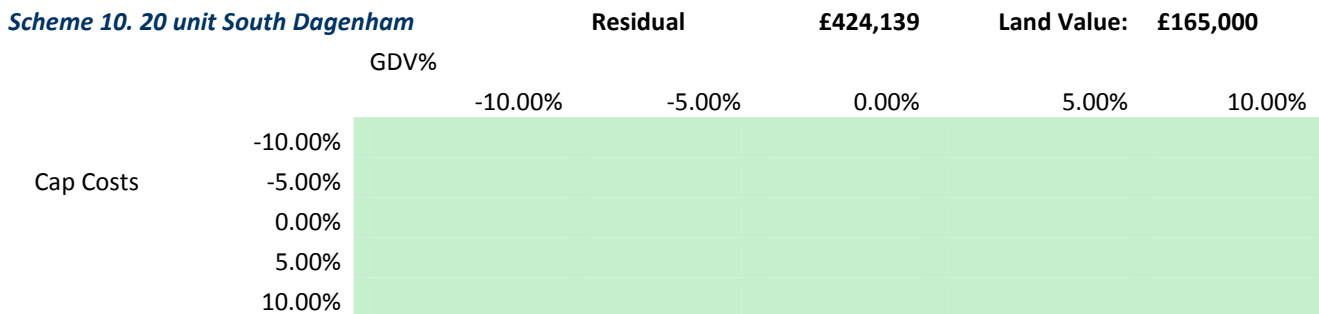
**Scheme 12. 100 unit Barking Riverside**

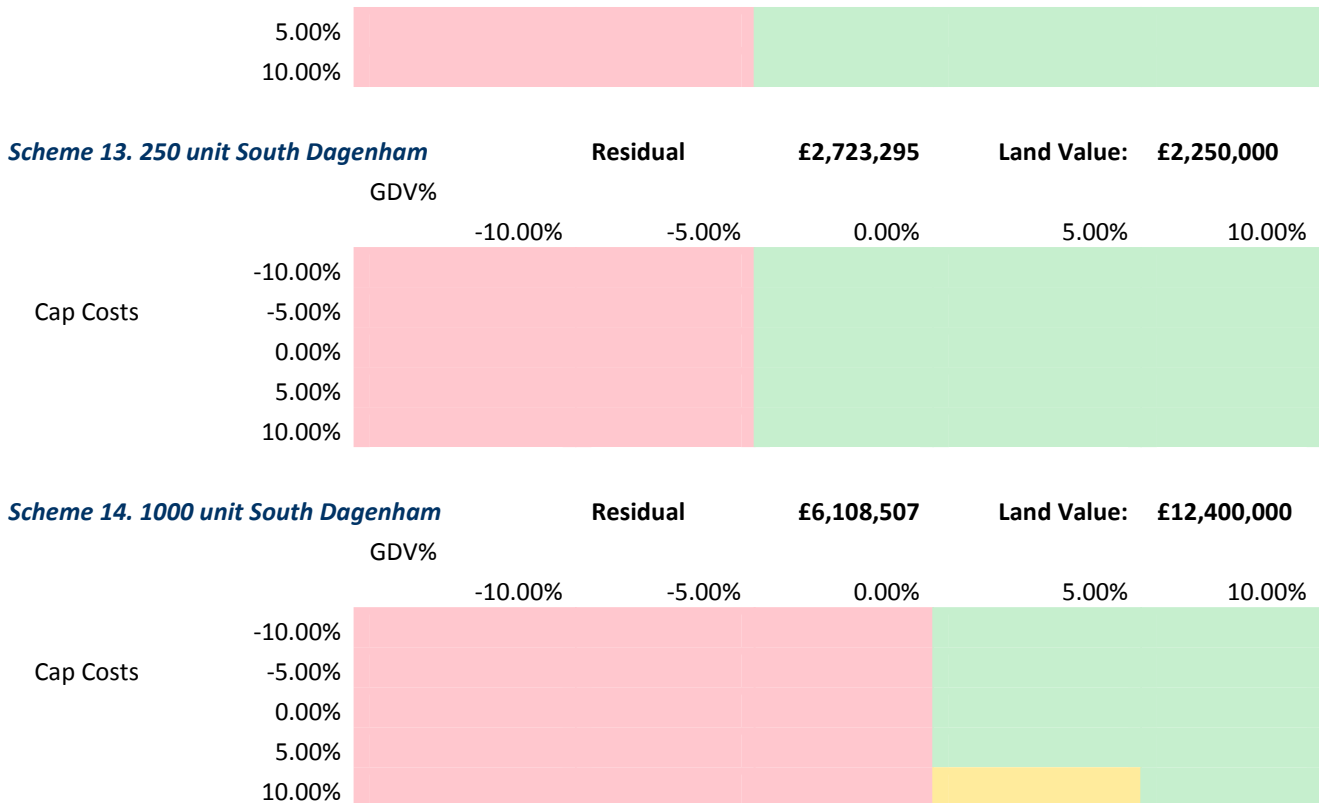




South Dagenham: 0% Affordable Housing

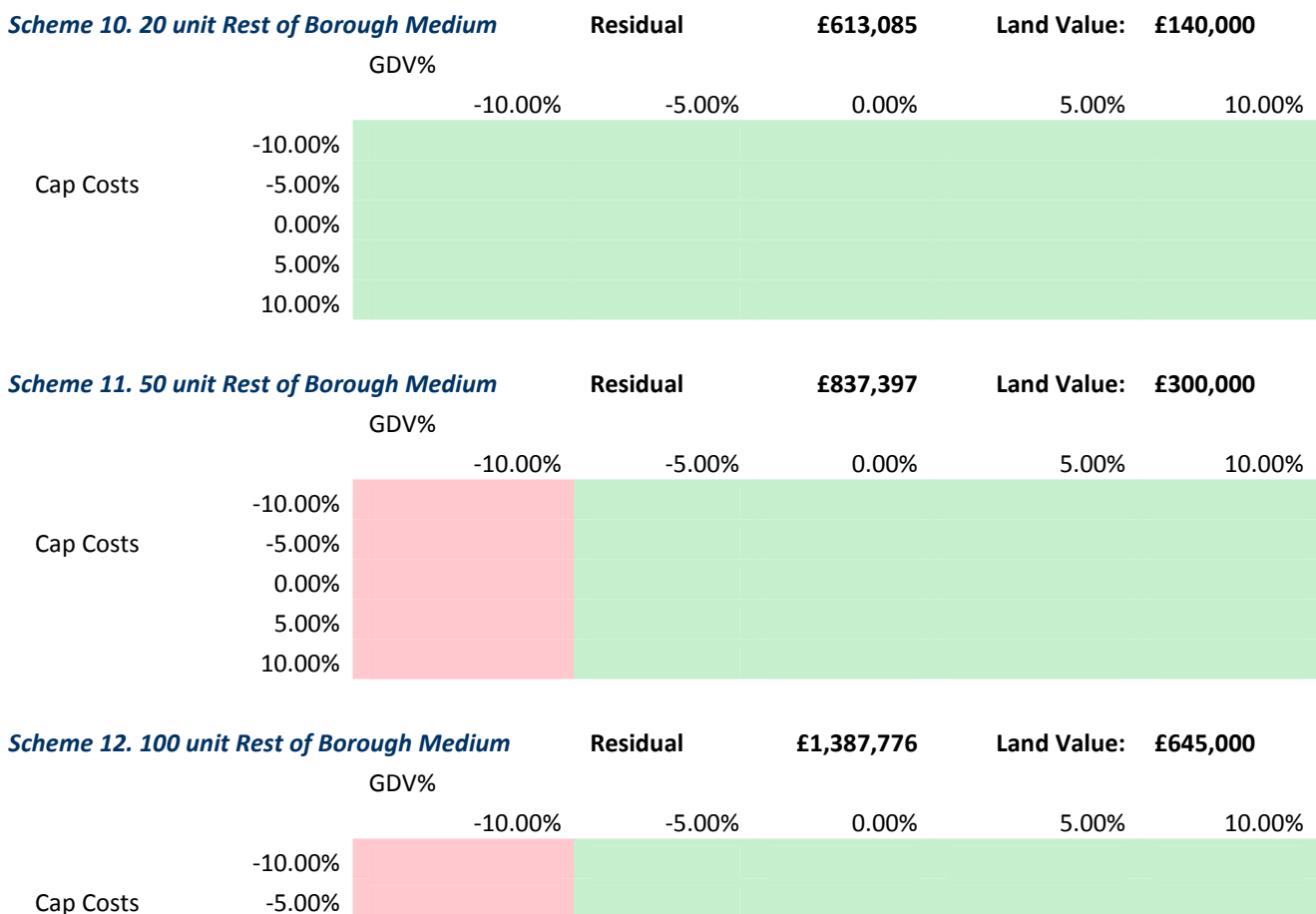
**0 % Affordable**





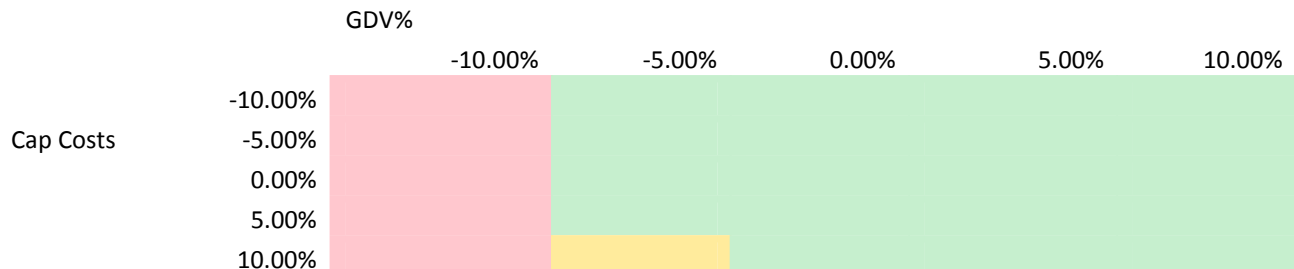
Rest of the Borough (Medium): 0% Affordable Housing

**0 % Affordable**

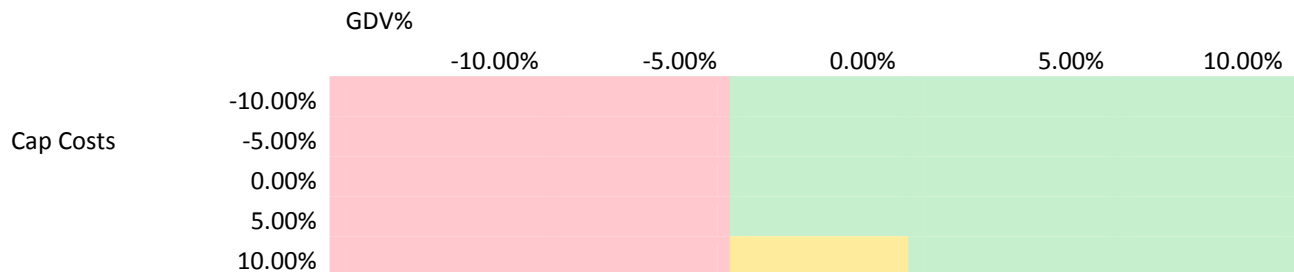




**Scheme 13. 250 unit Rest of Borough Medium**      Residual      **£3,991,103**      Land Value: **£1,870,000**



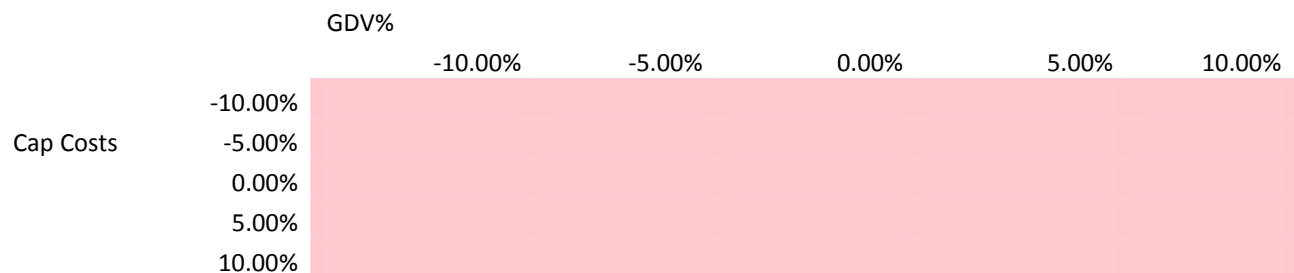
**Scheme 14. 1000 unit Rest of Borough Medium**      Residual      **£10,810,870**      Land Value: **£10,300,000**



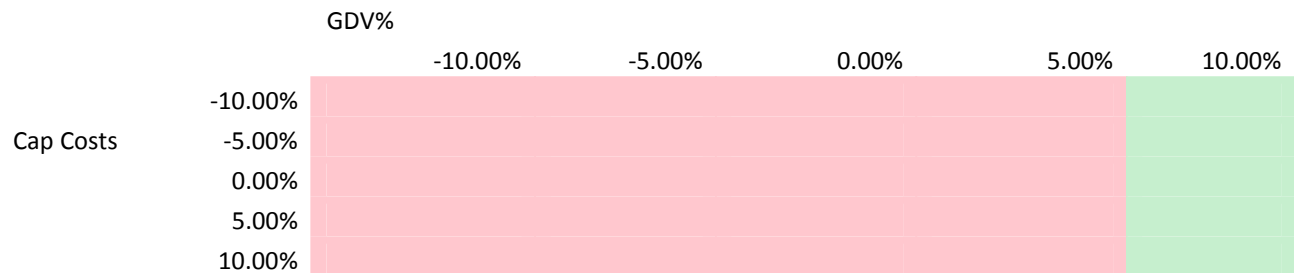
Rest of the Borough (Low): 0% Affordable Housing

0 % Affordable

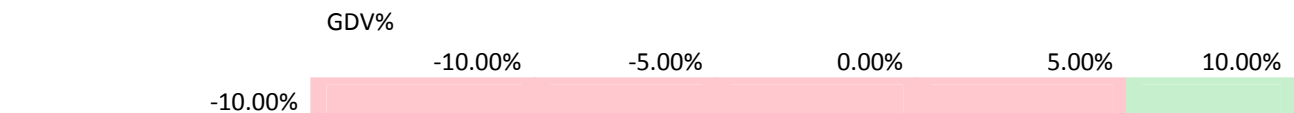
**Scheme 10. 20 unit Rest of Borough Low**      Residual      **-£125,278**      Land Value: **£140,000**

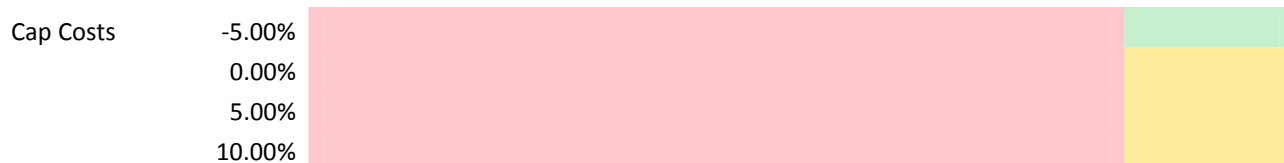


**Scheme 11. 50 unit Rest of Borough Low**      Residual      **-£140,630**      Land Value: **£300,000**

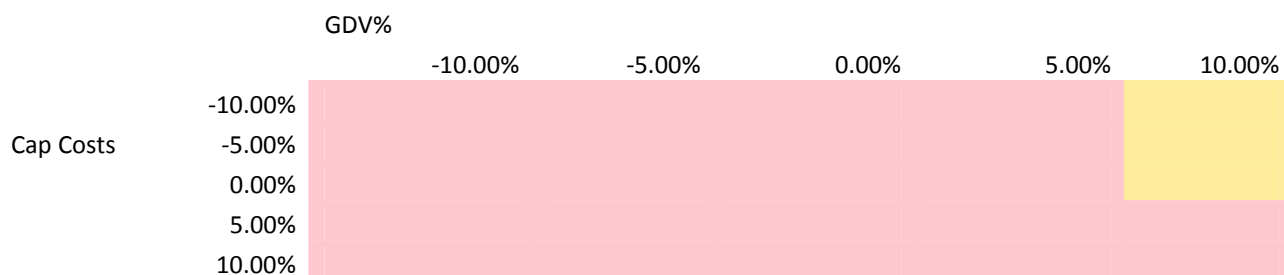


**Scheme 12. 100 unit Rest of Borough Low**      Residual      **-£414,820**      Land Value: **£645,000**

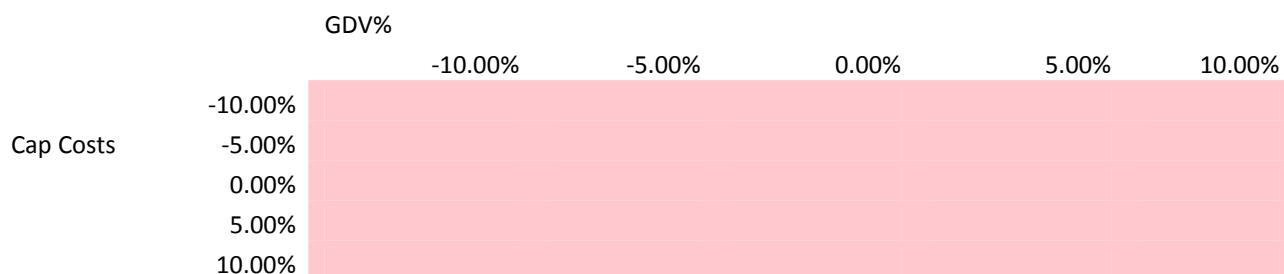




**Scheme 13. 250 unit Rest of Borough Low**      Residual      **-£1,870,907**      Land Value:      **£1,870,000**



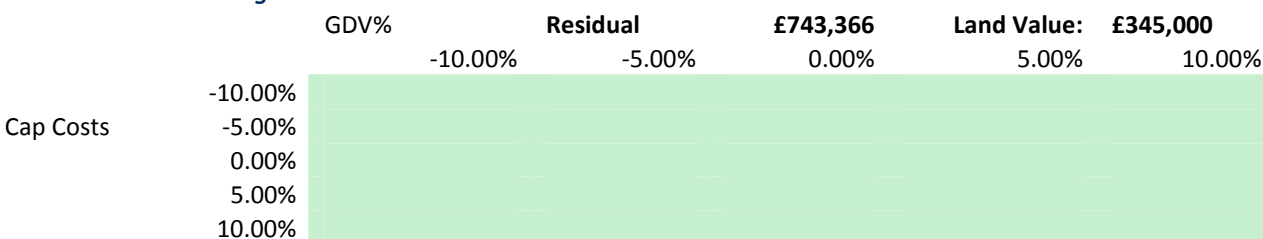
**Scheme 14. 1000 unit Rest of Borough Low**      Residual      **-£10,936,241**      Land Value:      **£10,300,000**



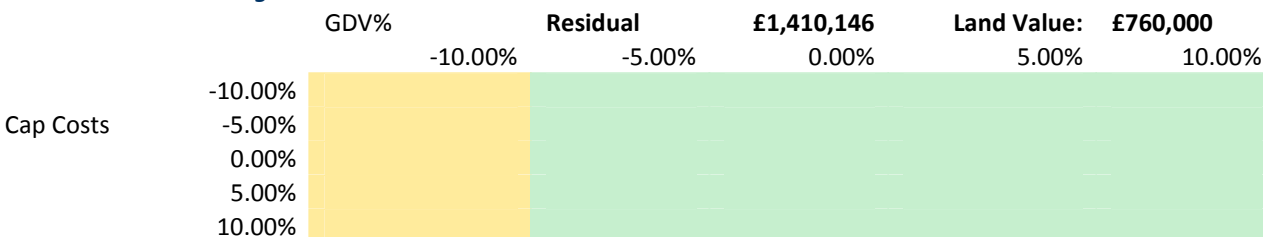
### Barking Town Centre: 10% Affordable Housing

- 10 % Affordable**
- 60%:40% Social Rent: Intermediate**
- No Grant**

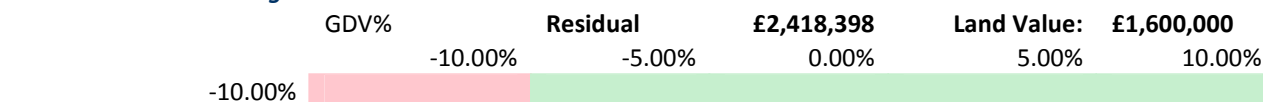
**Scheme 3. 20 unit Barking Town Centre**

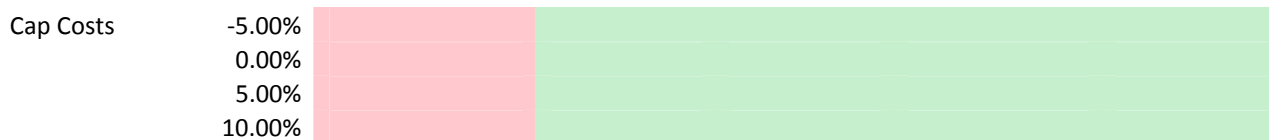


**Scheme 4. 50 unit Barking Town Centre**

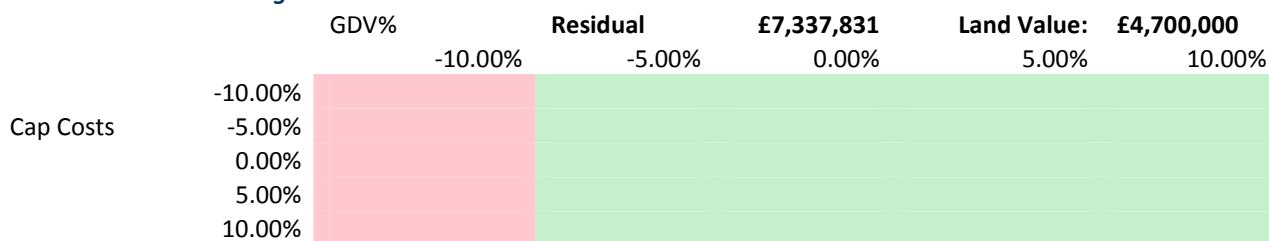


**Scheme 5. 100 unit Barking Town Centre**

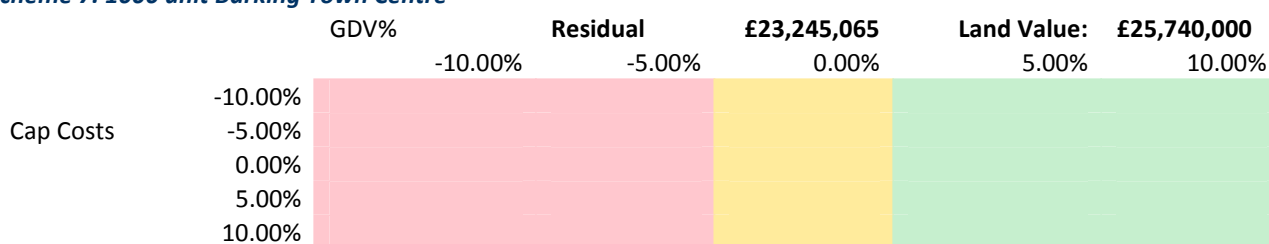




**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**



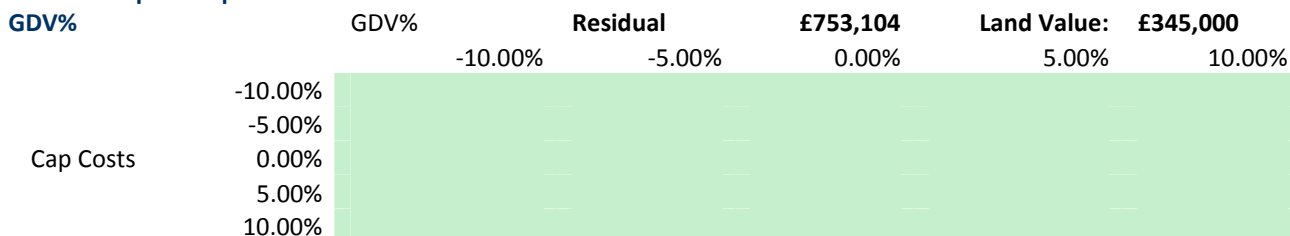
10 % Affordable

60%:40% Affordable Rent: Intermediate

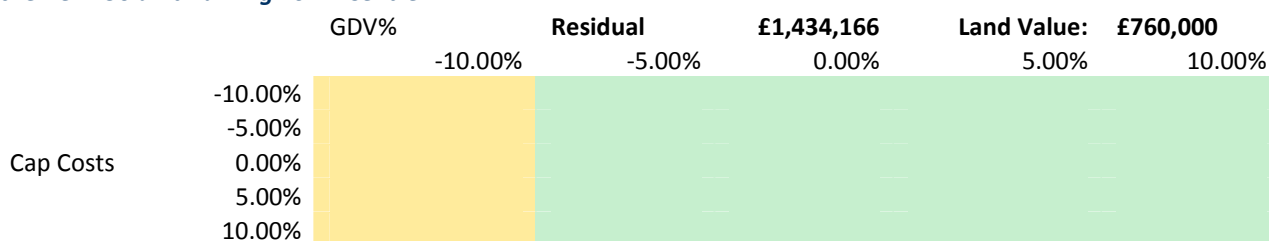
No Grant

**Scheme 3. 20 unit Barking Town Centre**

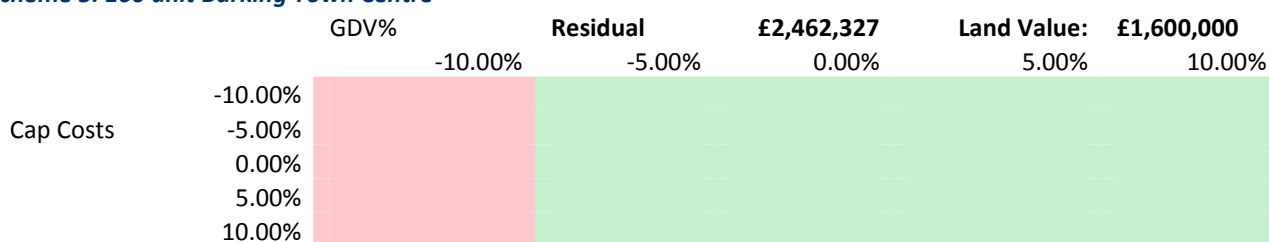
Table 3 - Cap Costs psf vs



**Scheme 4. 50 unit Barking Town Centre**

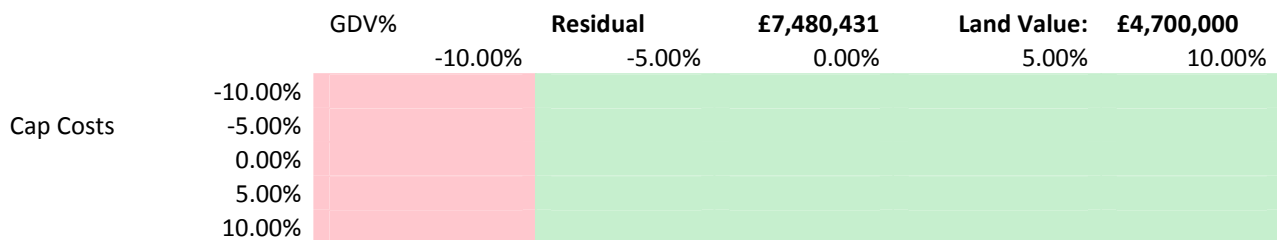


**Scheme 5. 100 unit Barking Town Centre**

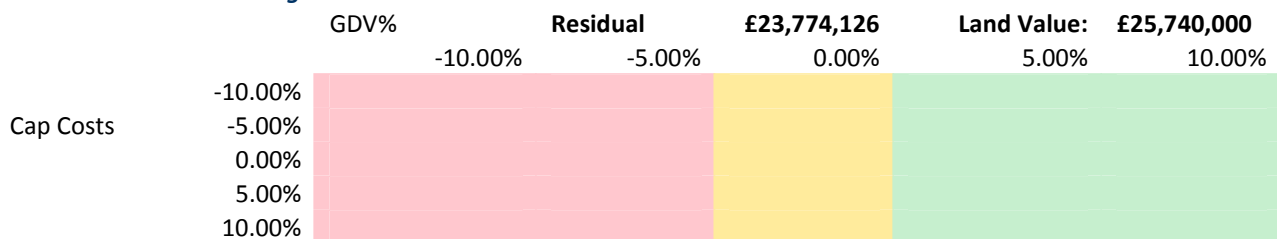


**Scheme 6. 250 unit Barking Town Centre**





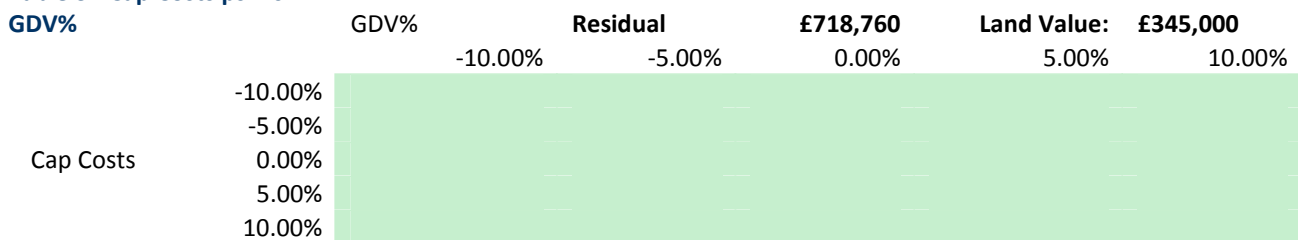
**Scheme 7. 1000 unit Barking Town Centre**



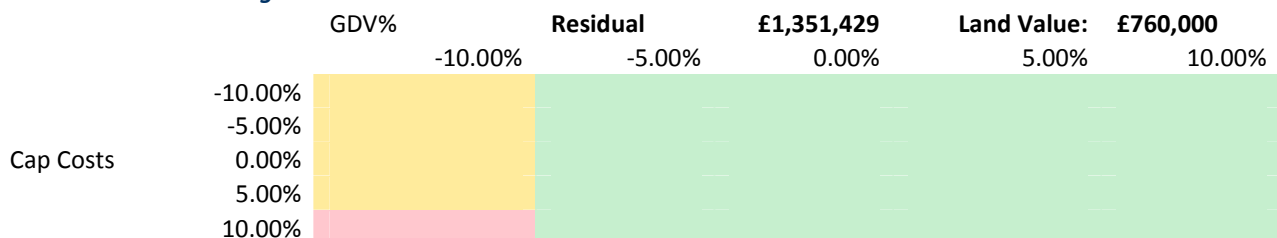
**10 % Affordable  
100% Social Rent  
No Grant**

**Scheme 3. 20 unit Barking Town Centre**

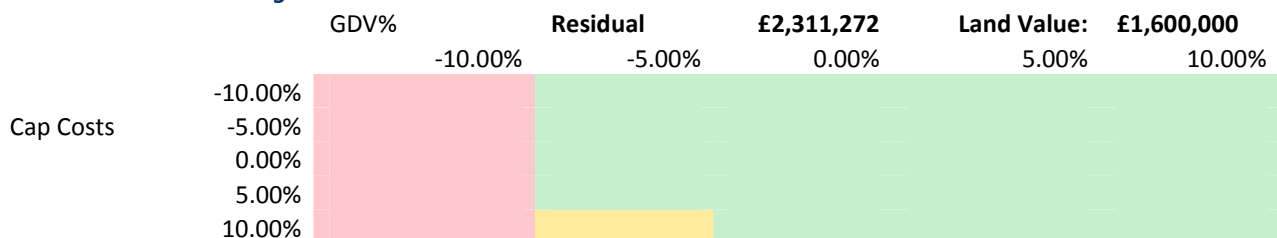
**Table 3 - Cap Costs psf vs**



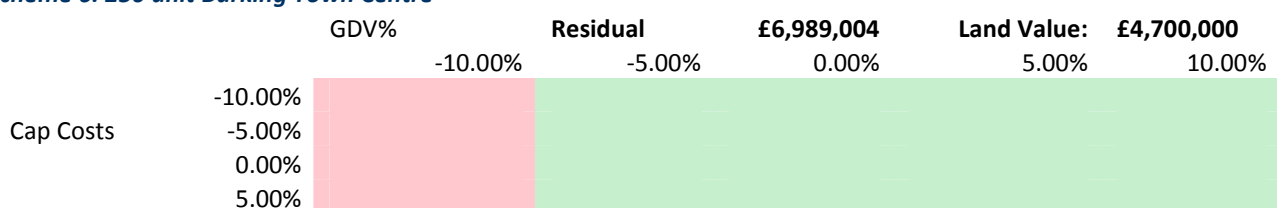
**Scheme 4. 50 unit Barking Town Centre**

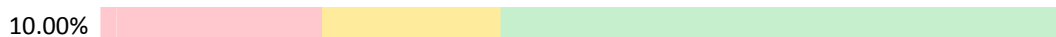


**Scheme 5. 100 unit Barking Town Centre**

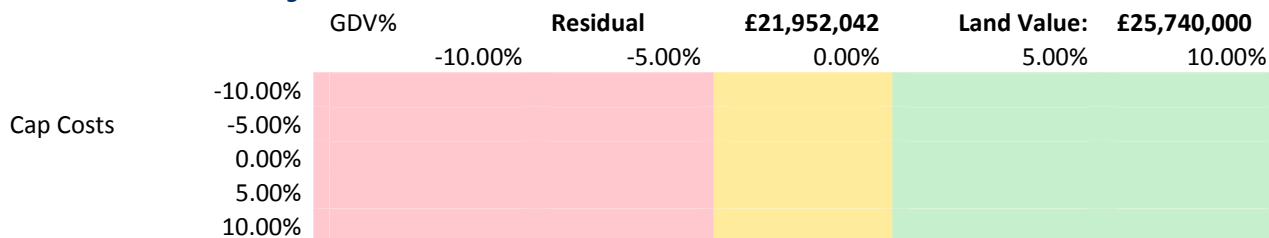


**Scheme 6. 250 unit Barking Town Centre**





**Scheme 7. 1000 unit Barking Town Centre**



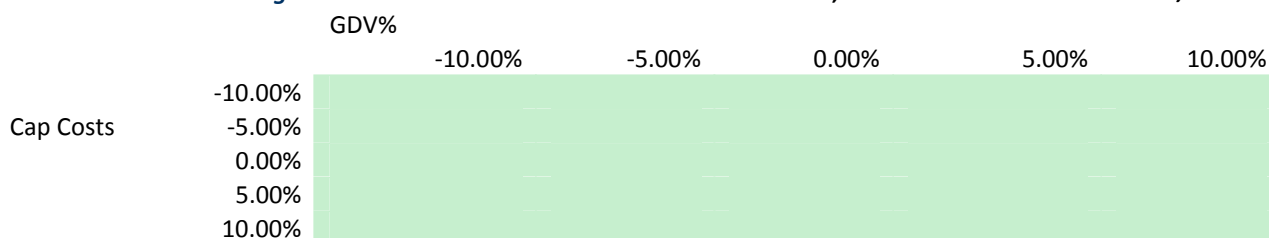
**Barking Riverside: 10% Affordable Housing**

10 % Affordable

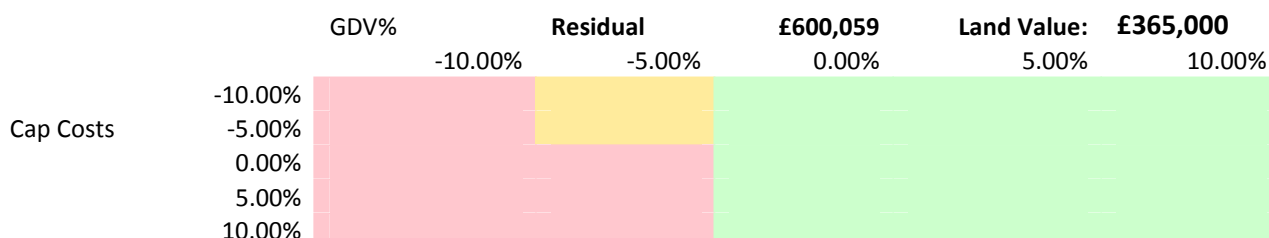
60%:40% Social Rent: Intermediate

No Grant

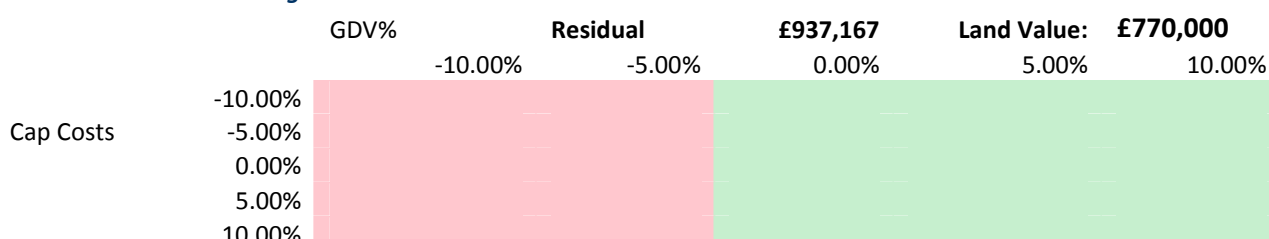
**Scheme 10. 20 unit Barking Riverside**



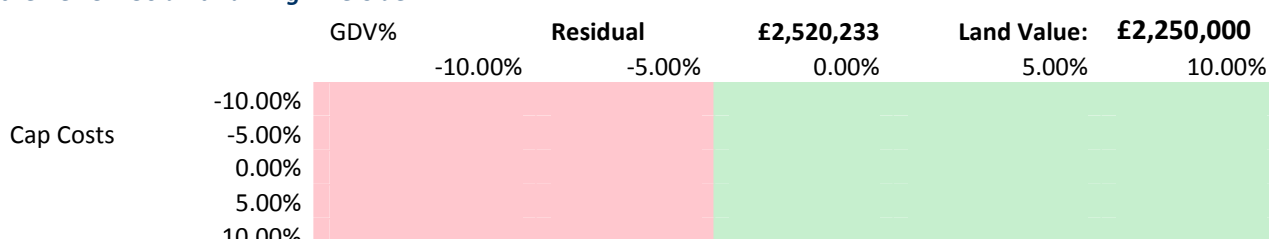
**Scheme 11. 50 unit Barking Riverside**



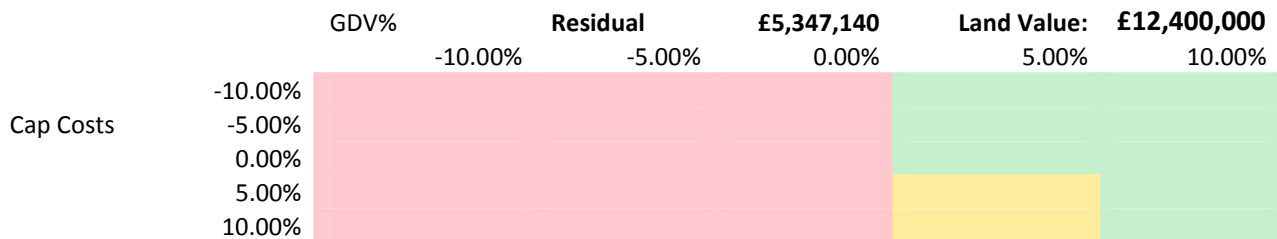
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



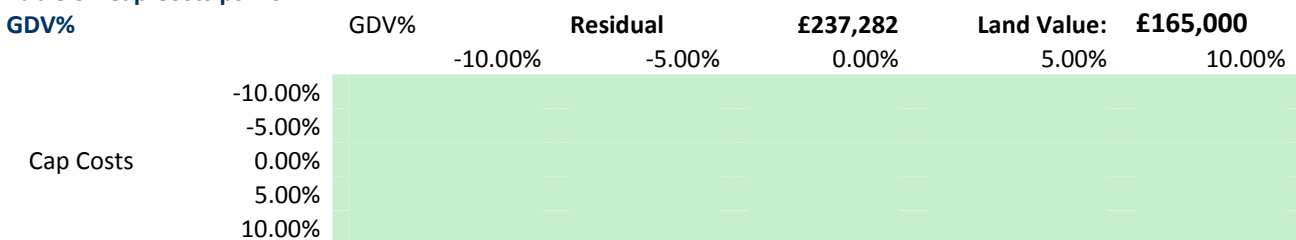
10 % Affordable

60%:40% Affordable Rent: Intermediate

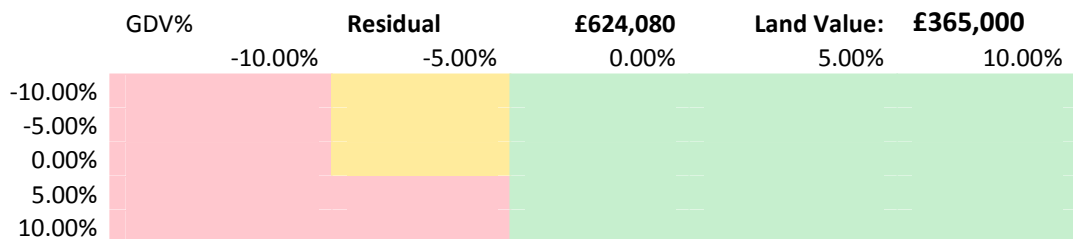
No Grant

**Scheme 10. 20 unit Barking Riverside**

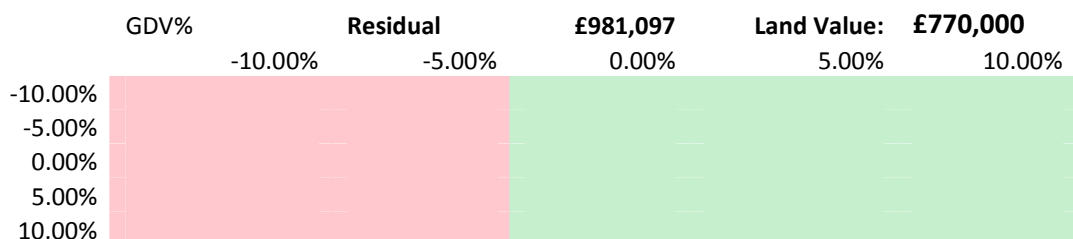
Table 3 - Cap Costs psf vs



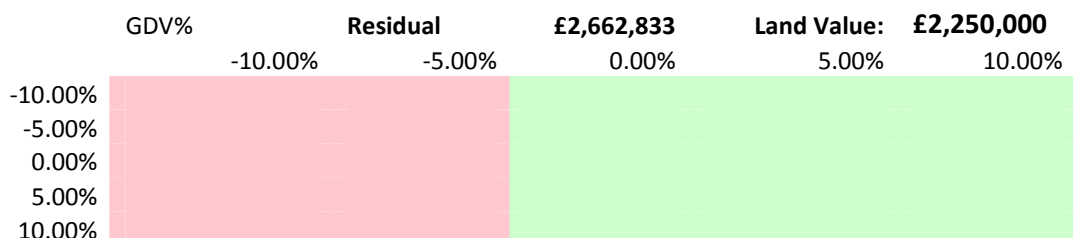
**Scheme 11. 50 unit Barking Riverside**



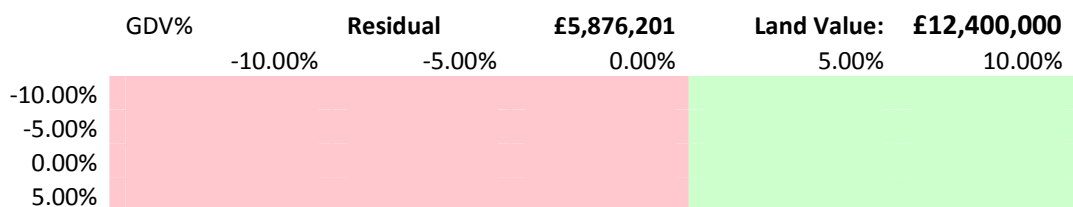
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**

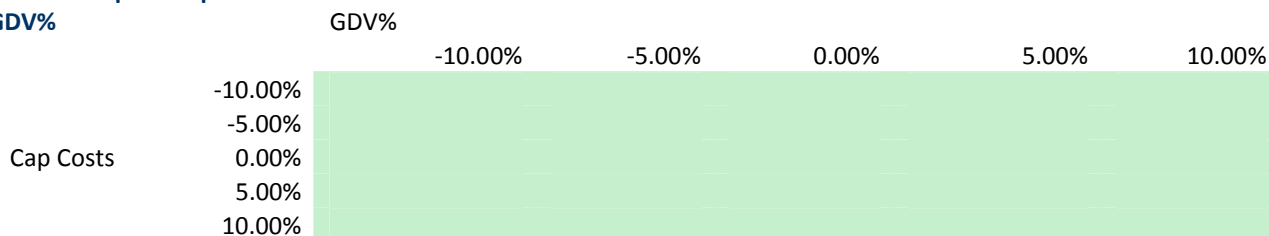


**10 % Affordable  
100% Social Rent  
No Grant**



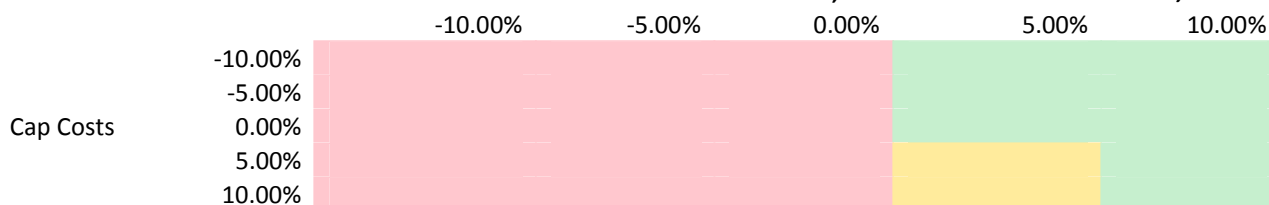
**Scheme 10. 20 unit Barking Riverside Residual £204,721 Land Value: £165,000**

**Table 3 - Cap Costs psf vs GDV%**



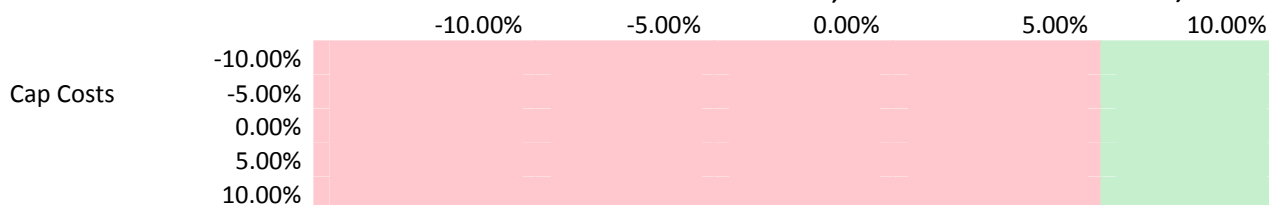
**Scheme 11. 50 unit Barking Riverside**

**GDV% Residual £88,098 Land Value: £365,000**



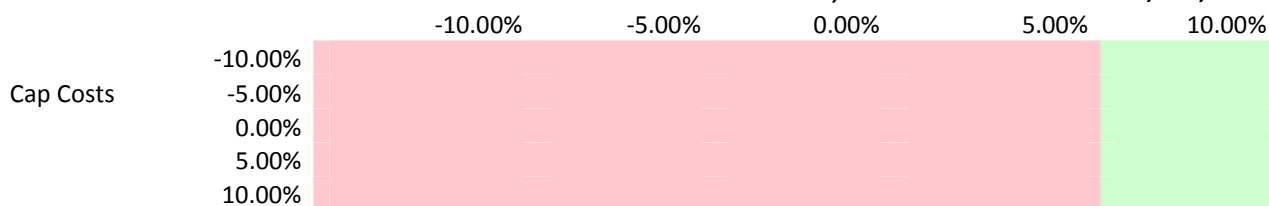
**Scheme 12. 100 unit Barking Riverside**

**GDV% Residual £5,950 Land Value: £770,000**



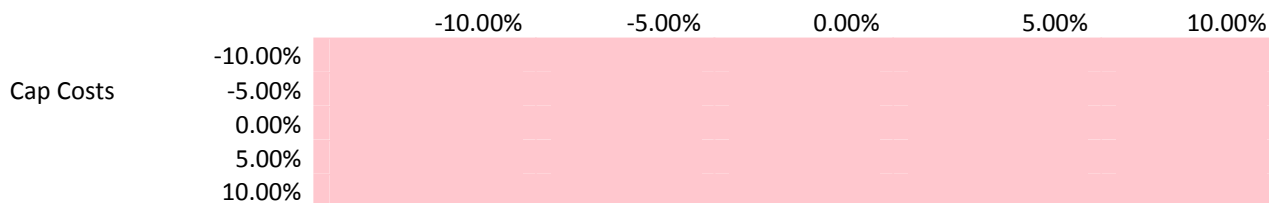
**Scheme 13. 250 unit Barking Riverside**

**GDV% Residual -£490,920 Land Value: £2,250,000**



**Scheme 14. 1000 unit Barking Riverside**

**GDV% Residual -£5,710,254 Land Value: £12,400,000**

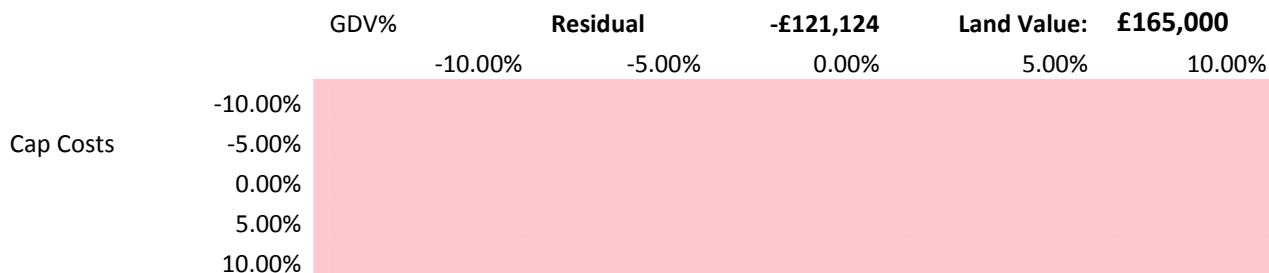


**South Dagenham: 10% Affordable Housing**

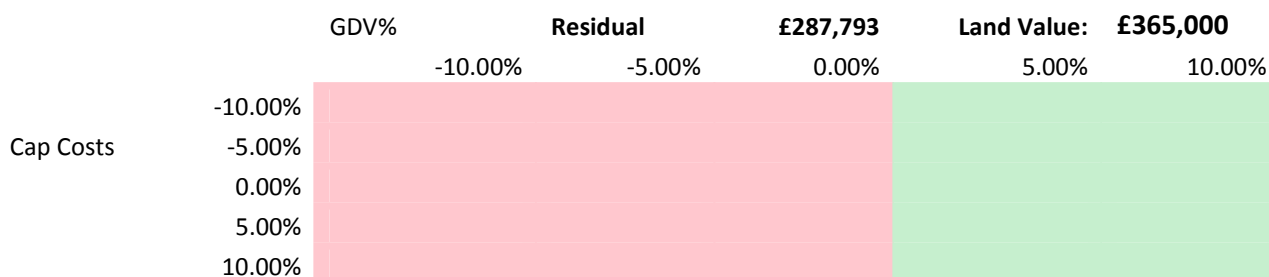
**10 % Affordable**

**60%:40% Social Rent: Intermediate  
No Grant**

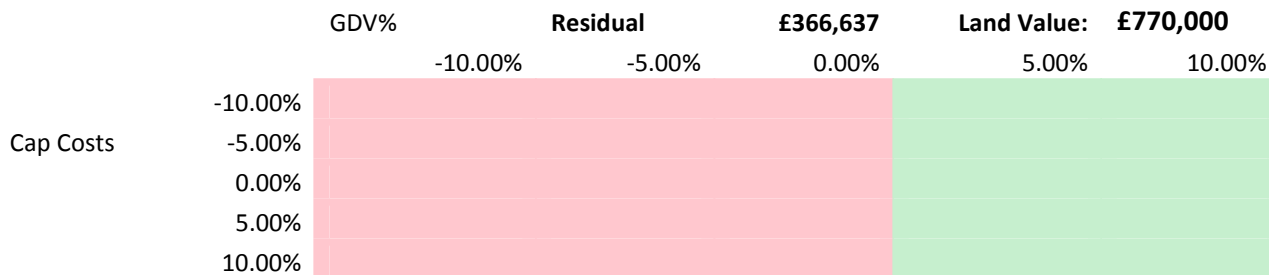
**Scheme 10. 20 unit South Dagenham**



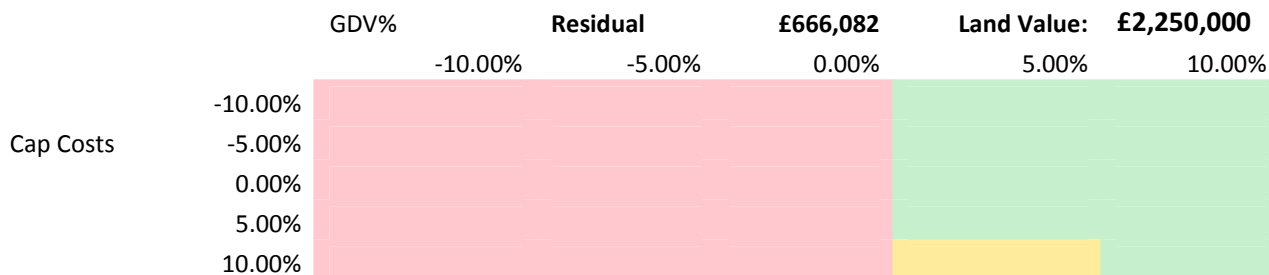
**Scheme 11. 50 unit South Dagenham**



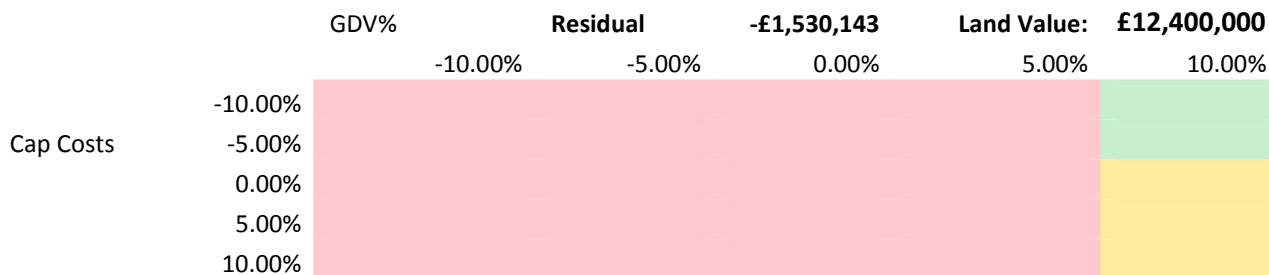
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**

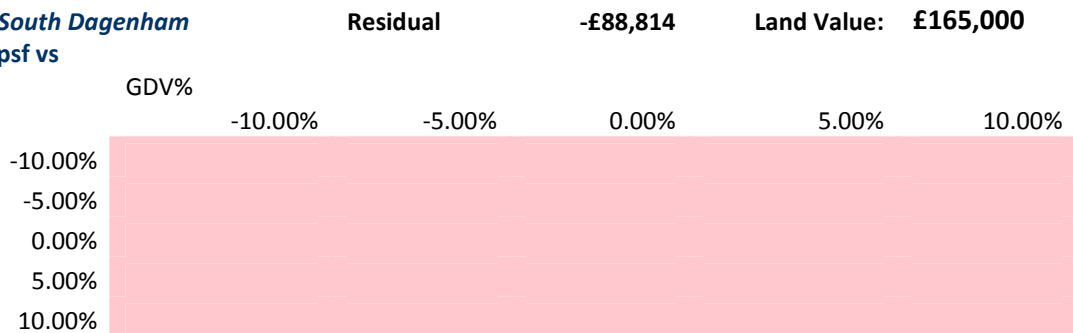


**Scheme 14. 1000 unit South Dagenham**

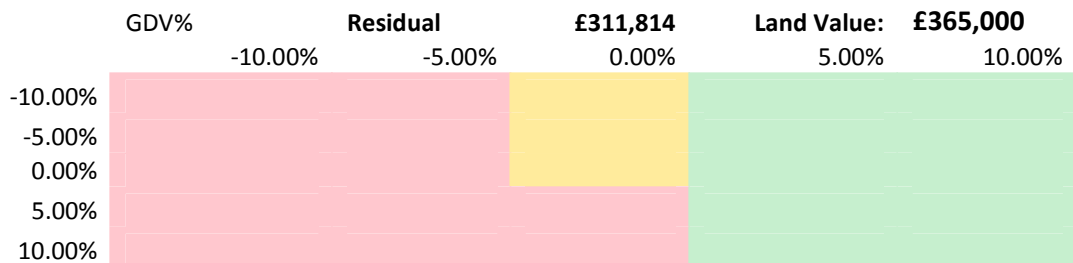


**10 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

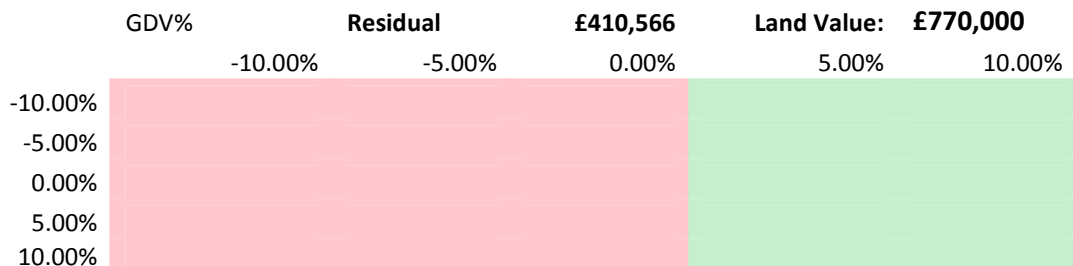
**Scheme 10. 20 unit South Dagenham**  
**Table 3 - Cap Costs psf vs**  
**GDV%**



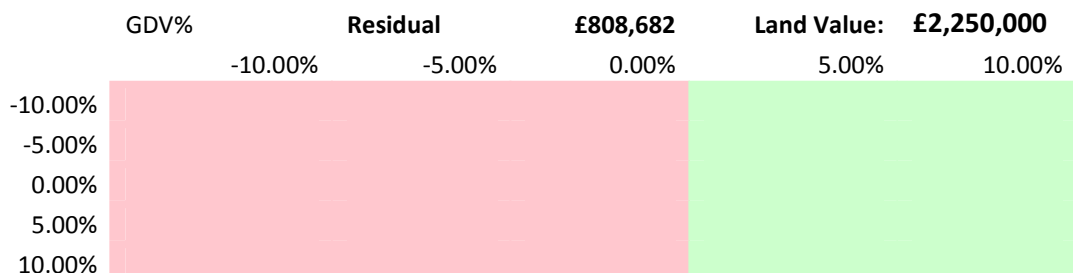
**Scheme 11. 50 unit South Dagenham**



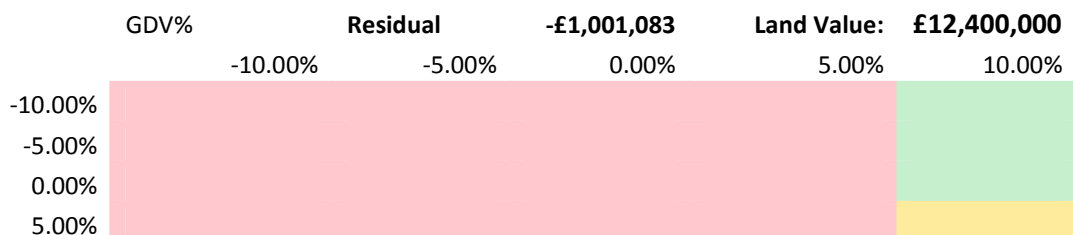
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



**Scheme 14. 1000 unit South Dagenham**



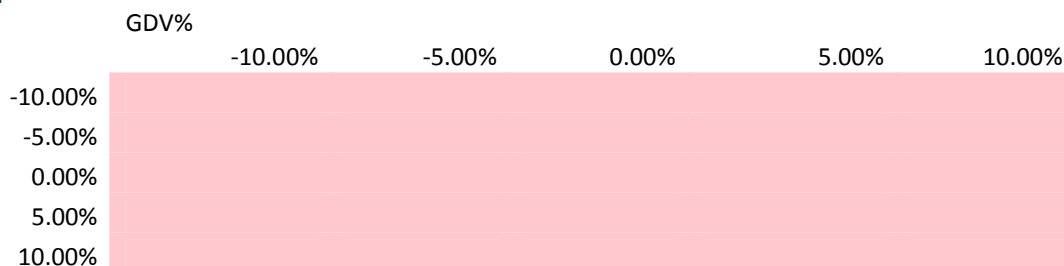
**10 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit South Dagenham**

**Residual £97,854 Land Value: £165,000**

**Table 3 - Cap Costs psf vs**

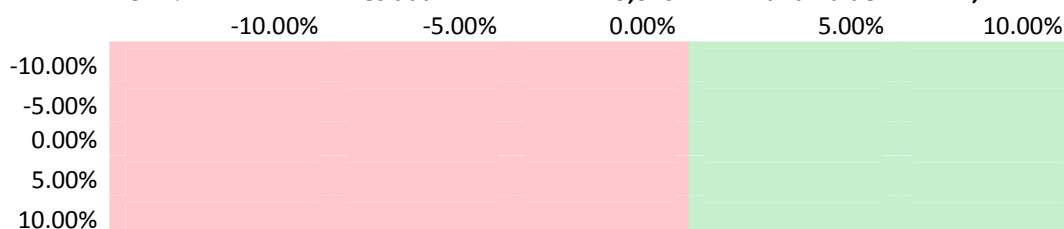
**GDV%**



**Scheme 11. 50 unit South Dagenham**

**GDV% Residual £229,076 Land Value: £365,000**

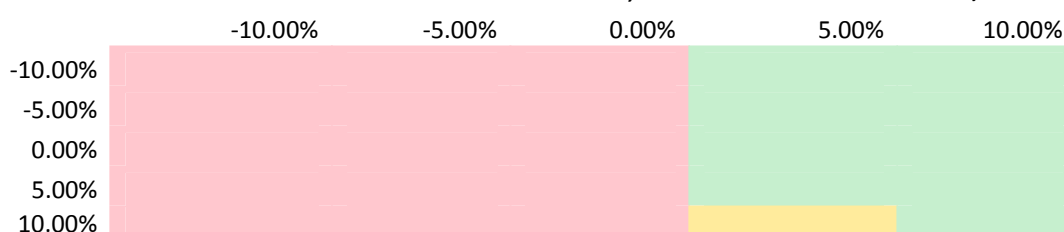
Cap Costs



**Scheme 12. 100 unit South Dagenham**

**GDV% Residual £259,511 Land Value: £770,000**

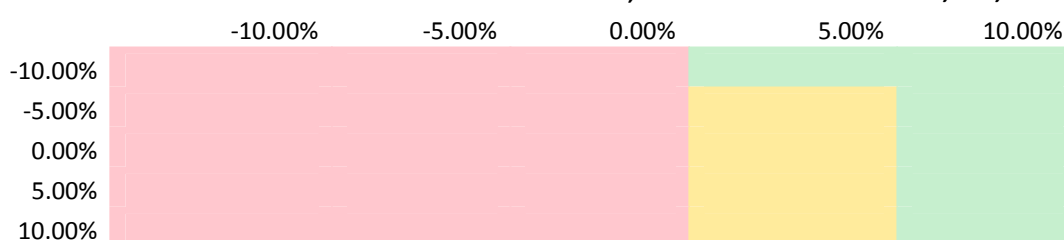
Cap Costs



**Scheme 13. 250 unit South Dagenham**

**GDV% Residual £317,256 Land Value: £2,250,000**

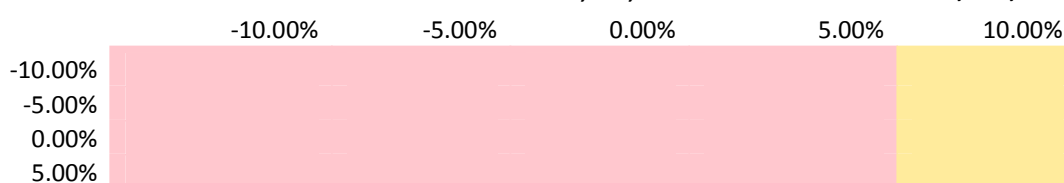
Cap Costs



**Scheme 14. 1000 unit South Dagenham**

**GDV% Residual -£2,823,166 Land Value: £12,400,000**

Cap Costs

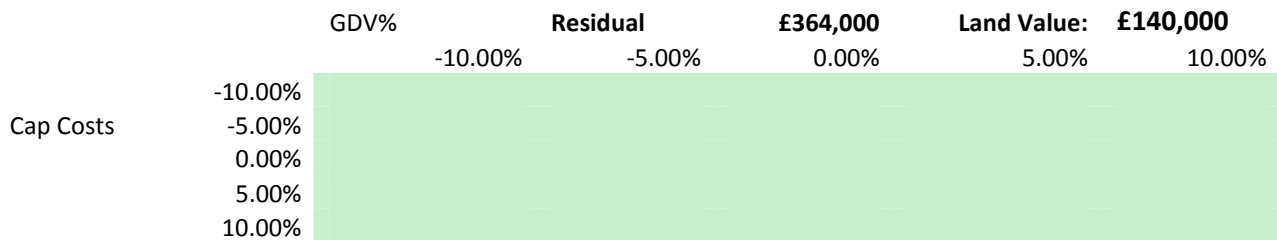




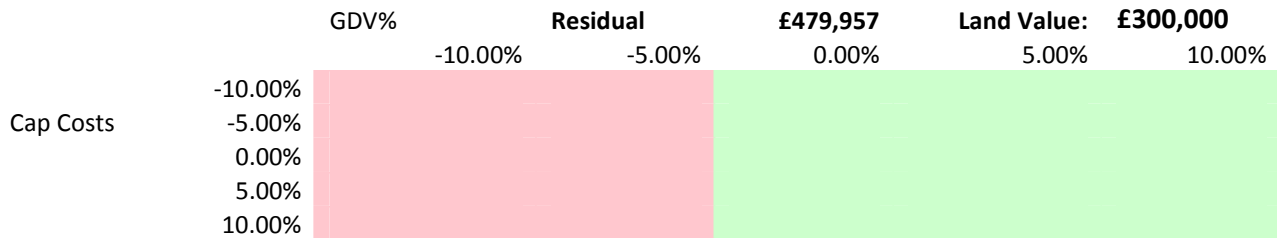
Rest of Borough (Medium): 10% Affordable Housing

10 % Affordable  
60%:40% Social Rent: Intermediate  
No Grant

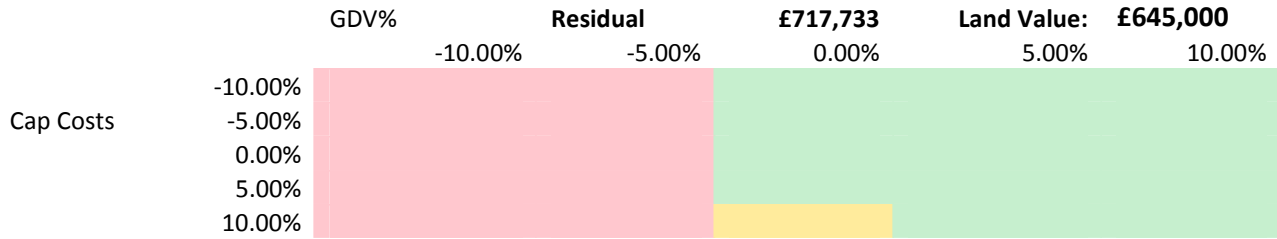
**Scheme 10. 20 unit Rest of Borough Medium**



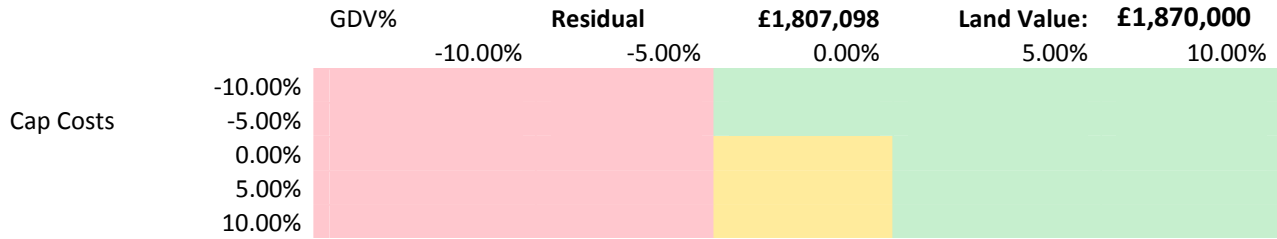
**Scheme 11. 50 unit Rest of Borough Medium**



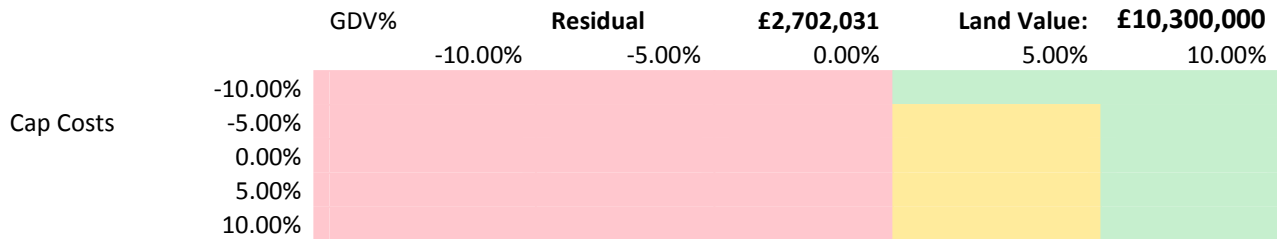
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



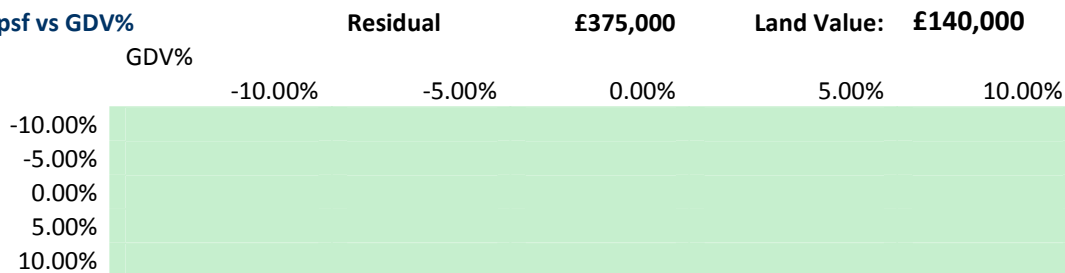
10 % Affordable  
60%:40% Affordable Rent: Intermediate



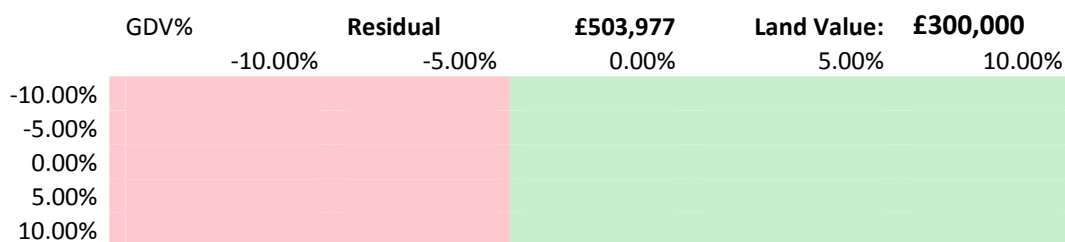
**No Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

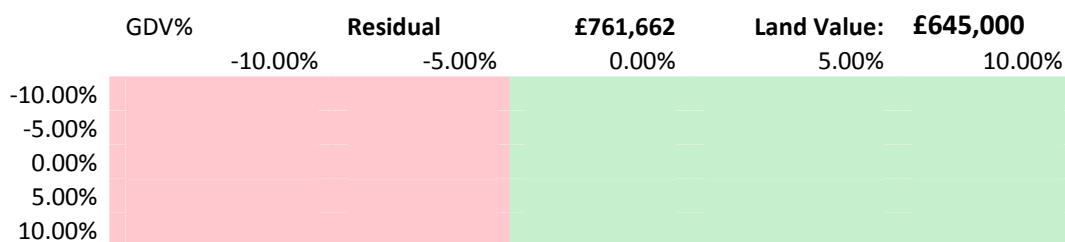
**Table 3 - Cap Costs psf vs GDV%**



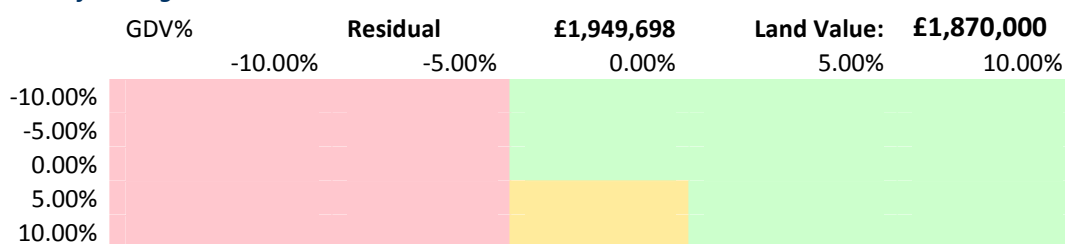
**Scheme 11. 50 unit Rest of Borough Medium**



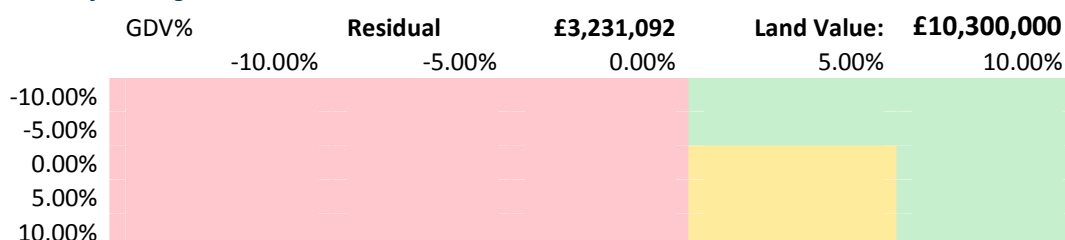
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



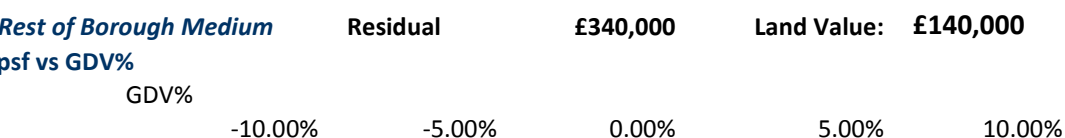
**Scheme 14. 1000 unit Rest of Borough Medium**

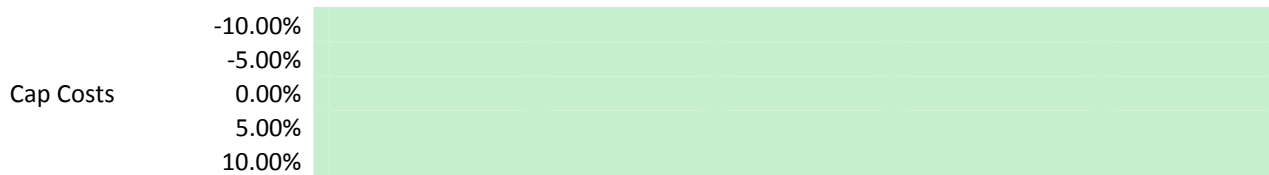


**10 % Affordable  
100% Social Rent  
No Grant**

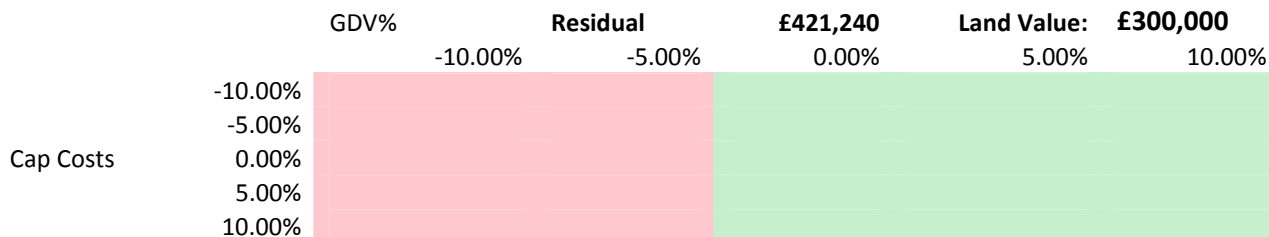
**Scheme 10. 20 unit Rest of Borough Medium**

**Table 3 - Cap Costs psf vs GDV%**

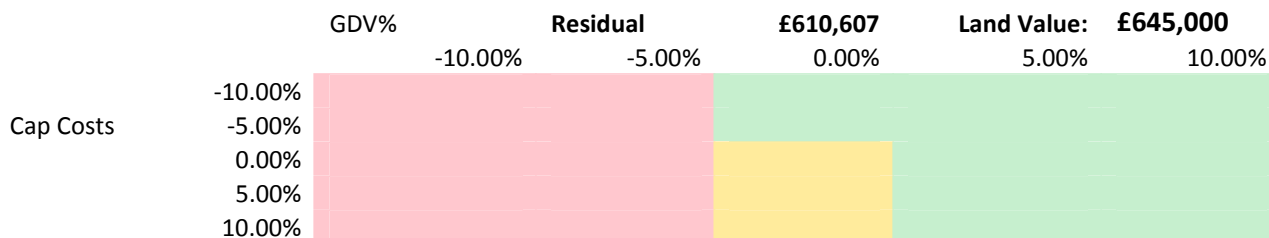




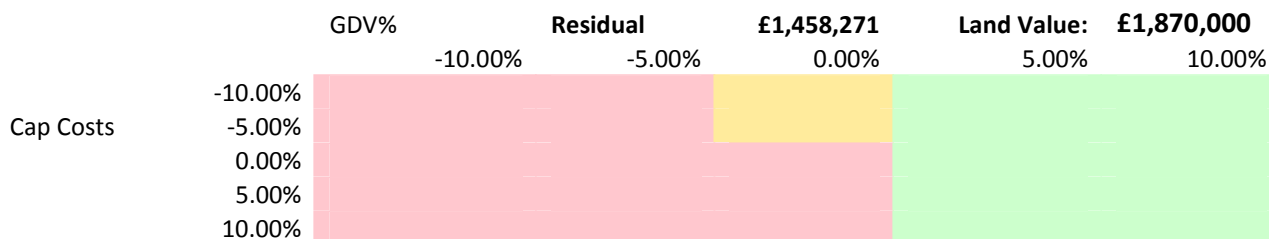
**Scheme 11. 50 unit Rest of Borough Medium**



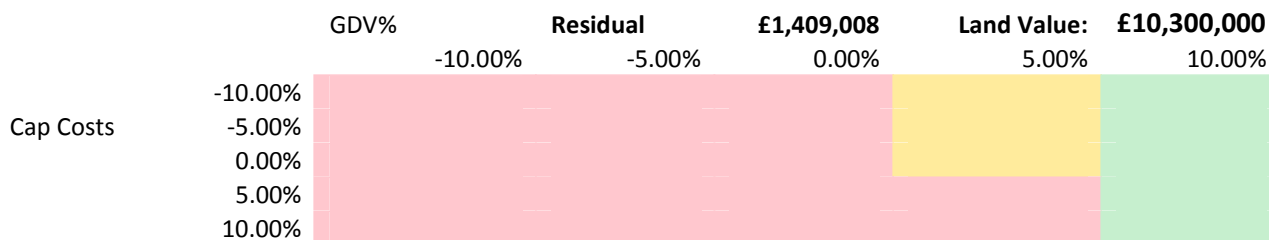
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



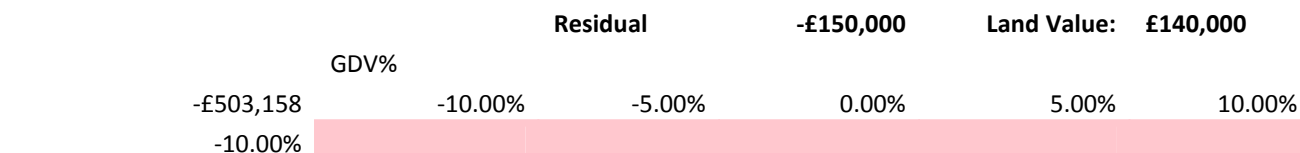
**Rest of Borough (Low): 10% Affordable Housing**

**10 % Affordable**

**60%:40% Social Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Rest of Borough Low**



Cap Costs	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 11. 50 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£408,800</b>	<b>Land Value: £300,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
					10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£906,086</b>	<b>Land Value: £645,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
					10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£3,470,100</b>	<b>Land Value: £1,870,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
					10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 14. 1000 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£16,871,774</b>	<b>Land Value: £10,300,000</b>	
	GDV%				
		-10.00%	-5.00%	0.00%	5.00%
					10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**10 % Affordable**

**60%:40% Affordable Rent: Intermediate  
No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

		Residual	-£128,797	Land Value: £140,000		
GDV%		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 50 unit Rest of Borough Low**

		Residual	-£384,780	Land Value: £300,000		
GDV%		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Rest of Borough Low**

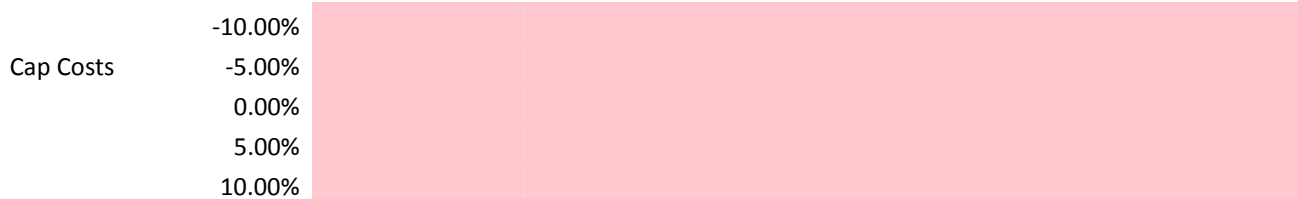
		Residual	-£862,157	Land Value: £645,000		
GDV%		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Rest of Borough Low**

		Residual	-£3,327,500	Land Value: £1,870,000		
GDV%		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

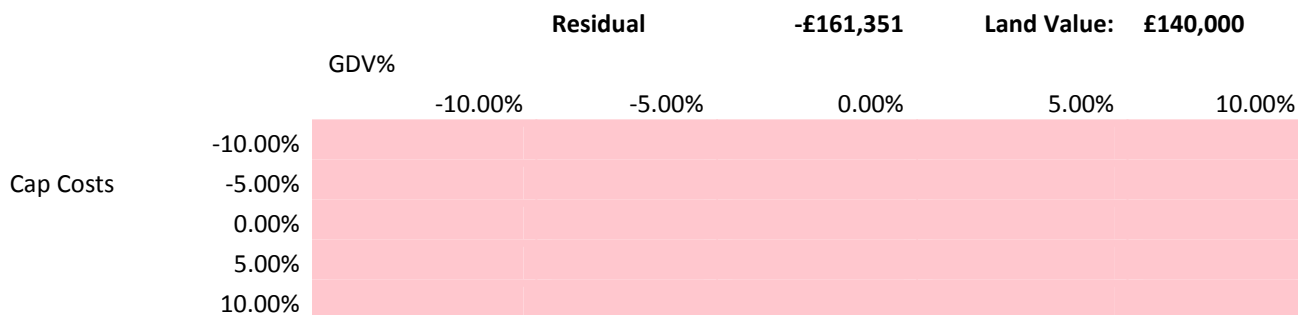
**Scheme 14. 1000 unit Rest of Borough Low**

		Residual	-£16,342,714	Land Value: £10,300,000		
GDV%		-10.00%	-5.00%	0.00%	5.00%	10.00%

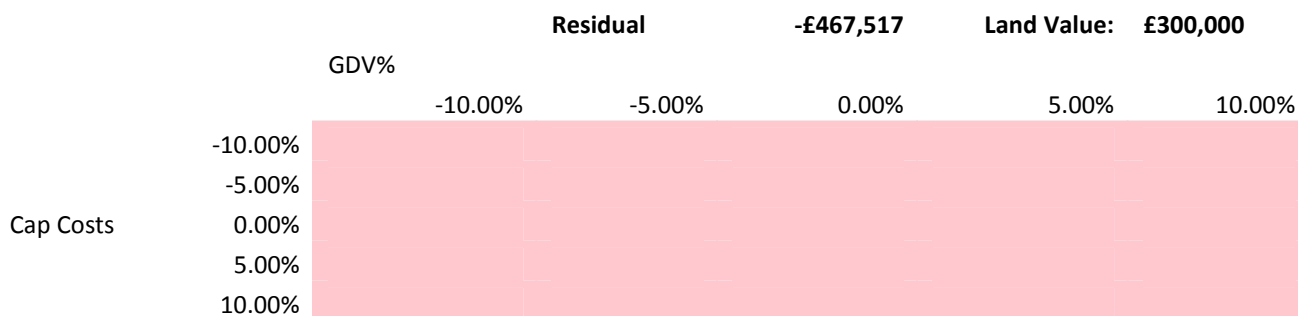


**10 % Affordable**  
**100% Social Rent**  
**No Grant**

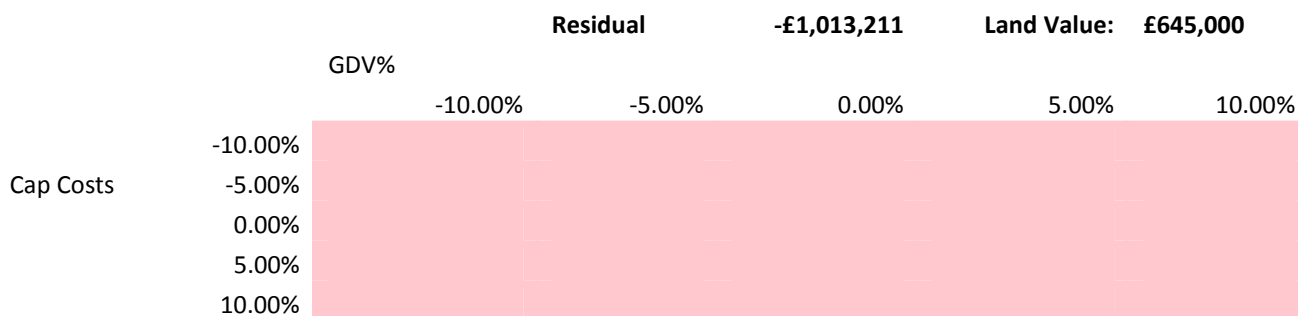
**Scheme 10. 20 unit Rest of Borough Low**



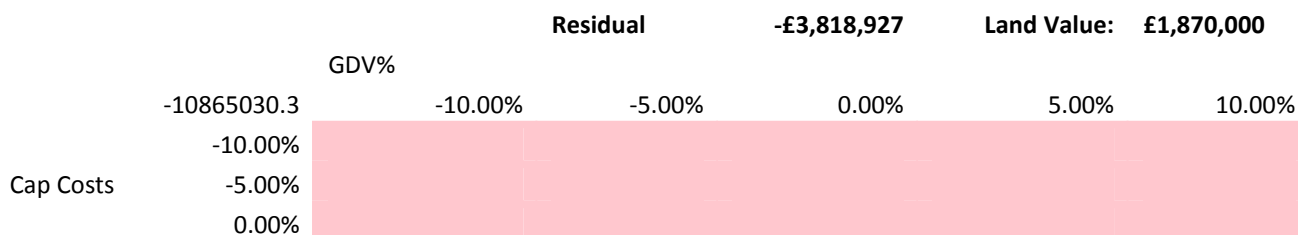
**Scheme 11. 50 unit Rest of Borough Low**



**Scheme 12. 100 unit Rest of Borough Low**

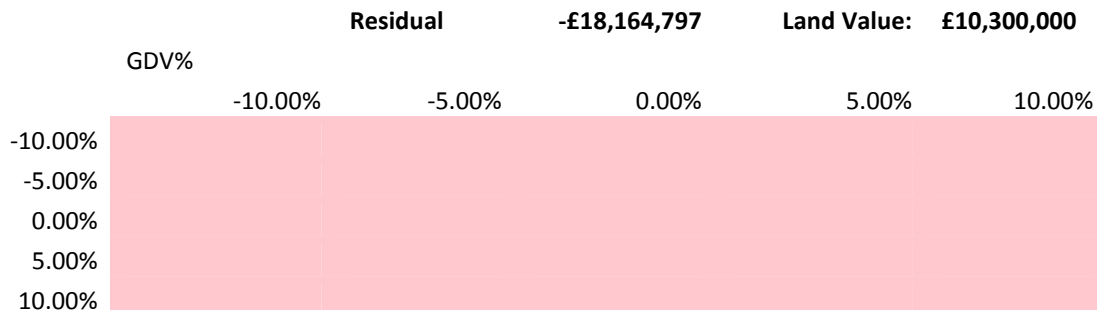


**Scheme 13. 250 unit Rest of Borough Low**





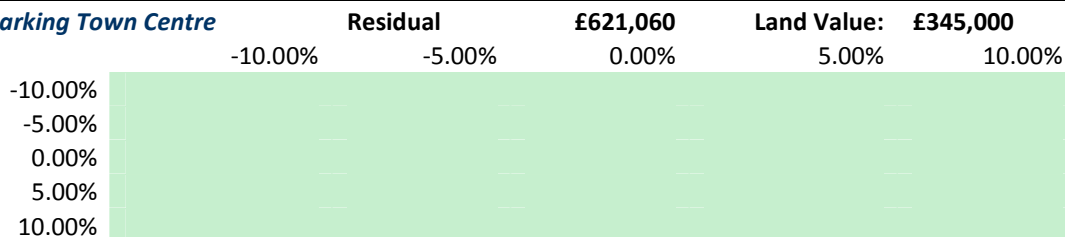
**Scheme 14. 1000 unit Rest of Borough Low**



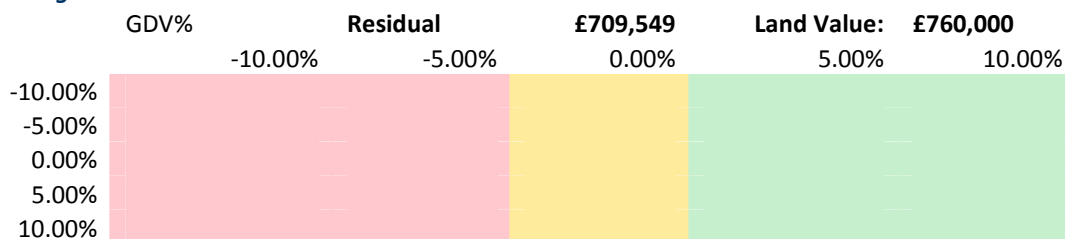
**Barking Town Centre: 25% Affordable Housing**

**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

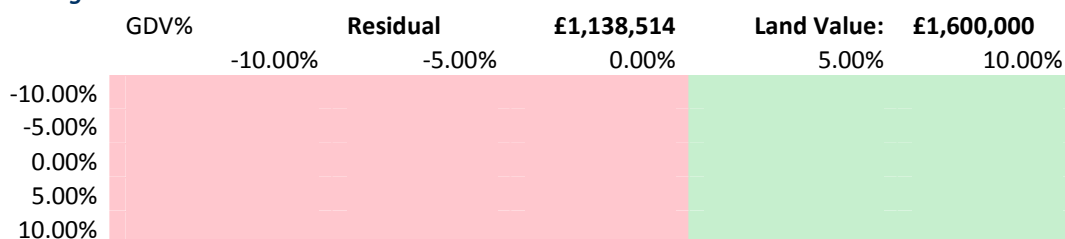
**Scheme 3. 20 unit Barking Town Centre**



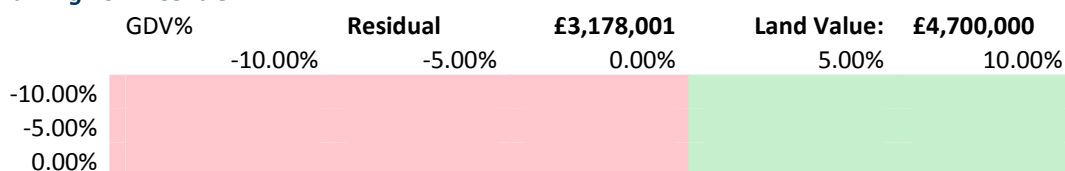
**Scheme 4. 50 unit Barking Town Centre**

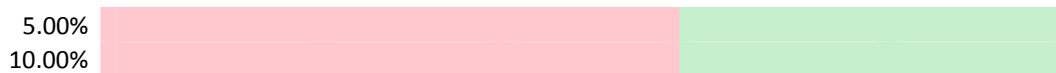


**Scheme 5. 100 unit Barking Town Centre**

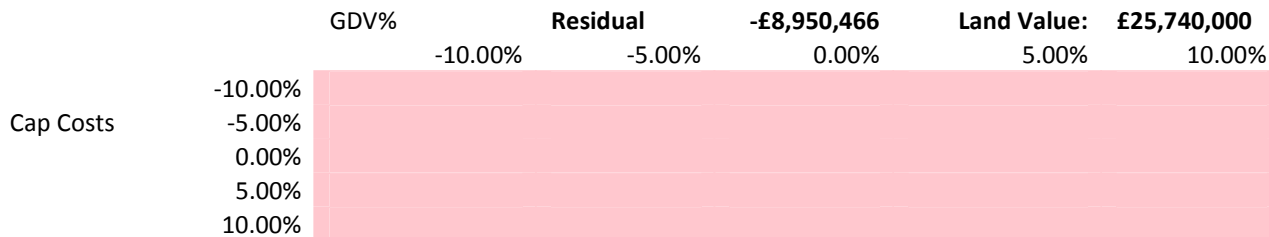


**Scheme 6. 250 unit Barking Town Centre**





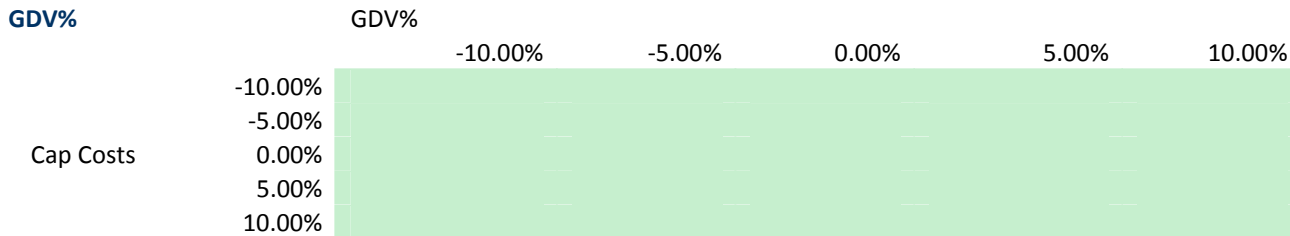
**Scheme 7. 1000 unit Barking Town Centre**



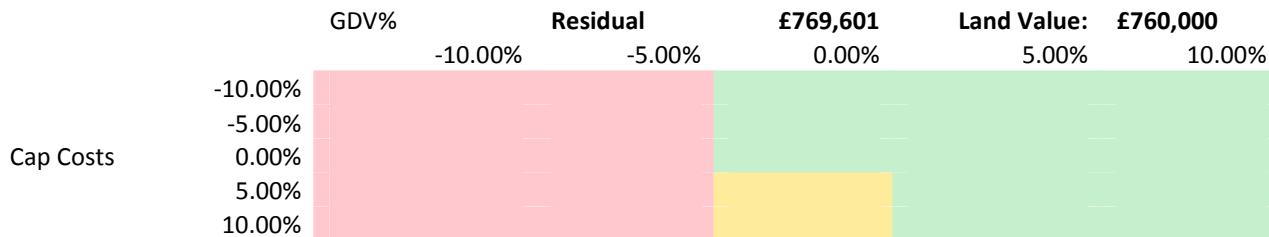
25 % Affordable  
 60%:40% Affordable Rent: Intermediate  
 No Grant

**Scheme 3. 20 unit Barking Town Centre**

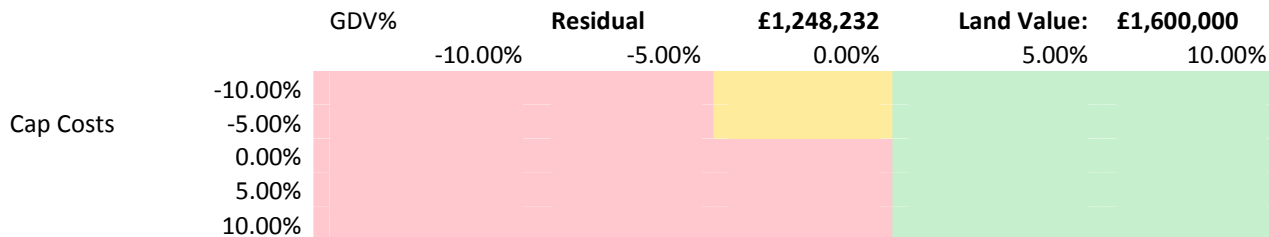
Table 3 - Cap Costs psf vs



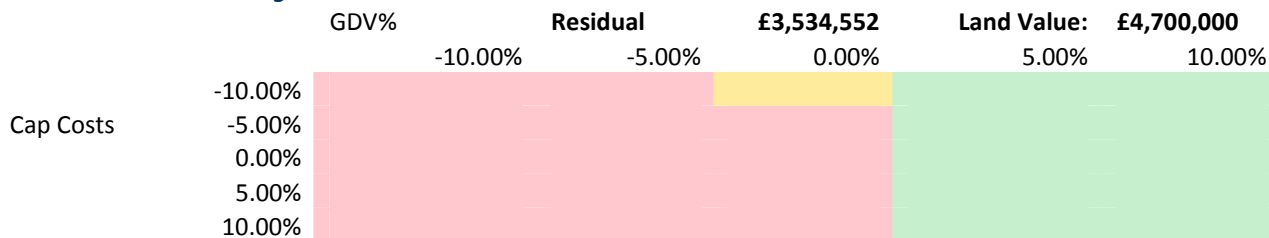
**Scheme 4. 50 unit Barking Town Centre**



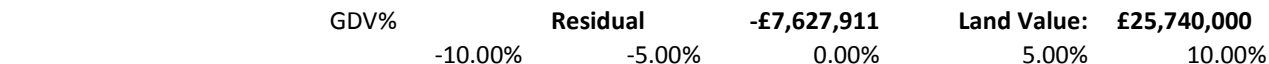
**Scheme 5. 100 unit Barking Town Centre**

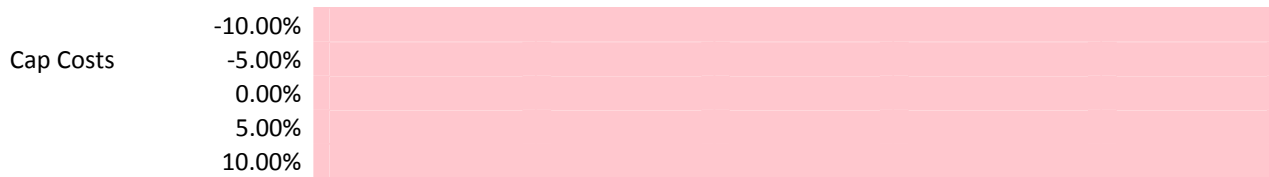


**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**

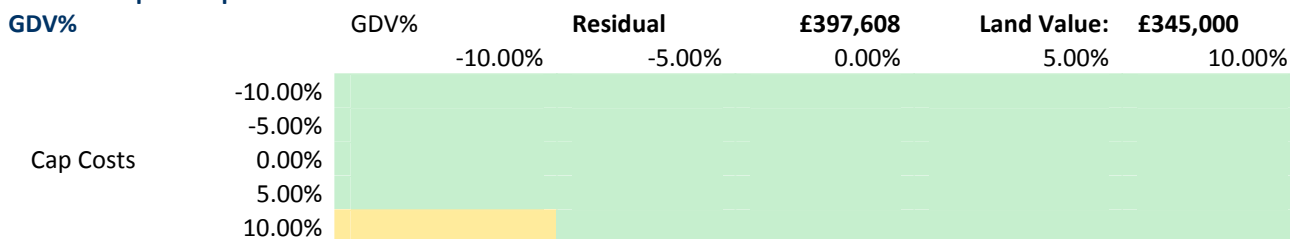




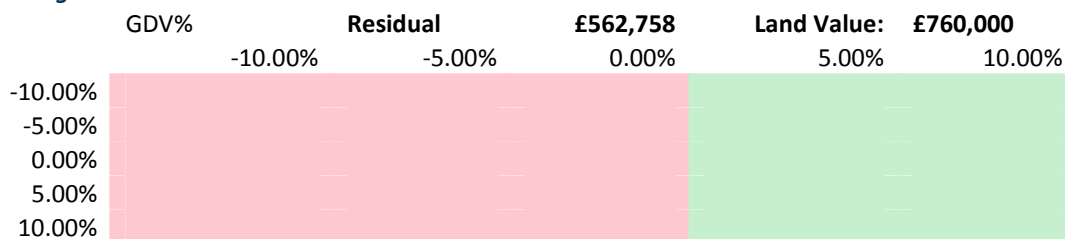
**25 % Affordable**  
**100% Social Rent**  
**No Grant**

**Scheme 3. 20 unit Barking Town Centre**

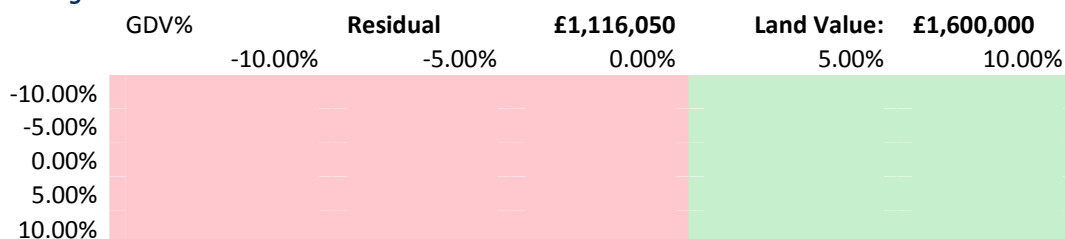
**Table 3 - Cap Costs psf vs**



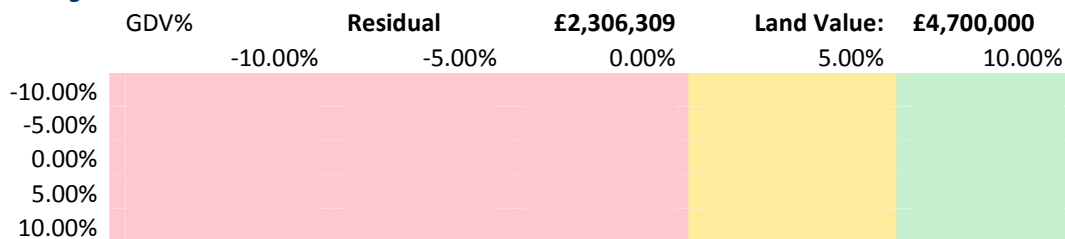
**Scheme 4. 50 unit Barking Town Centre**



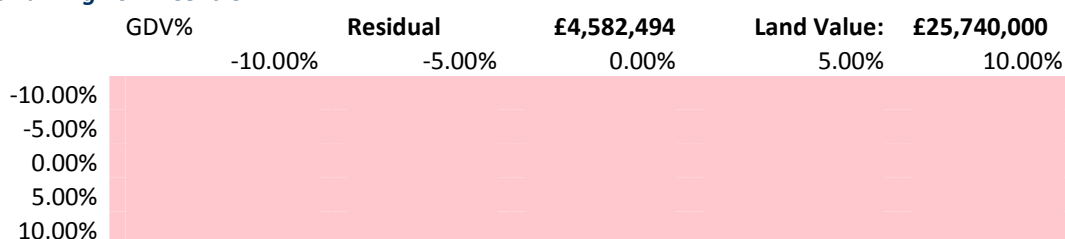
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**





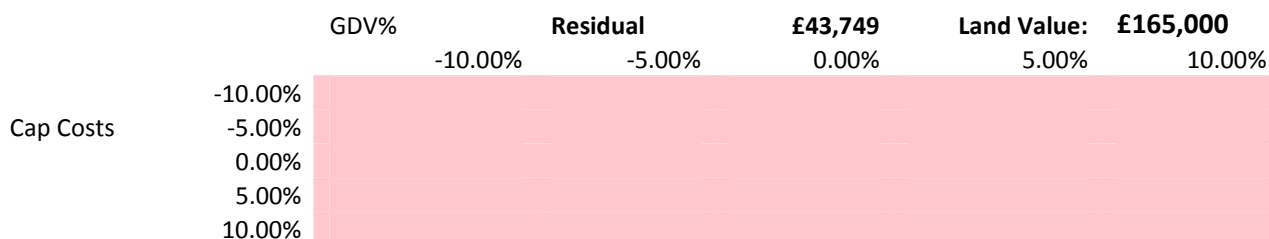
Barking Riverside: 25% Affordable Housing

25 % Affordable

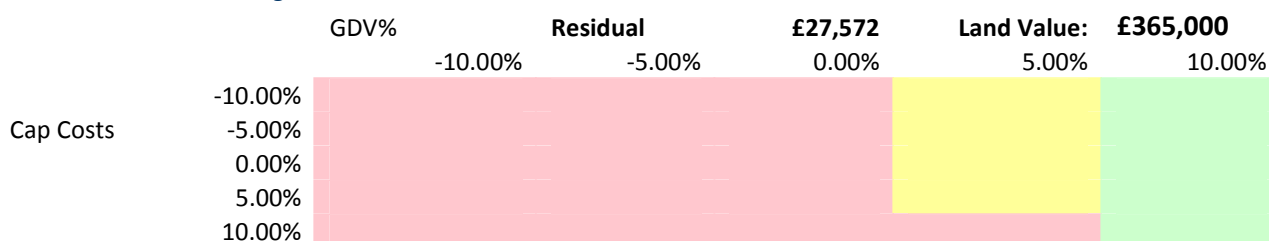
60%:40% Social Rent: Intermediate

No Grant

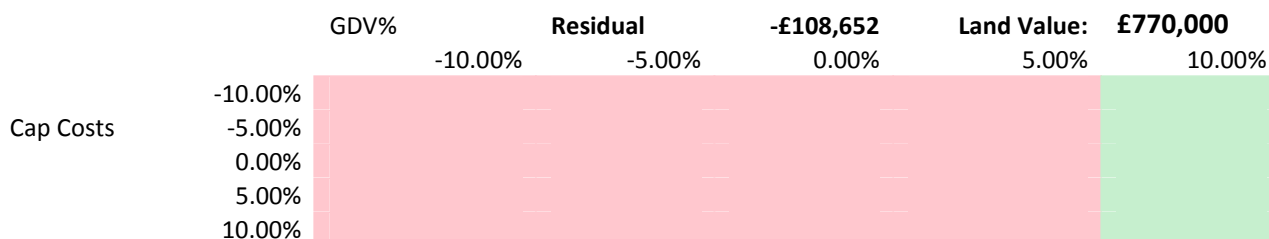
**Scheme 10. 20 unit Barking Riverside**



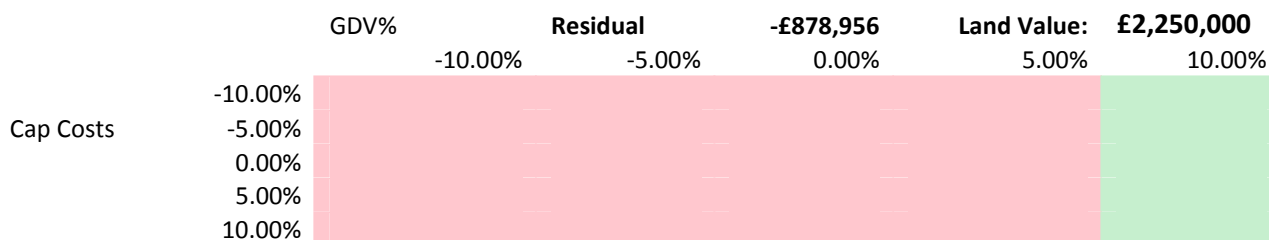
**Scheme 11. 50 unit Barking Riverside**



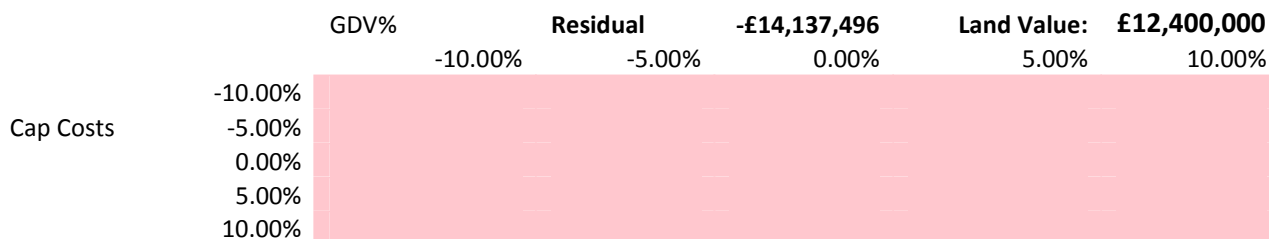
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



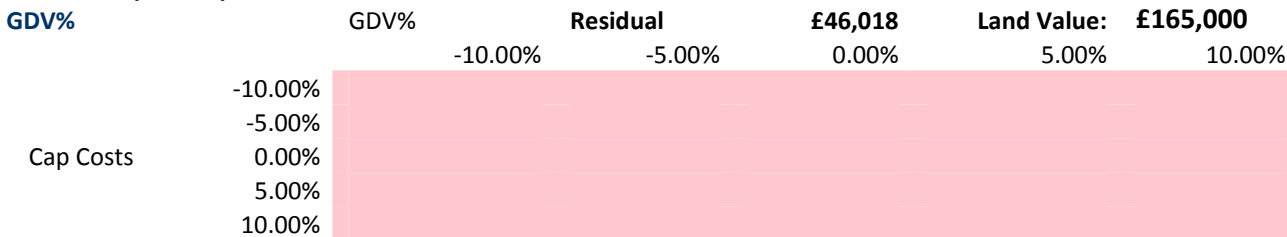
25 % Affordable

60%:40% Affordable Rent: Intermediate

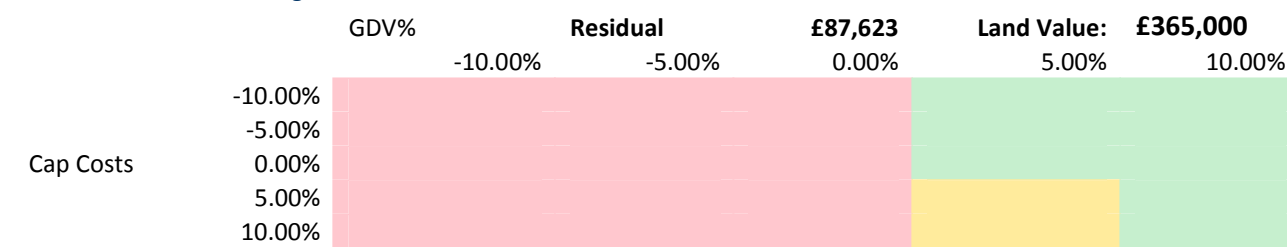
No Grant

**Scheme 10. 20 unit Barking Riverside**

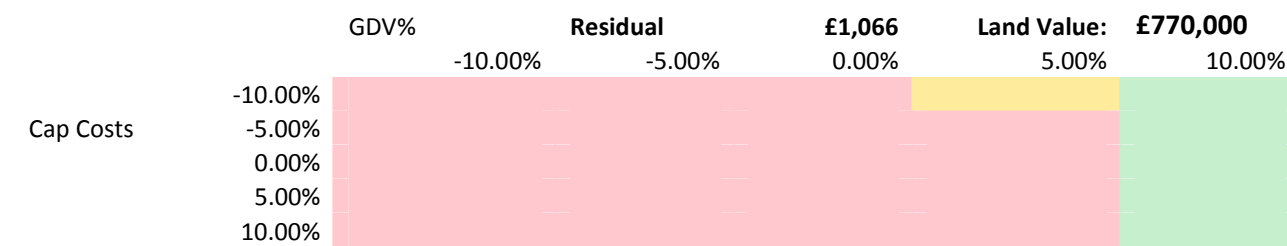
**Table 3 - Cap Costs psf vs**



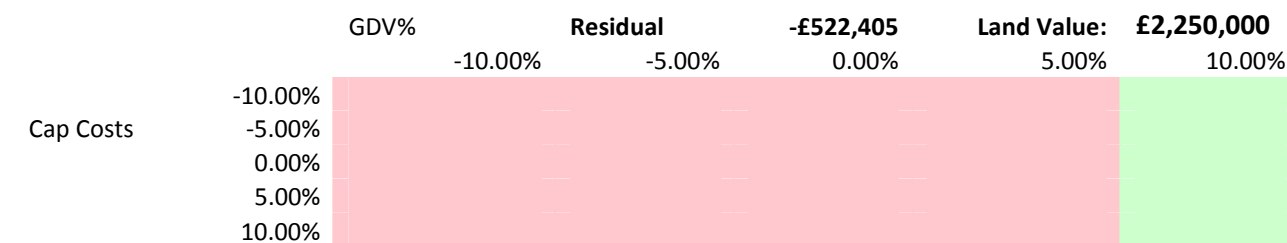
**Scheme 11. 50 unit Barking Riverside**



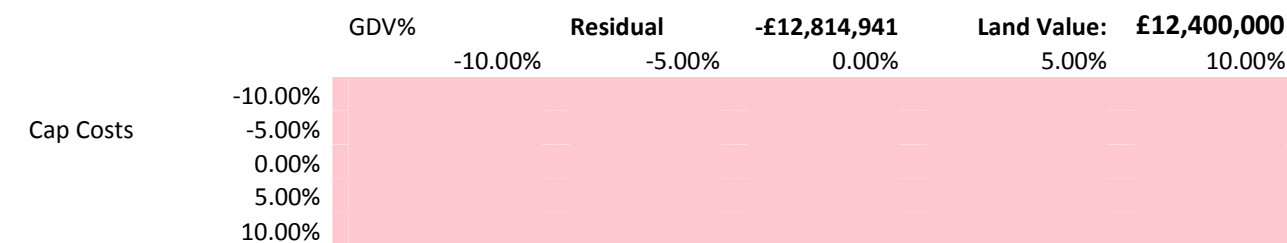
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



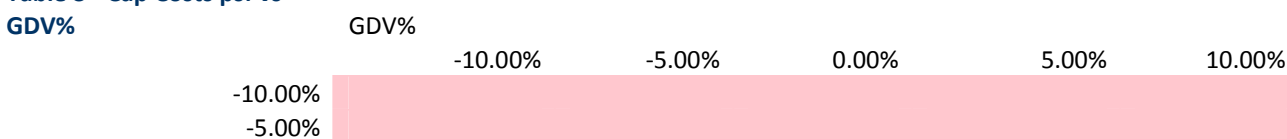
**Scheme 14. 1000 unit Barking Riverside**

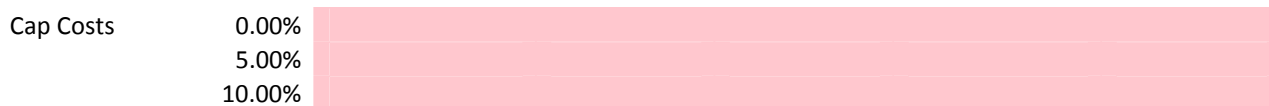


**25 % Affordable  
100% Social Rent  
No Grant**

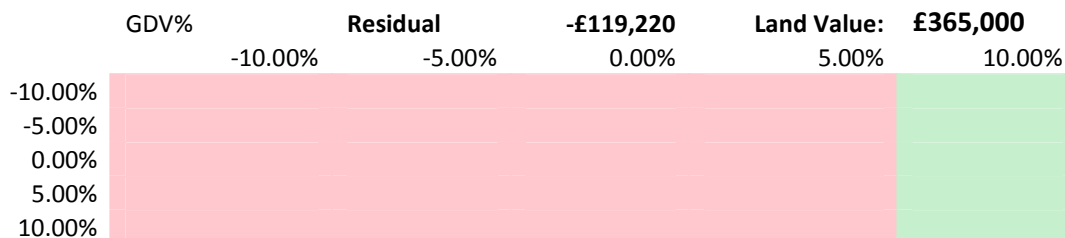
**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs**

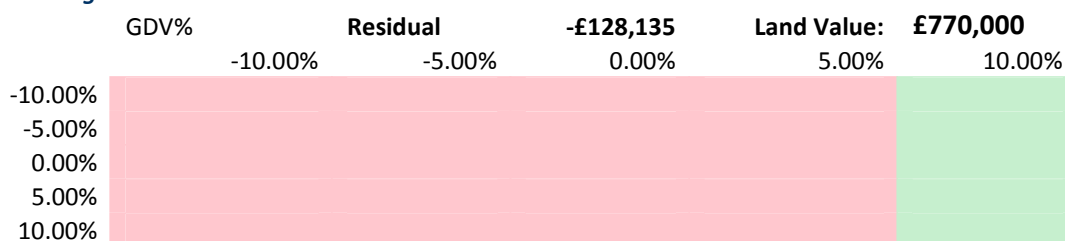




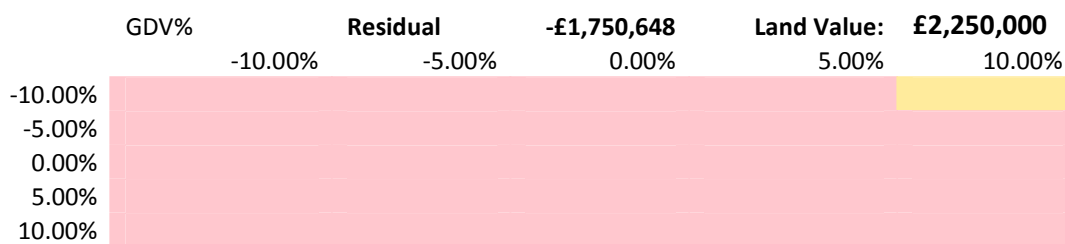
**Scheme 11. 50 unit Barking Riverside**



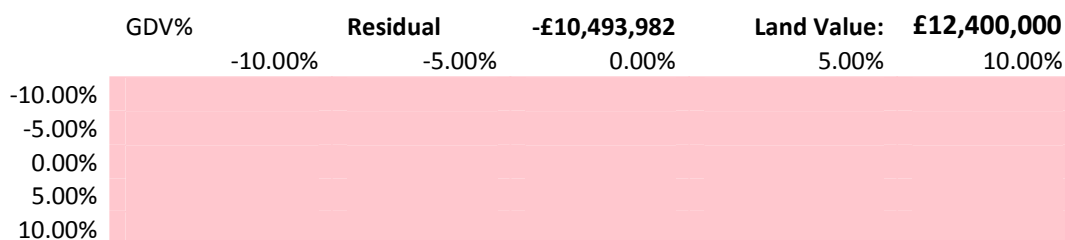
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



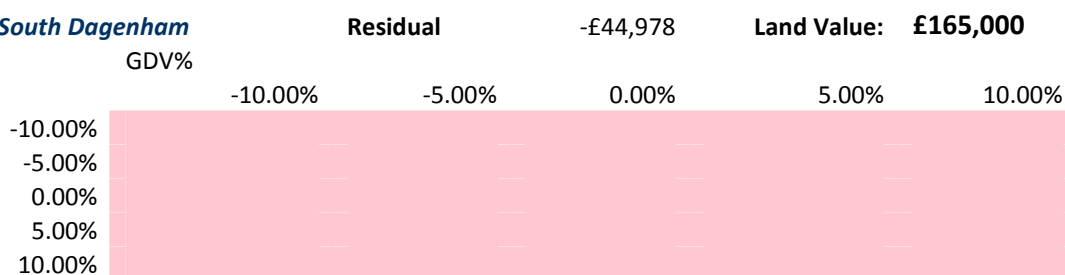
South Dagenham: 25% Affordable Housing

25 % Affordable

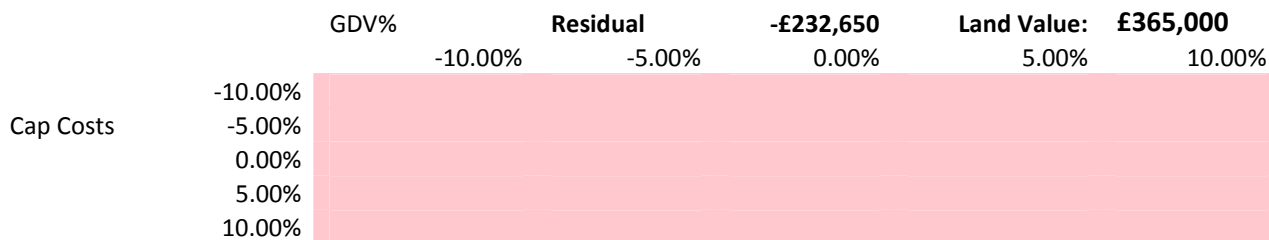
60%:40% Social Rent: Intermediate

No Grant

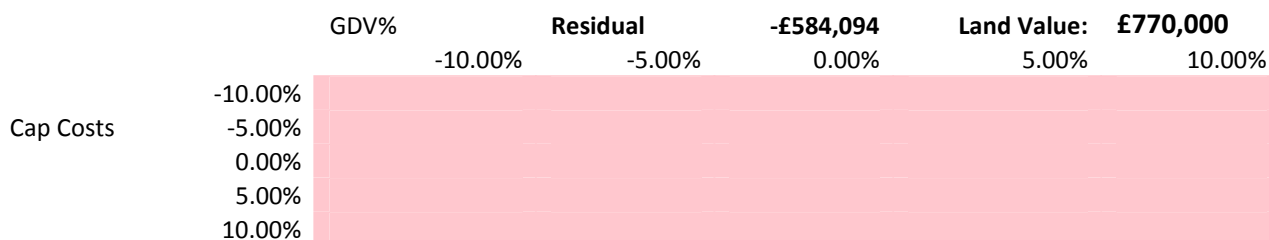
**Scheme 10. 20 unit South Dagenham**



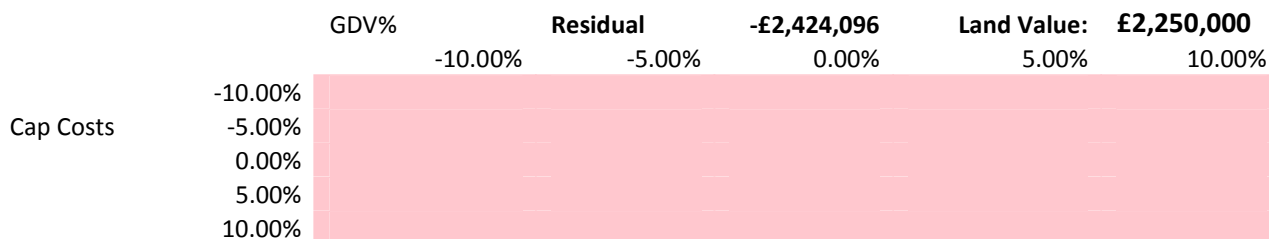
**Scheme 11. 50 unit South Dagenham**



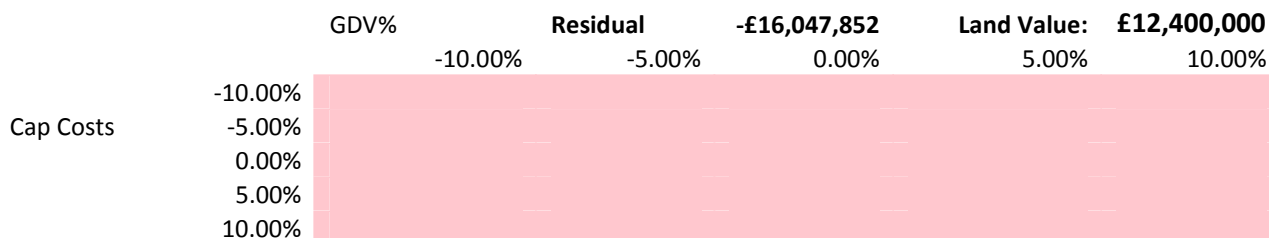
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



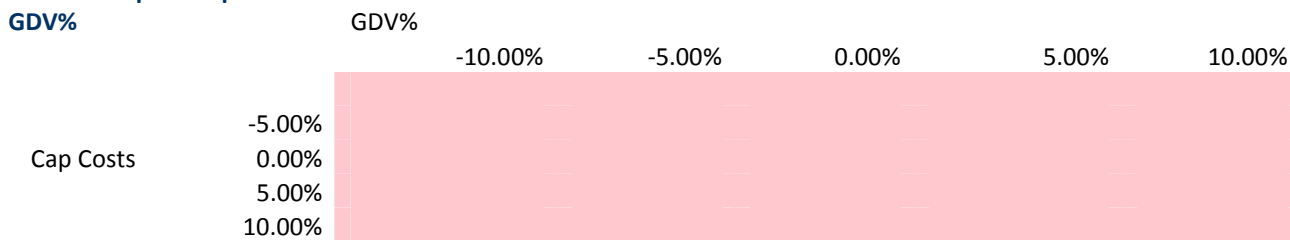
**Scheme 14. 1000 unit South Dagenham**



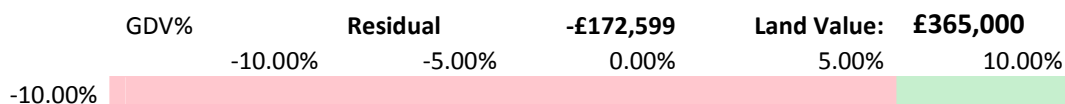
**25 % Affordable  
60%:40% Affordable Rent: Intermediate  
No Grant**

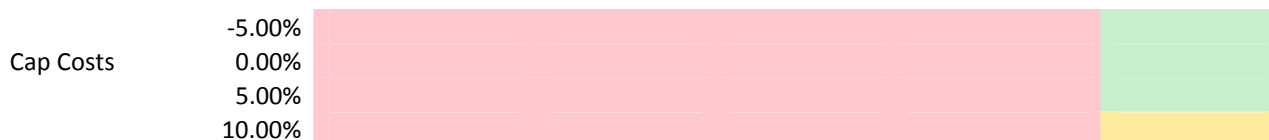
**Scheme 10. 20 unit South Dagenham**

**Table 3 - Cap Costs psf vs**

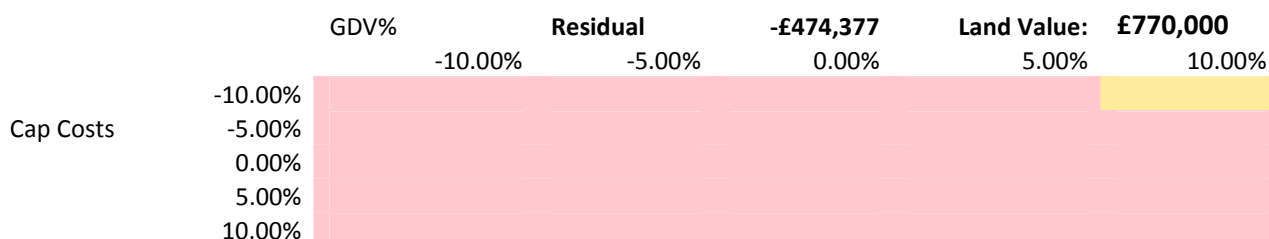


**Scheme 11. 50 unit South Dagenham**

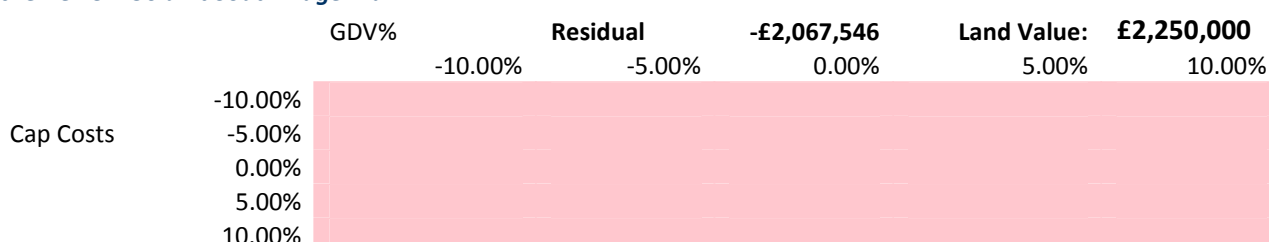




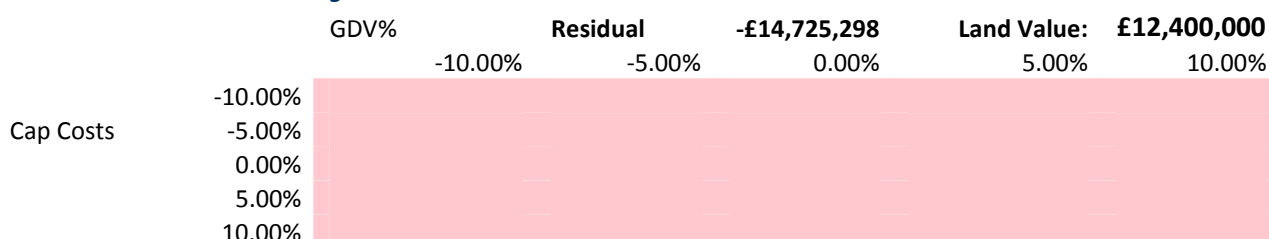
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



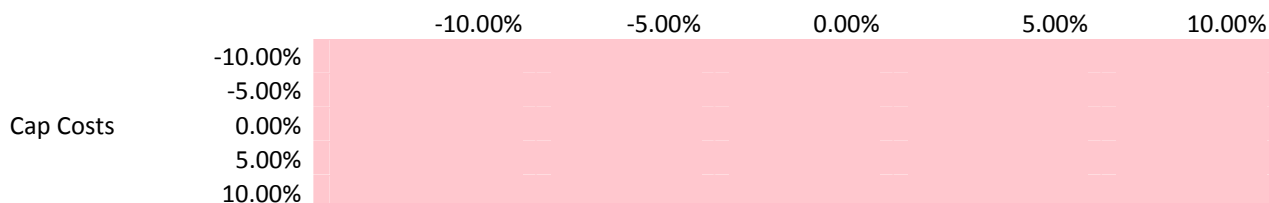
**Scheme 14. 1000 unit South Dagenham**



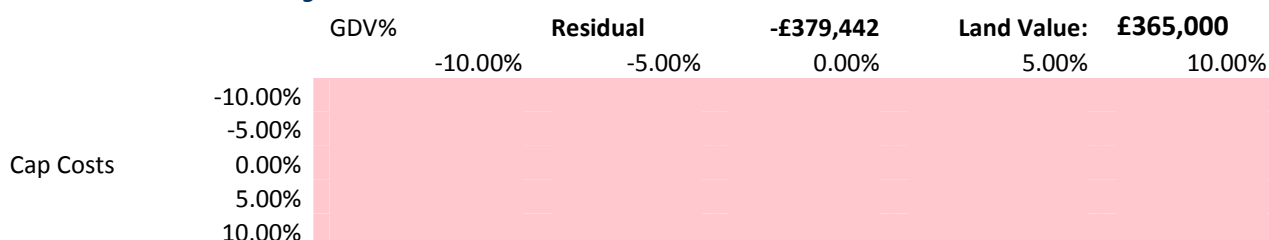
**25 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit South Dagenham**

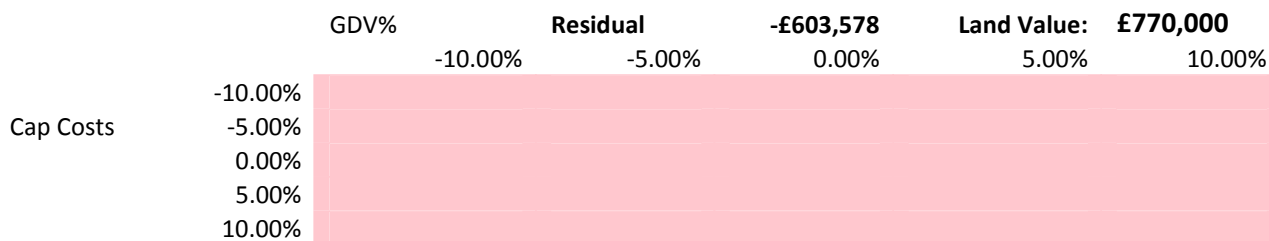
**Table 3 - Cap Costs psf vs GDV%**



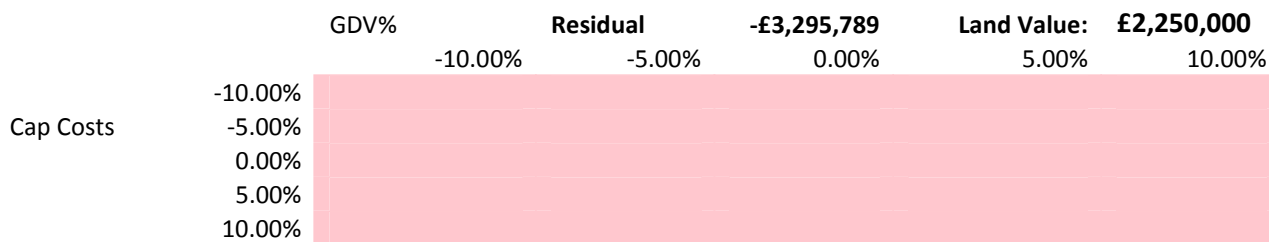
**Scheme 11. 50 unit South Dagenham**



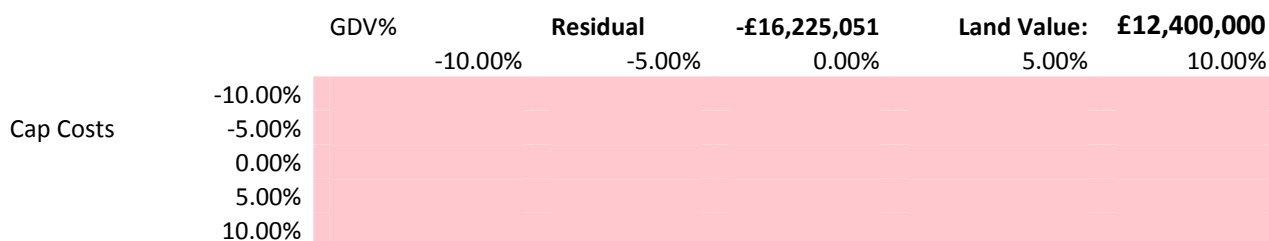
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



**Scheme 14. 1000 unit South Dagenham**



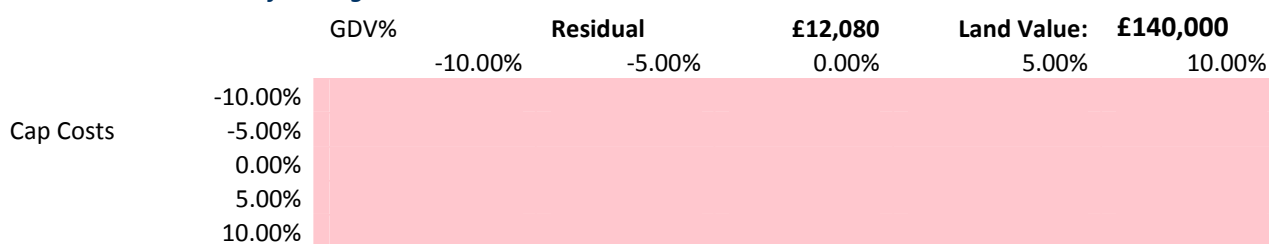
Rest of Borough (Medium): 25% Affordable Housing

25 % Affordable

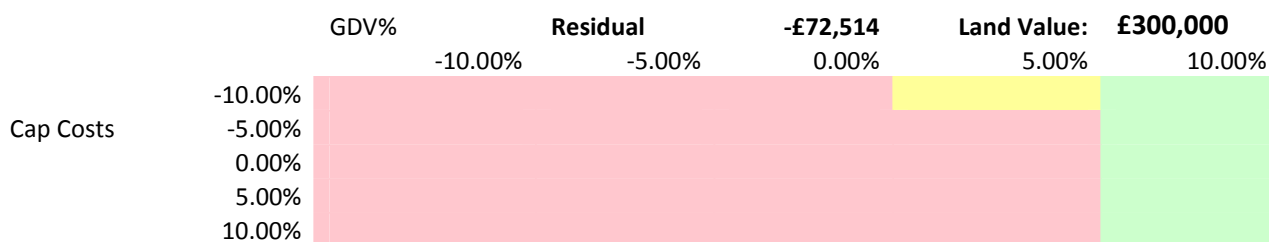
60%:40% Social Rent: Intermediate

No Grant

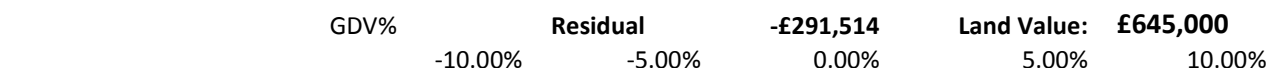
**Scheme 10. 20 unit Rest of Borough Medium**

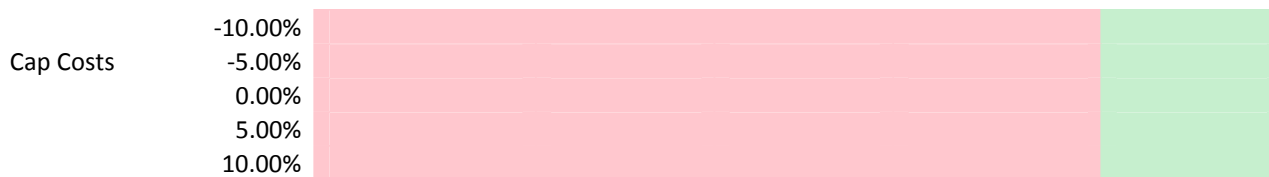


**Scheme 11. 50 unit Rest of Borough Medium**

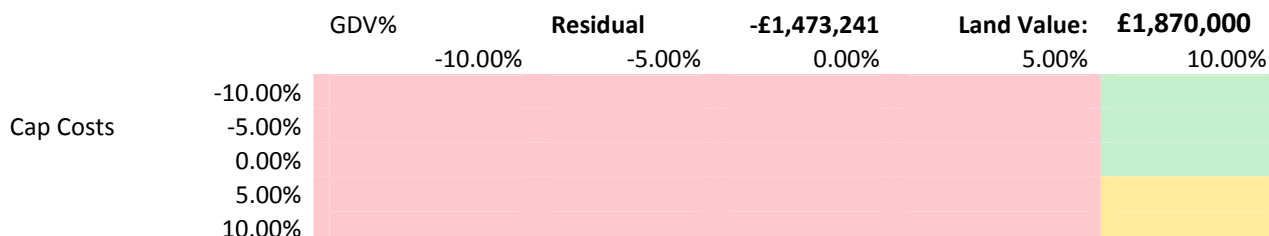


**Scheme 12. 100 unit Rest of Borough Medium**

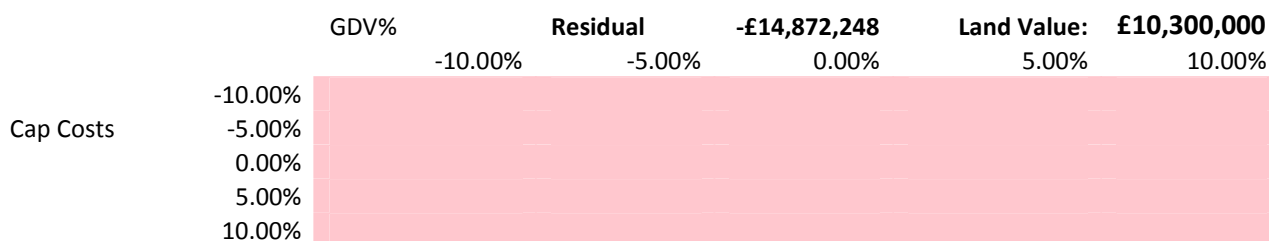




**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**

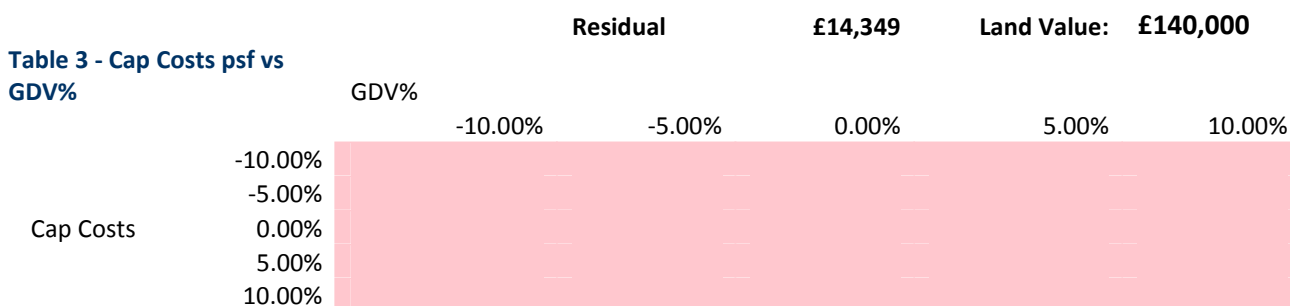


**25 % Affordable**

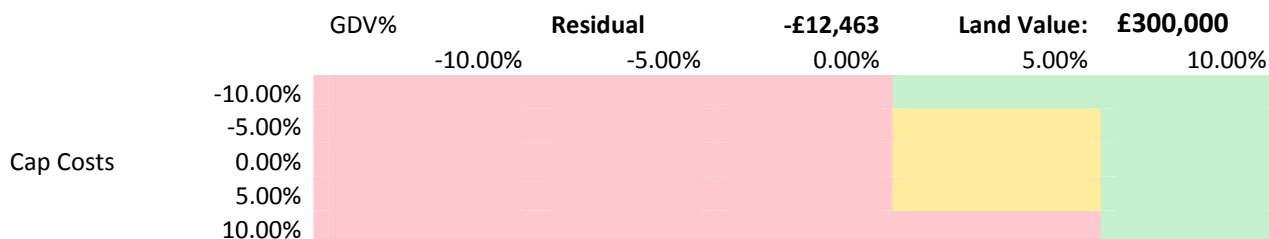
**60%:40% Affordable Rent: Intermediate**

**No Grant**

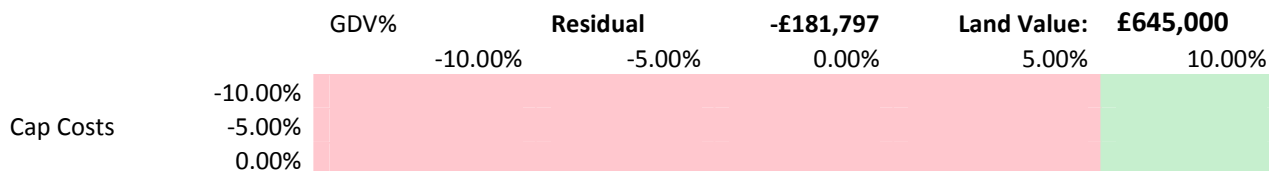
**Scheme 10. 20 unit Rest of Borough Medium**

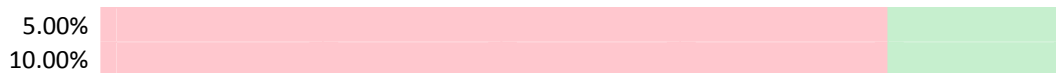


**Scheme 11. 50 unit Rest of Borough Medium**

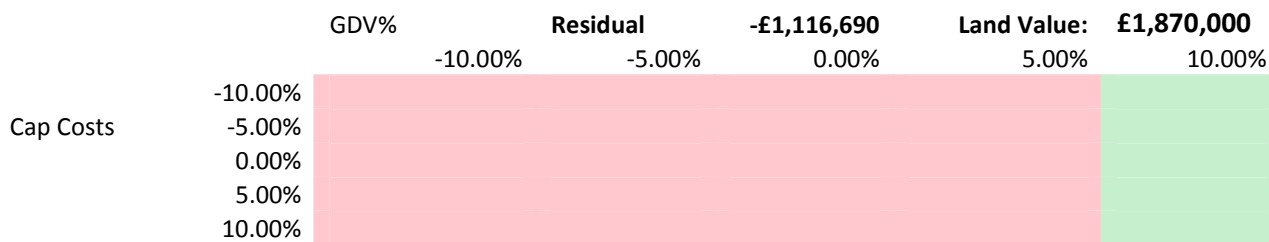


**Scheme 12. 100 unit Rest of Borough Medium**

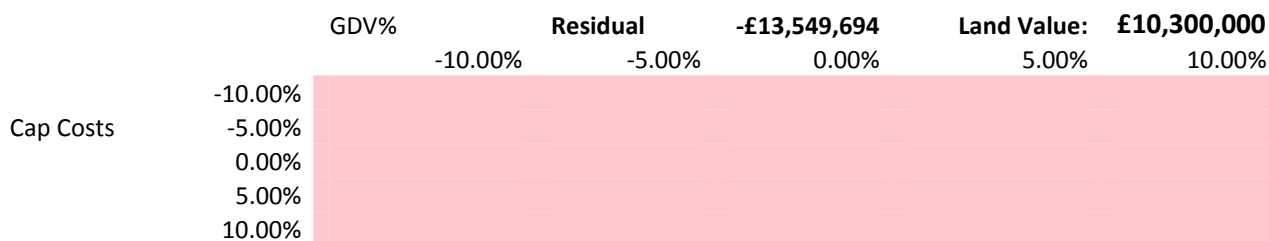




**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**

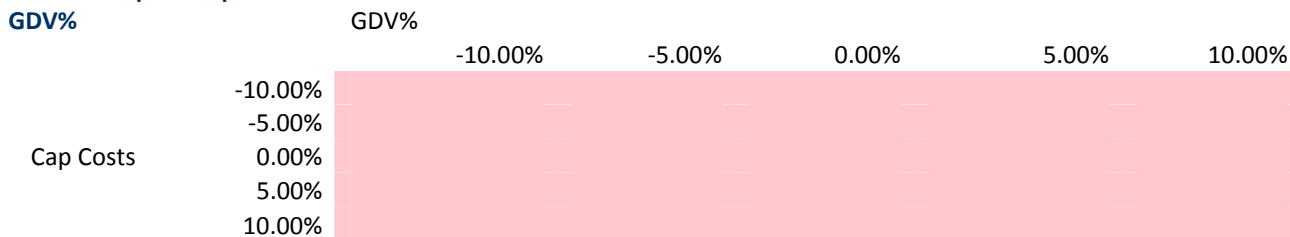


**25 % Affordable  
100% Social Rent  
No Grant**

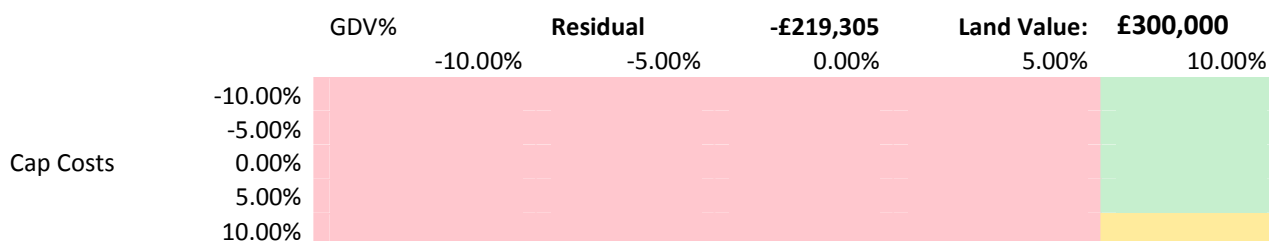
**Scheme 10. 20 unit Rest of Borough Medium**

**Residual -£64,027 Land Value: £140,000**

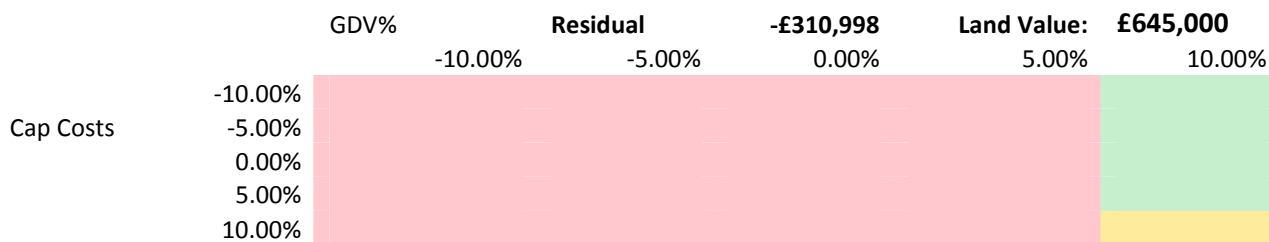
**Table 3 - Cap Costs psf vs**



**Scheme 11. 50 unit Rest of Borough Medium**



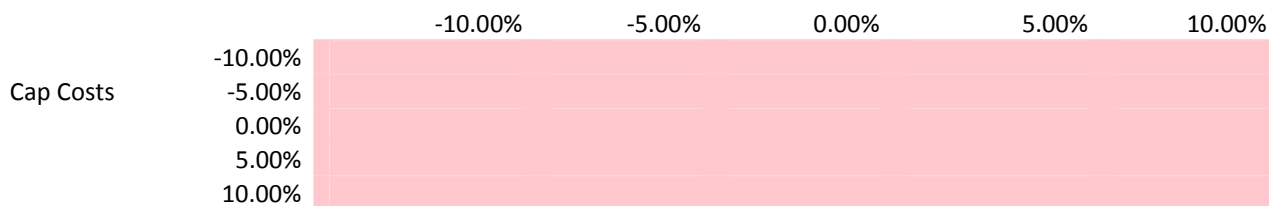
**Scheme 12. 100 unit Rest of Borough Medium**



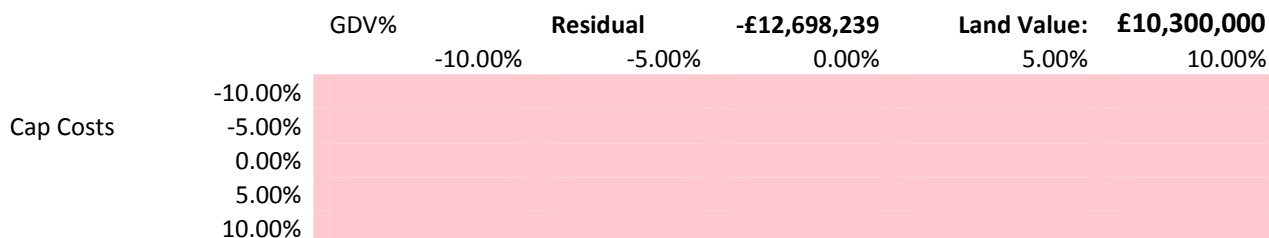
**Scheme 13. 250 unit Rest of Borough Medium**

**GDV% Residual -£2,344,933 Land Value: £1,870,000**





**Scheme 14. 1000 unit Rest of Borough Medium**



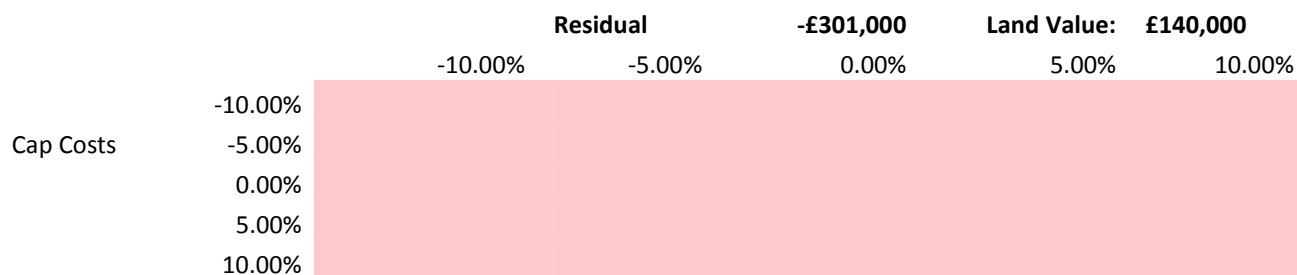
**Rest of Borough (Low): 25% Affordable Housing**

25 % Affordable

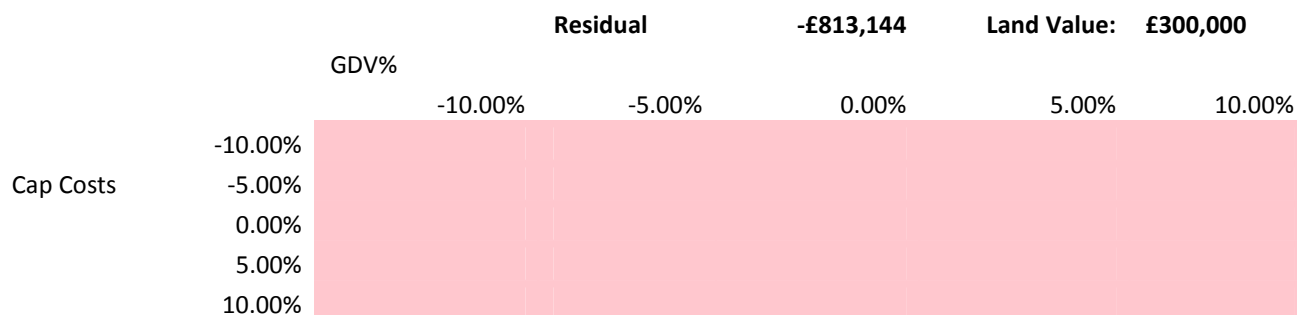
60%:40% Social Rent: Intermediate

No Grant

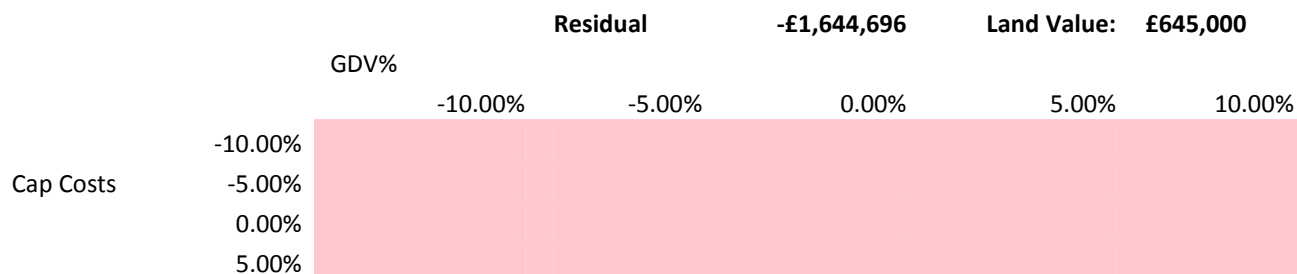
**Scheme 10. 20 unit Rest of Borough Low**



**Scheme 11. 50 unit Rest of Borough Low**

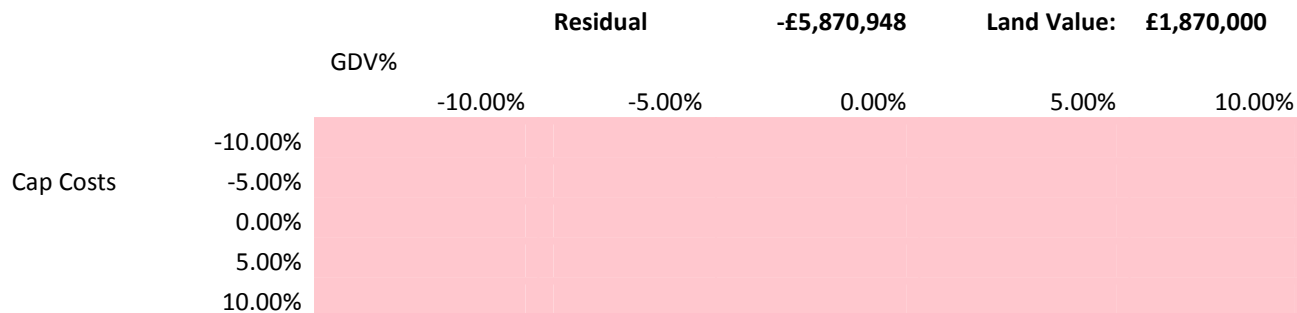


**Scheme 12. 100 unit Rest of Borough Low**

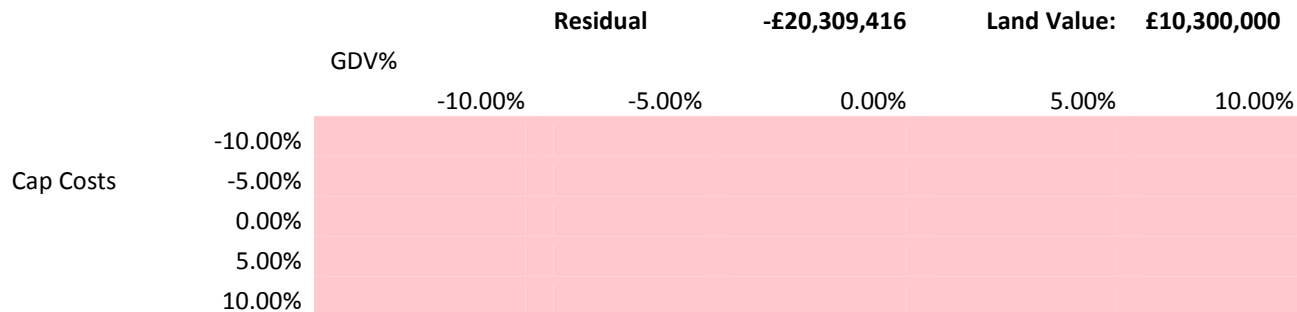




**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

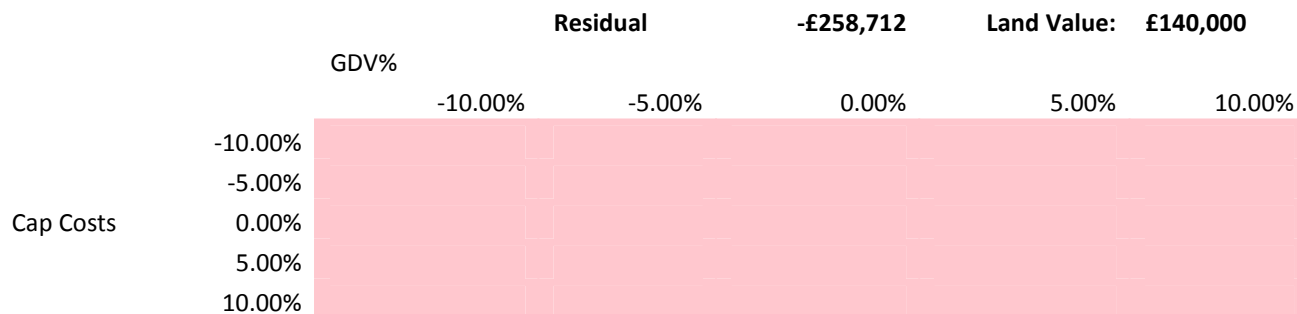


**25 % Affordable**

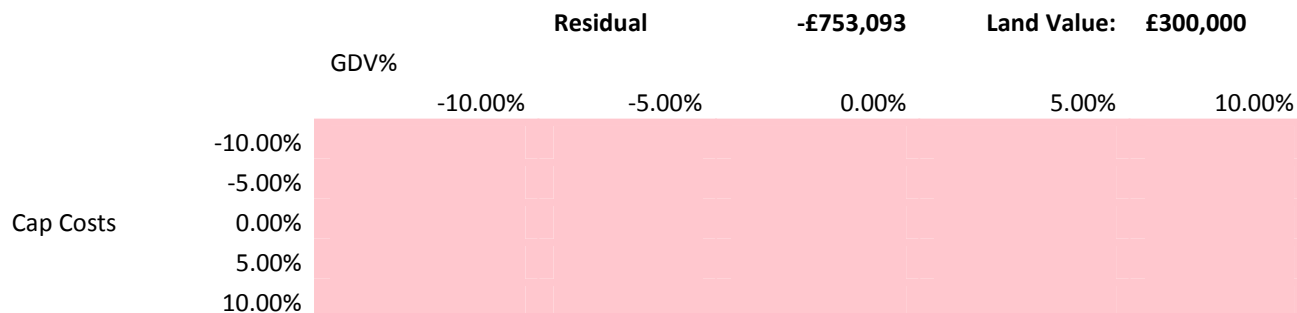
**60%:40% Affordable Rent: Intermediate**

**No Grant**

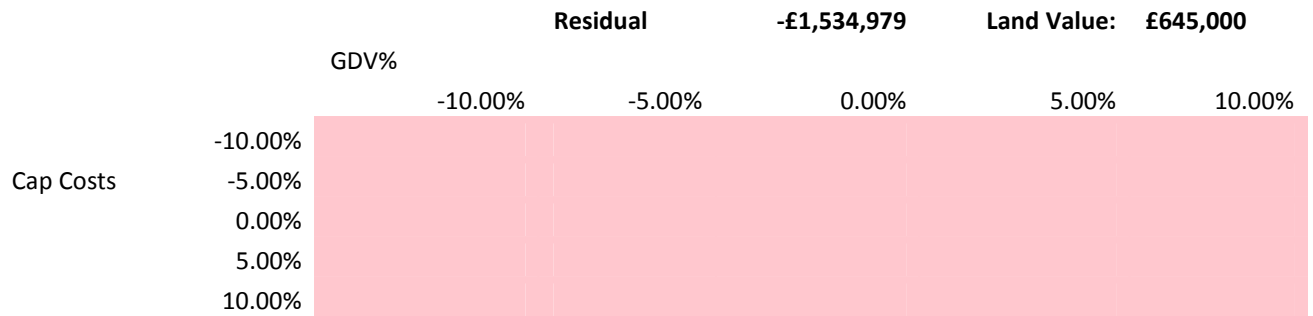
**Scheme 10. 20 unit Rest of Borough Low**



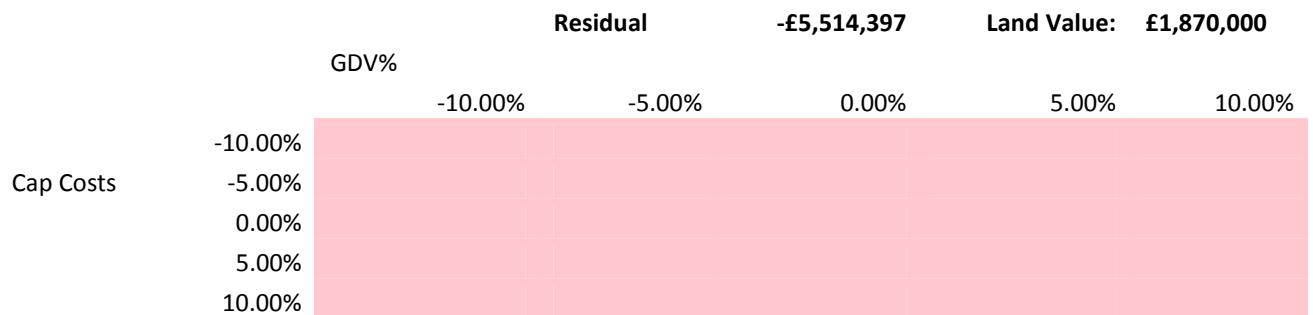
**Scheme 11. 50 unit Rest of Borough Low**



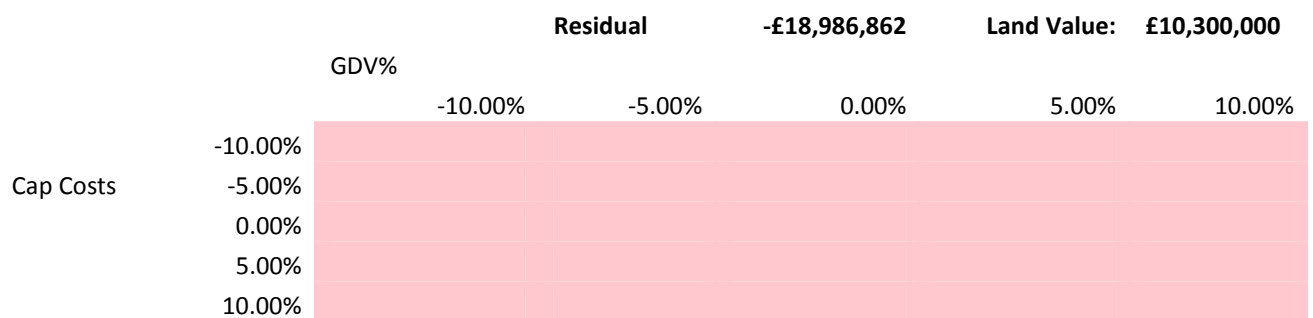
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**

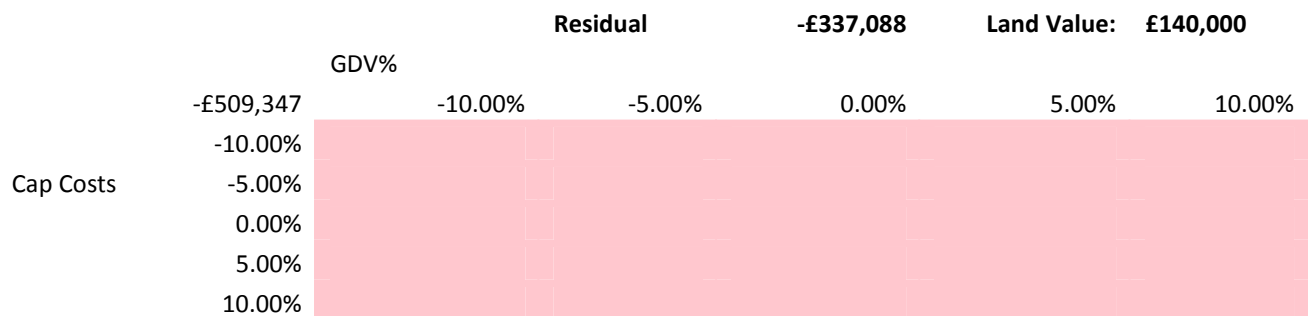


**Scheme 14. 1000 unit Rest of Borough Low**

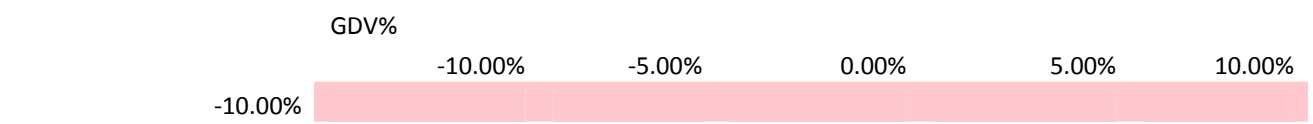


**25 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

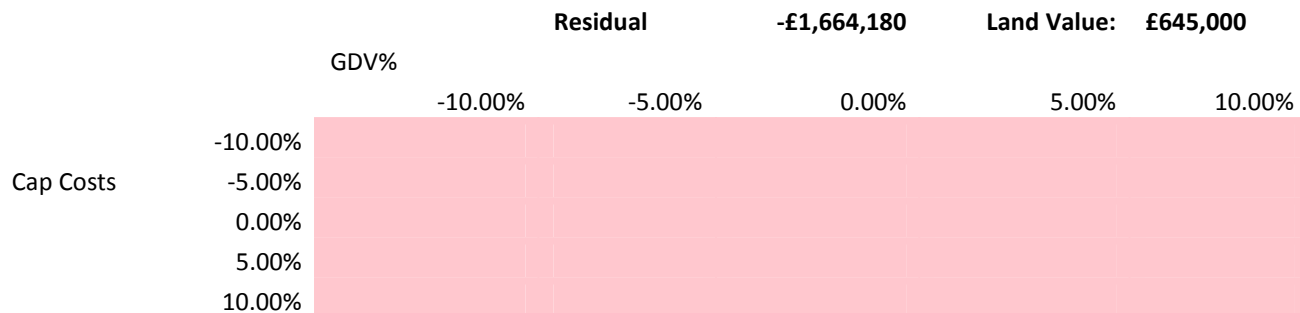


**Scheme 11. 50 unit Rest of Borough Low**

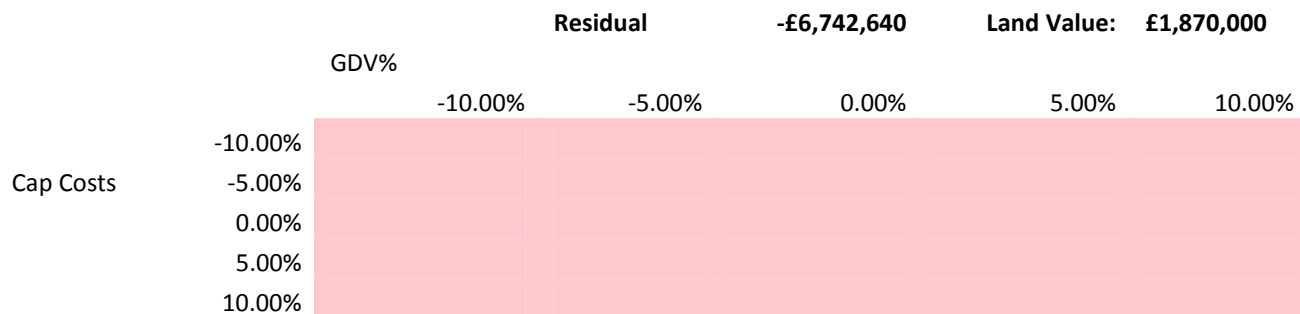




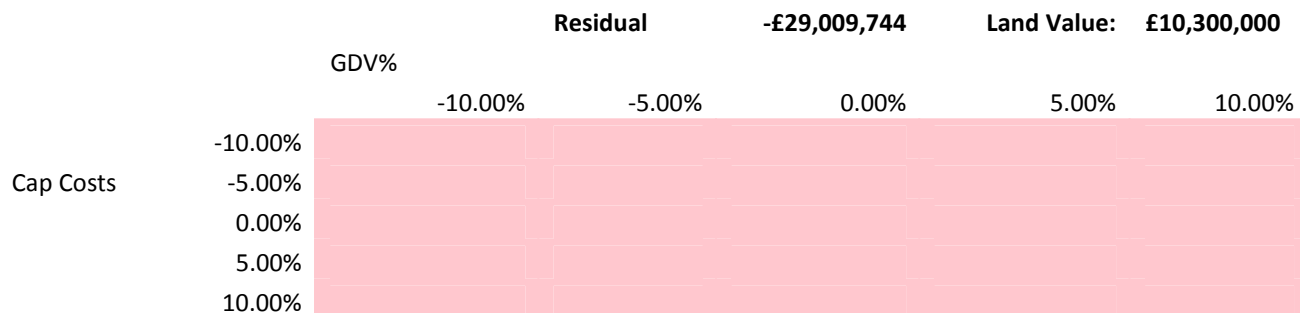
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



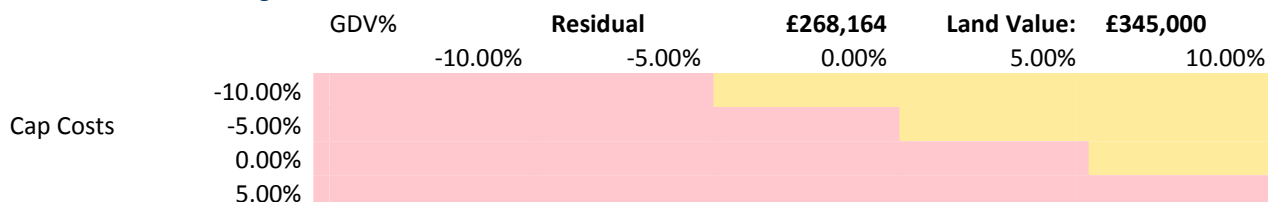
**Scheme 14. 1000 unit Rest of Borough Low**



**Barking Town Centre: 35% Affordable Housing**

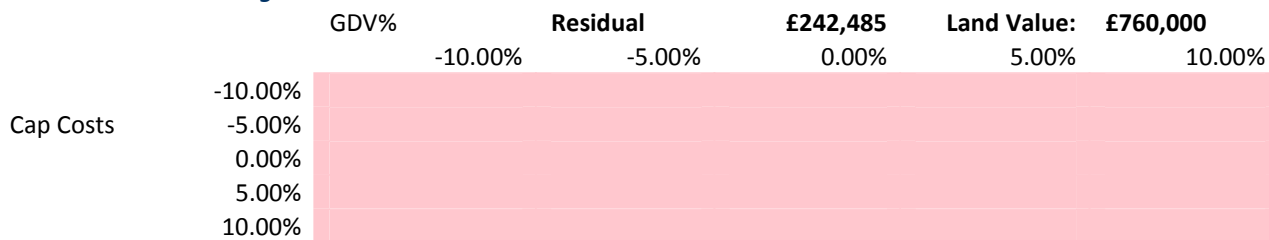
- 35 % Affordable**
- 60%:40% Social Rent: Intermediate**
- No Grant**

**Scheme 3. 20 unit Barking Town Centre**

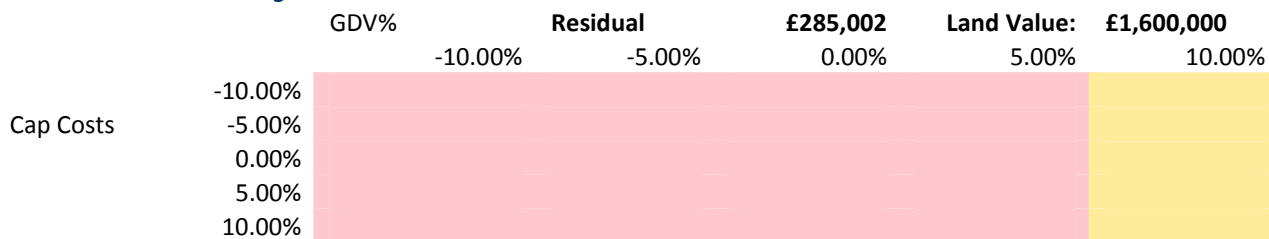




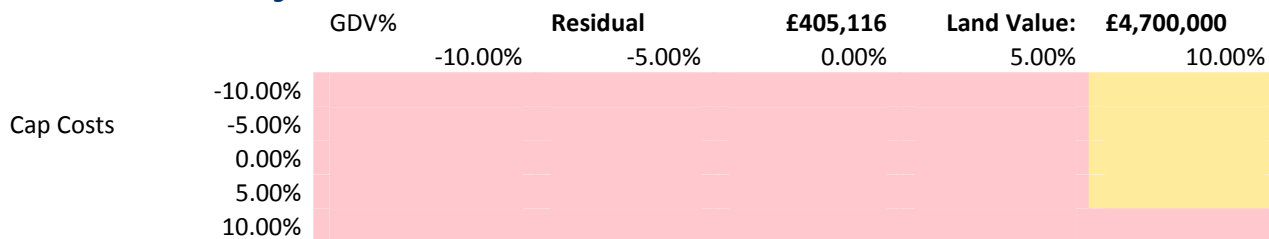
**Scheme 4. 50 unit Barking Town Centre**



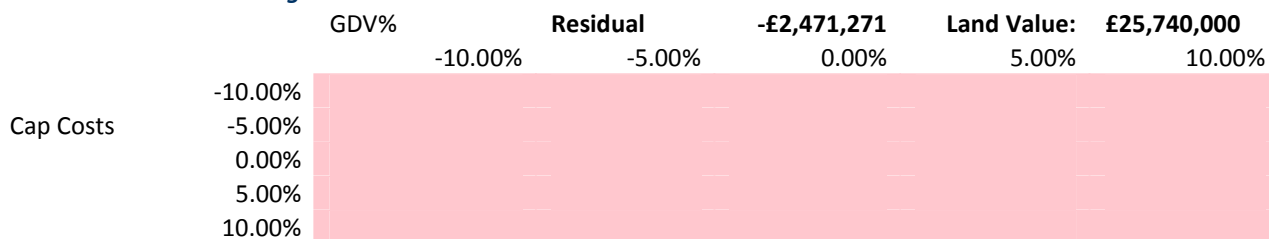
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



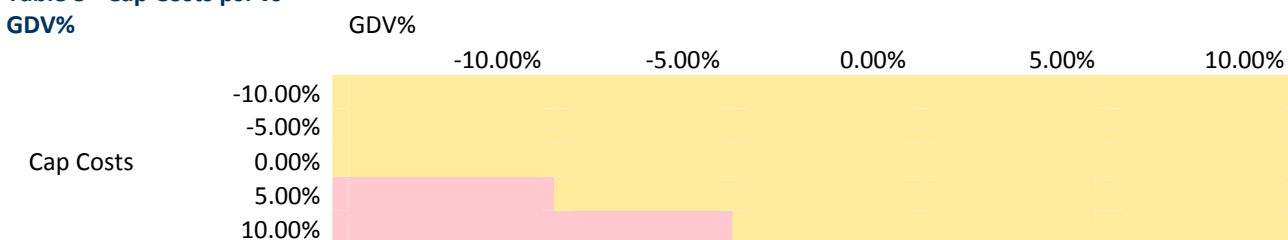
**Scheme 7. 1000 unit Barking Town Centre**



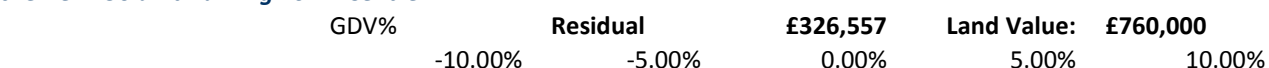
**35 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

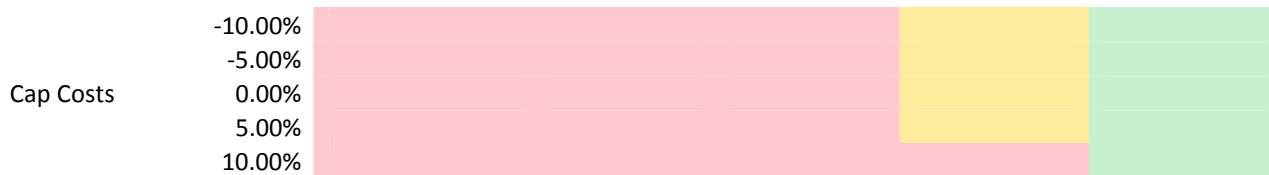
**Scheme 3. 20 unit Barking Town Centre**

**Table 3 - Cap Costs psf vs**

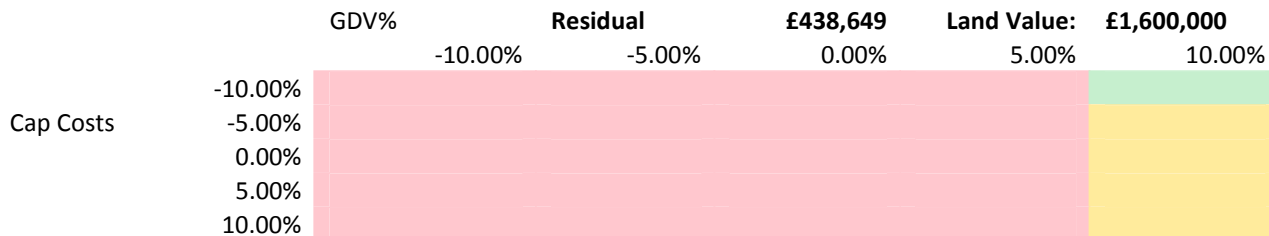


**Scheme 4. 50 unit Barking Town Centre**

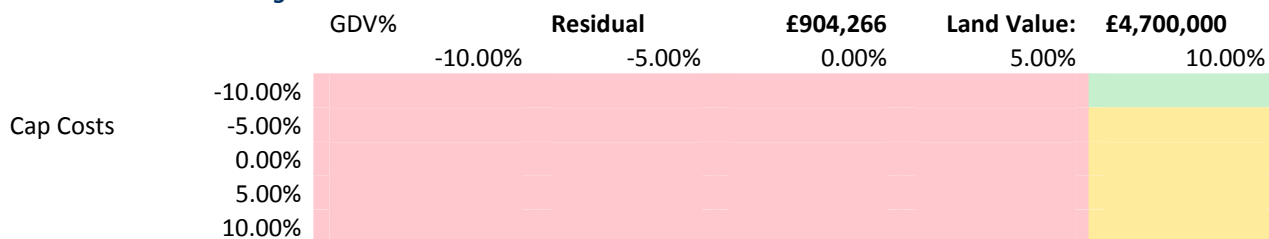




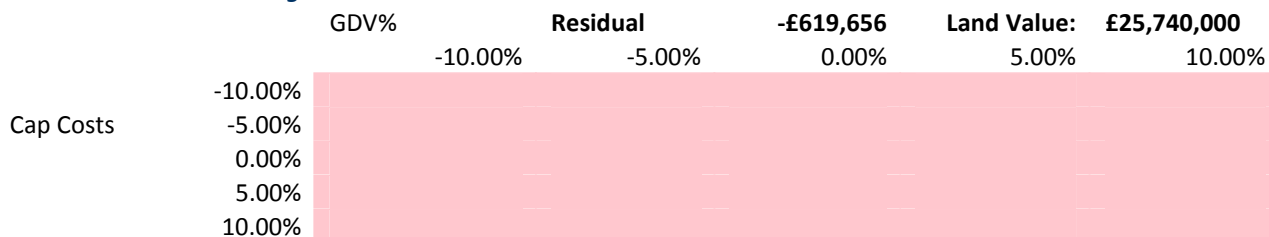
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



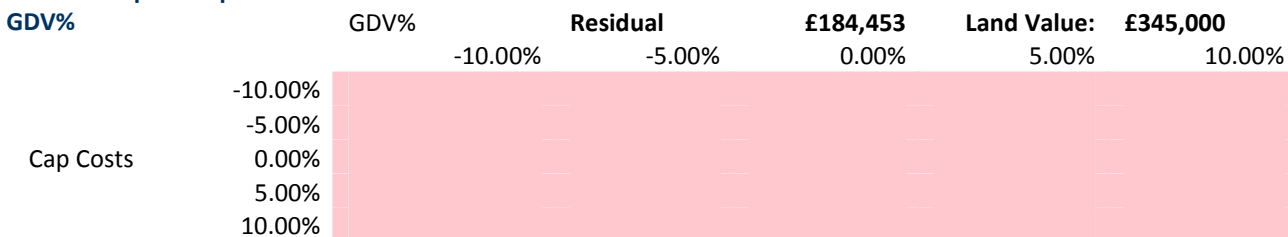
**Scheme 7. 1000 unit Barking Town Centre**



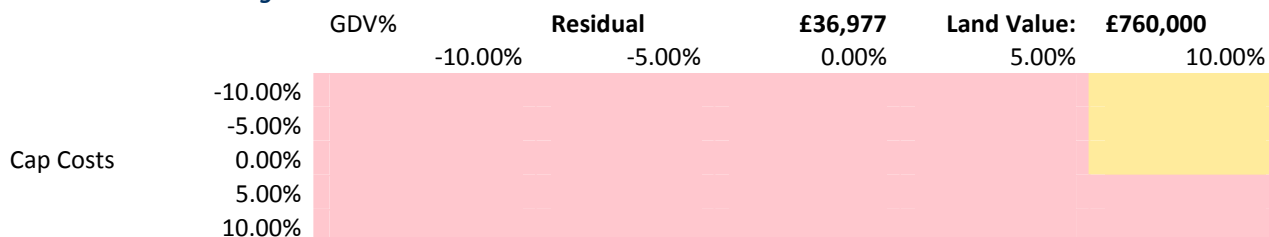
**35 % Affordable  
100% Social Rent  
No Grant**

**Scheme 3. 20 unit Barking Town Centre**

**Table 3 - Cap Costs psf vs**



**Scheme 4. 50 unit Barking Town Centre**



**Scheme 5. 100 unit Barking Town Centre**

	GDV%	Residual	-£90,321	Land Value: £1,600,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 6. 250 unit Barking Town Centre**

	GDV%	Residual	-£815,935	Land Value: £4,700,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 7. 1000 unit Barking Town Centre**

	GDV%	Residual	-£6,997,205	Land Value: £25,740,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Barking Riverside: 35% Affordable Housing**

**35 % Affordable**

**60%:40% Social Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Barking Riverside**

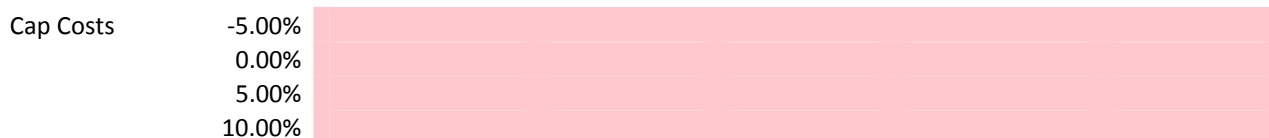
	GDV%	Residual	£25,078	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Barking Riverside**

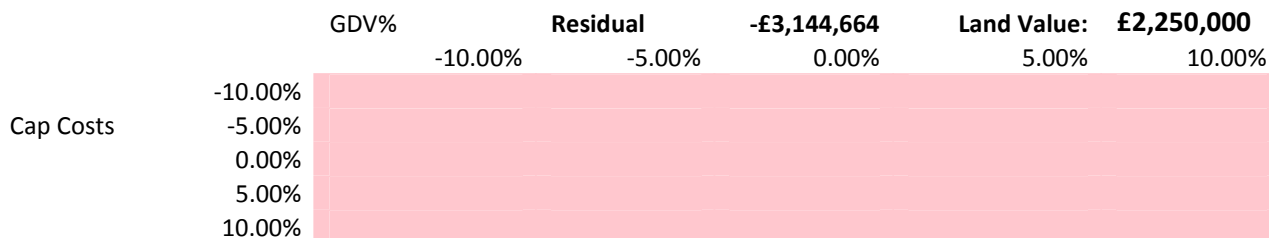
	GDV%	Residual	-£354,087	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Barking Riverside**

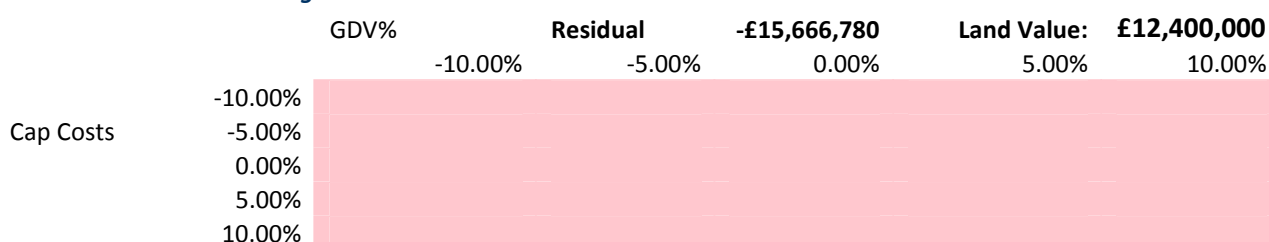
	GDV%	Residual	-£806,121	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			



**Scheme 13. 250 unit Barking Riverside**

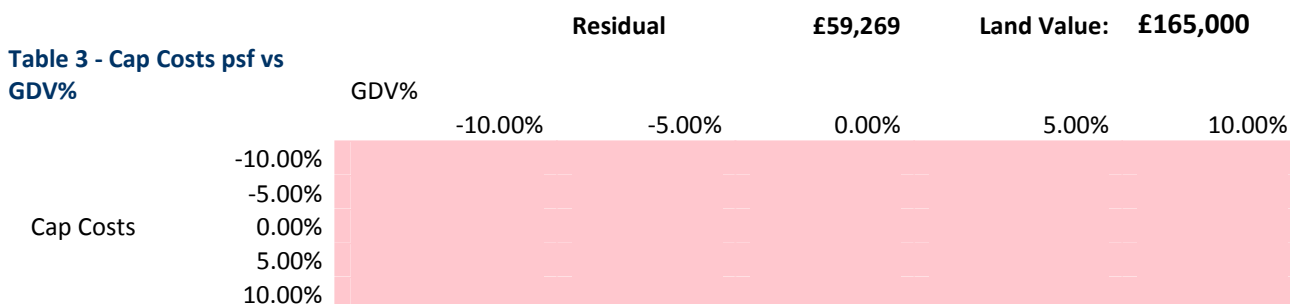


**Scheme 14. 1000 unit Barking Riverside**

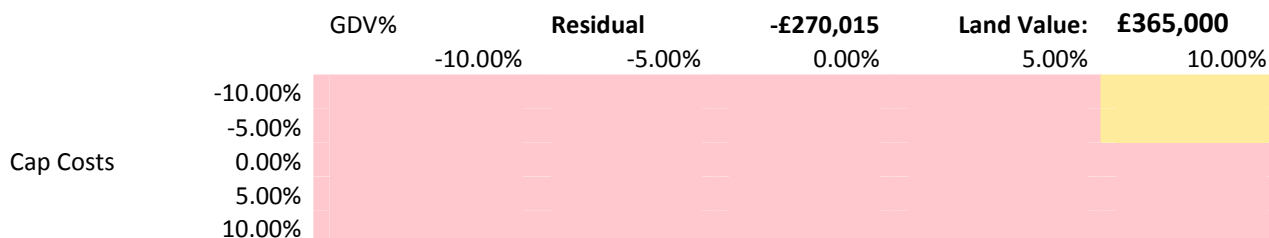


**35 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**No Grant**

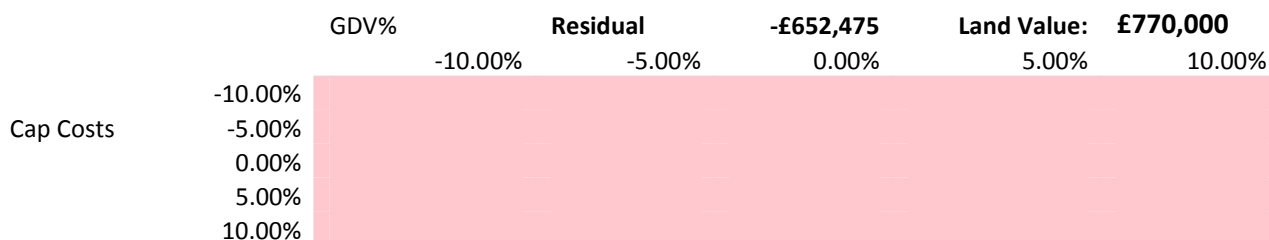
**Scheme 10. 20 unit Barking Riverside**



**Scheme 11. 50 unit Barking Riverside**



**Scheme 12. 100 unit Barking Riverside**





**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£2,645,513	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00%
	-5.00%			
	0.00%			
	5.00%			
	10.00%			
Cap Costs				

**Scheme 14. 1000 unit Barking Riverside**

	GDV%	Residual	-£13,815,166	Land Value: £12,400,000
	-10.00%	-5.00%	0.00%	5.00%
	-5.00%			
	0.00%			
	5.00%			
	10.00%			
Cap Costs				

**35 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Barking Riverside**

	GDV%	Residual	-£58,633	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00%
	-5.00%			
	0.00%			
	5.00%			
	10.00%			
Cap Costs				

**Scheme 11. 50 unit Barking Riverside**

	GDV%	Residual	-£559,595	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00%
	-5.00%			
	0.00%			
	5.00%			
	10.00%			
Cap Costs				

**Scheme 12. 100 unit Barking Riverside**

	GDV%	Residual	-£1,181,445	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00%
	-5.00%			
	0.00%			
	5.00%			
	10.00%			
Cap Costs				

**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£4,365,726	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00%
	-5.00%			
	0.00%			
	5.00%			
	10.00%			
Cap Costs				

Cap Costs	-5.00%	
	0.00%	
	5.00%	
	10.00%	

**Scheme 14. 1000 unit Barking Riverside**

	GDV%	Residual	-£20,192,714	Land Value: £12,400,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

South Dagenham: 35% Affordable Housing

**35 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**No Grant**

**Scheme 10. 20 unit South Dagenham**

	GDV%	Residual	-£295,304	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit South Dagenham**

	GDV%	Residual	-£579,612	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit South Dagenham**

	GDV%	Residual	-£1,218,171	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit South Dagenham**

	GDV%	Residual	-£4,483,768	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			

5.00%					
10.00%					

**Scheme 14. 1000 unit South Dagenham**

	GDV%	Residual	-£20,633,707	Land Value: £12,400,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

35 % Affordable

60%:40% Affordable Rent: Intermediate

No Grant

**Scheme 10. 20 unit South Dagenham**

Table 3 - Cap Costs psf vs

	GDV%	Residual	-£152,968	Land Value: £165,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 11. 50 unit South Dagenham**

	GDV%	Residual	-£495,541	Land Value: £365,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit South Dagenham**

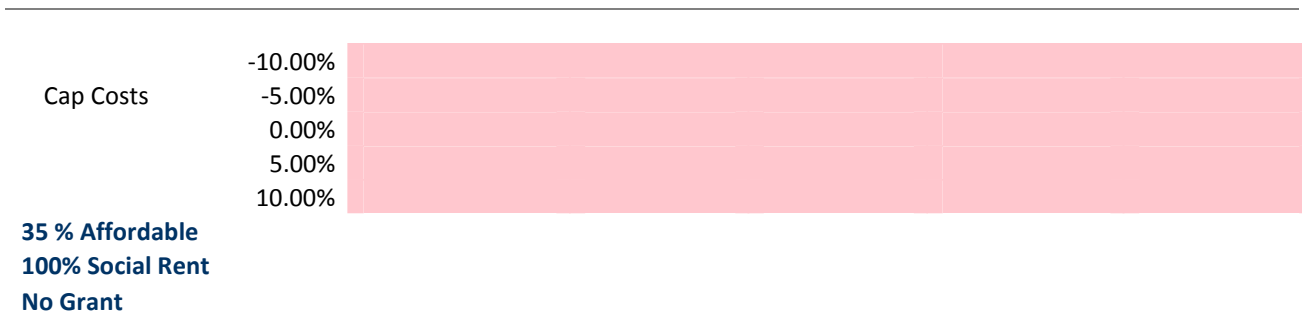
	GDV%	Residual	-£1,064,525	Land Value: £770,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit South Dagenham**

	GDV%	Residual	-£3,984,617	Land Value: £2,250,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 14. 1000 unit South Dagenham**

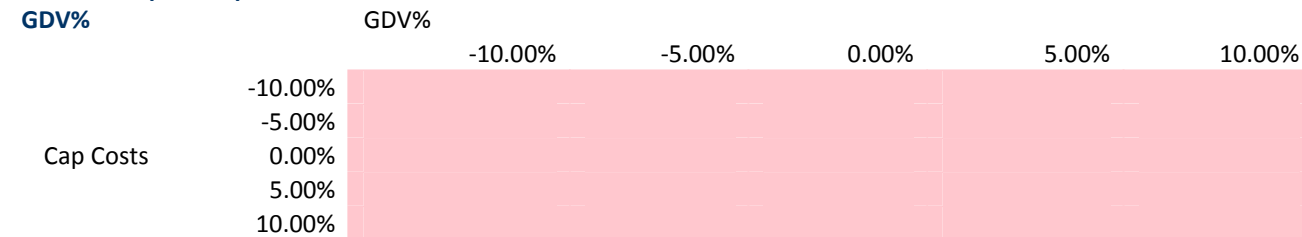
	GDV%	Residual	-£18,782,092	Land Value: £12,400,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%



**Scheme 10. 20 unit South Dagenham**

**Residual -£265,165 Land Value: £165,000**

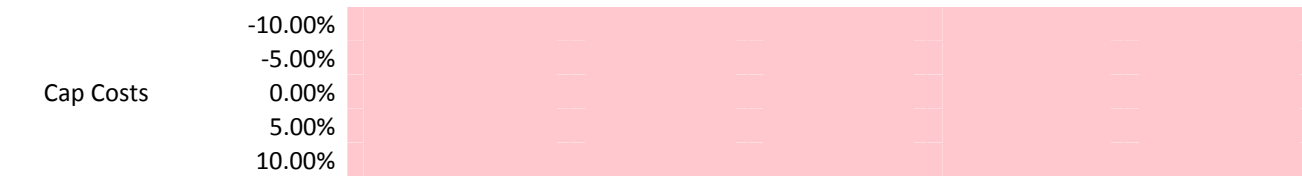
**Table 3 - Cap Costs psf vs GDV%**



**Scheme 11. 50 unit South Dagenham**

**GDV% Residual -£785,120 Land Value: £365,000**

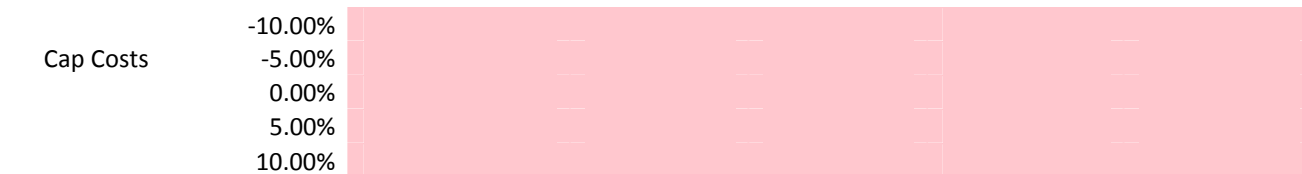
**-10.00% -5.00% 0.00% 5.00% 10.00%**



**Scheme 12. 100 unit South Dagenham**

**GDV% Residual -£1,593,495 Land Value: £770,000**

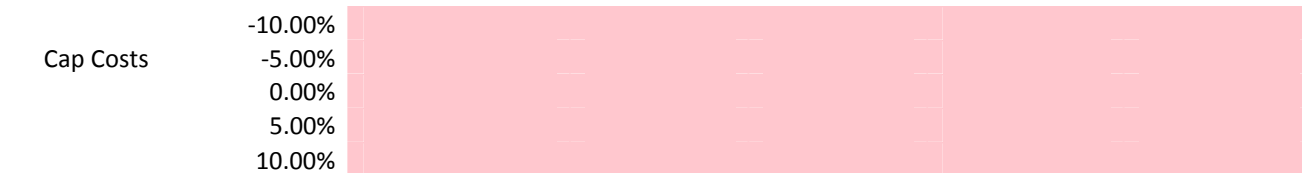
**-10.00% -5.00% 0.00% 5.00% 10.00%**



**Scheme 13. 250 unit South Dagenham**

**GDV% Residual -£5,704,830 Land Value: £2,250,000**

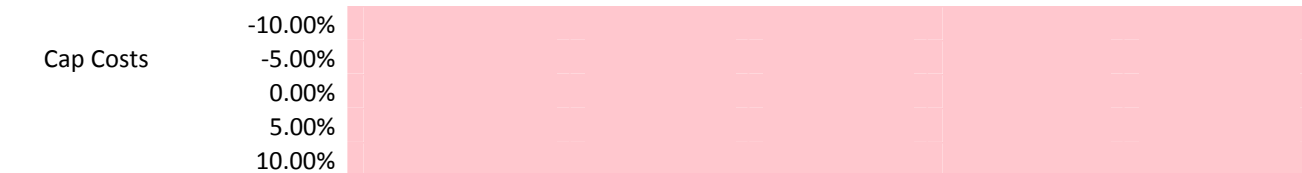
**-10.00% -5.00% 0.00% 5.00% 10.00%**



**Scheme 14. 1000 unit South Dagenham**

**GDV% Residual -£25,159,641 Land Value: £12,400,000**

**-10.00% -5.00% 0.00% 5.00% 10.00%**



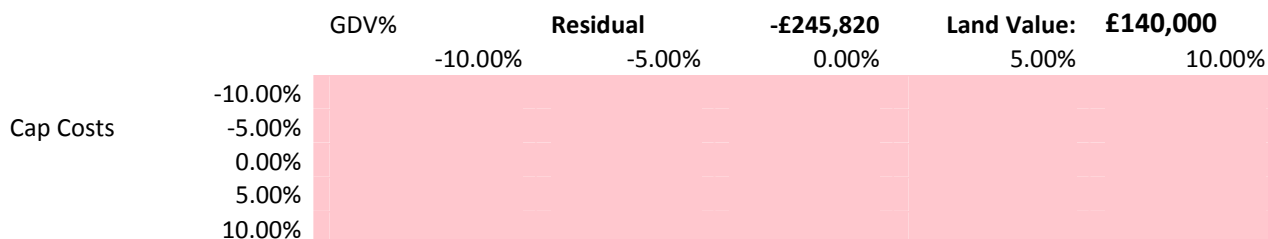
Rest of Borough (Medium): 35% Affordable Housing

**35 % Affordable**

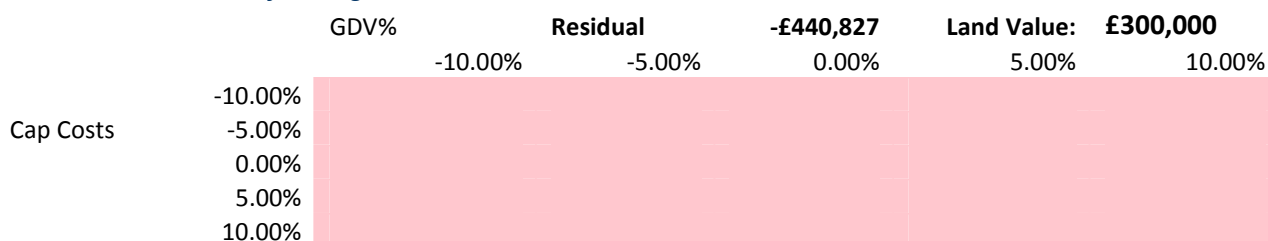
**60%:40% Social Rent: Intermediate**

**No Grant**

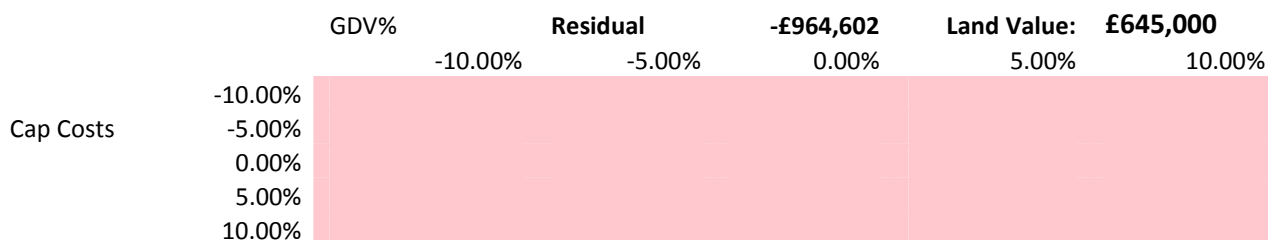
**Scheme 10. 20 unit Rest of Borough Medium**



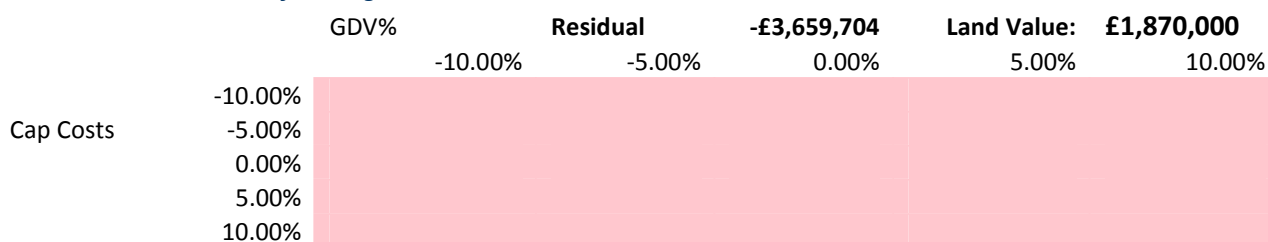
**Scheme 11. 50 unit Rest of Borough Medium**



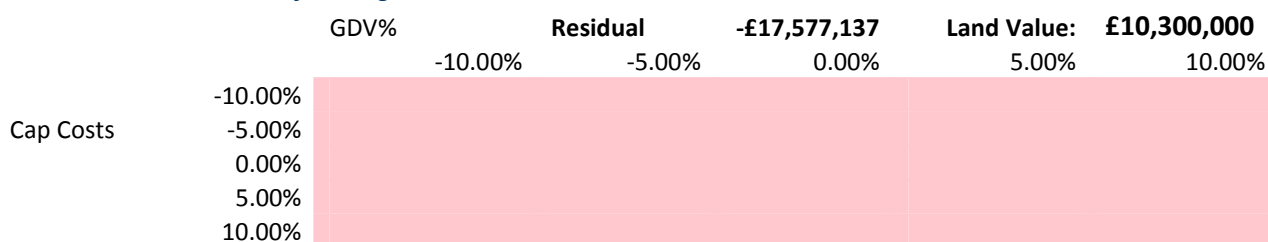
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



**35 % Affordable**

**60%:40% Affordable Rent: Intermediate**

**No Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

		GDV%	Residual	-£103,485	Land Value: £140,000
Cap Costs		-10.00%	-5.00%	0.00%	5.00%
		-10.00%			10.00%
		-5.00%			
		0.00%			
		5.00%			
		10.00%			

**Scheme 11. 50 unit Rest of Borough Medium**

		GDV%	Residual	-£356,756	Land Value: £300,000
Cap Costs		-10.00%	-5.00%	0.00%	5.00%
		-10.00%			10.00%
		-5.00%			
		0.00%			
		5.00%			
		10.00%			

**Scheme 12. 100 unit Rest of Borough Medium**

		GDV%	Residual	-£810,956	Land Value: £645,000
Cap Costs		-10.00%	-5.00%	0.00%	5.00%
		-10.00%			10.00%
		-5.00%			
		0.00%			
		5.00%			
		10.00%			

**Scheme 13. 250 unit Rest of Borough Medium**

		GDV%	Residual	-£3,160,553	Land Value: £1,870,000
Cap Costs		-10.00%	-5.00%	0.00%	5.00%
		-10.00%			10.00%
		-5.00%			
		0.00%			
		5.00%			
		10.00%			

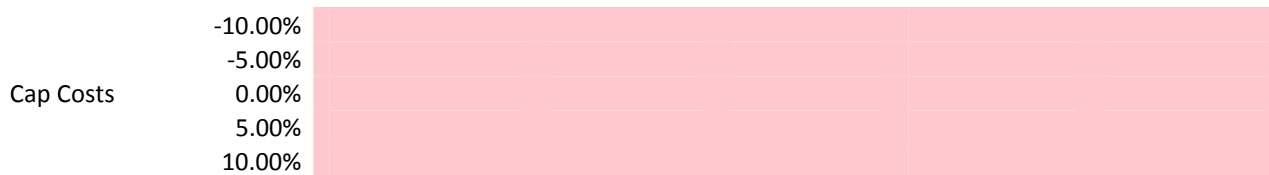
**Scheme 14. 1000 unit Rest of Borough Medium**

		GDV%	Residual	-£15,725,522	Land Value: £10,300,000
Cap Costs		-10.00%	-5.00%	0.00%	5.00%
		-10.00%			10.00%
		-5.00%			
		0.00%			
		5.00%			
		10.00%			

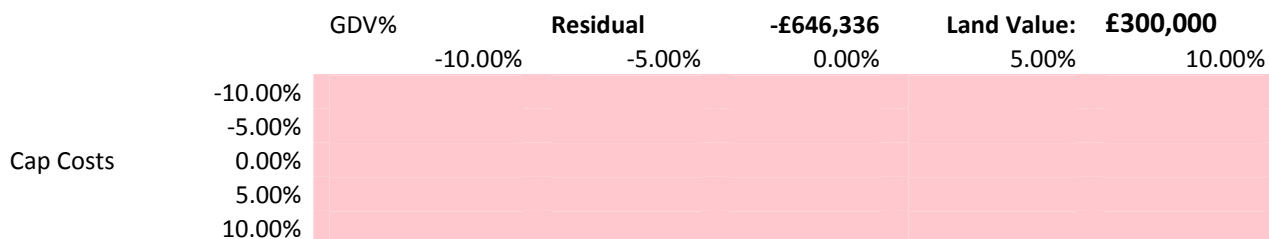
**35 % Affordable  
100% Social Rent  
No Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

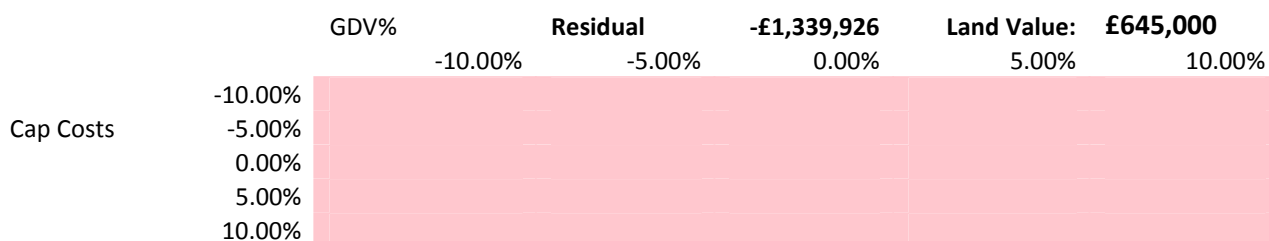
		GDV%	Residual	-£200,000	Land Value: £140,000
		-10.00%	-5.00%	0.00%	5.00%
					10.00%



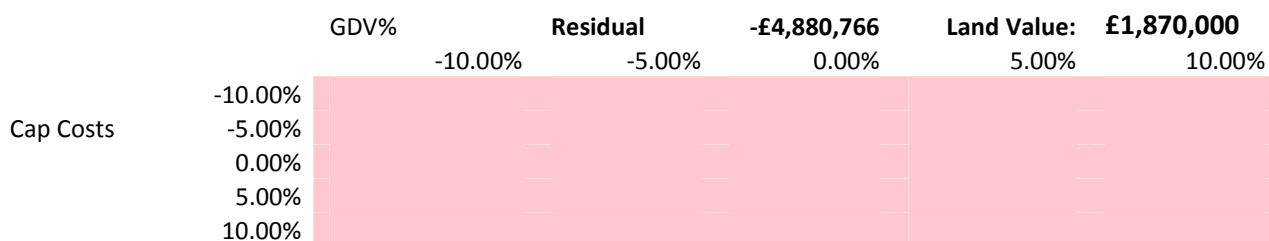
**Scheme 11. 50 unit Rest of Borough Medium**



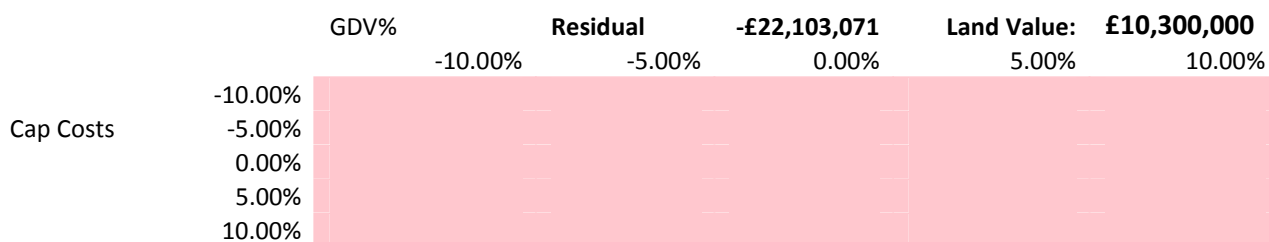
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



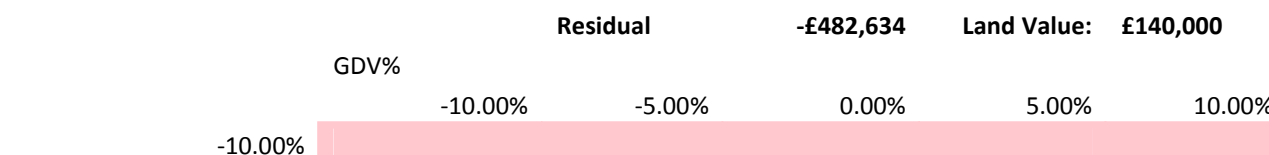
**Rest of Borough (Low): 35% Affordable Housing**

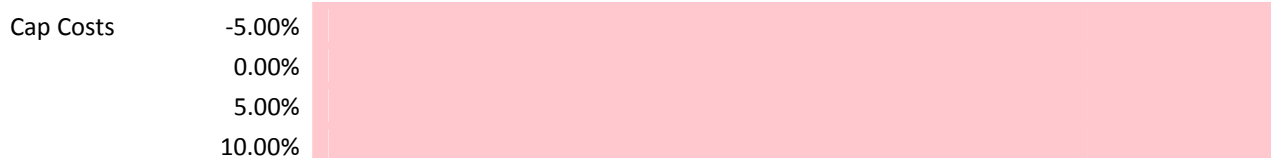
**35 % Affordable**

**60%:40% Social Rent: Intermediate**

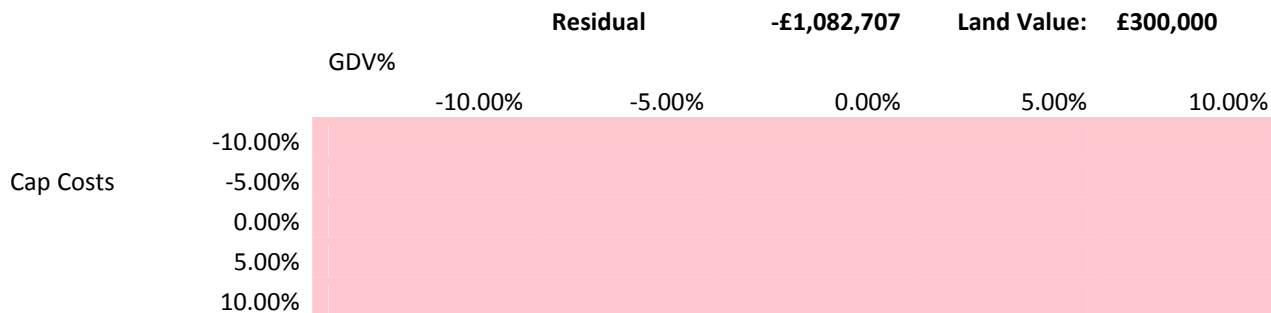
**No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

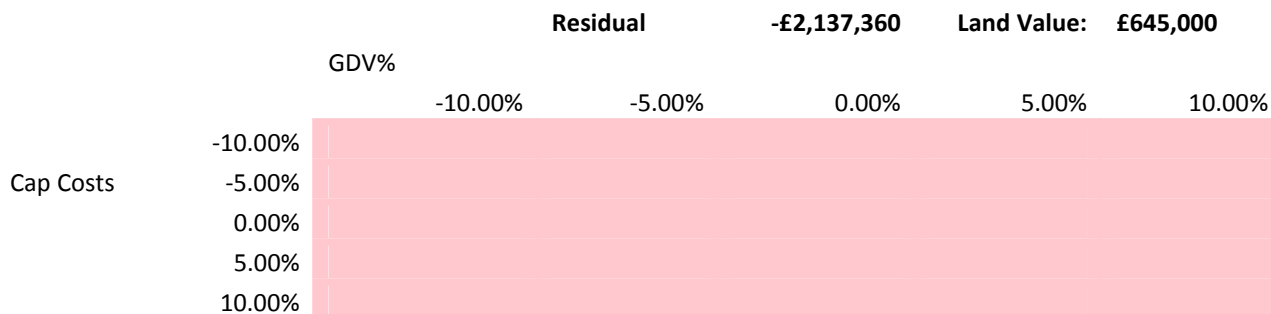




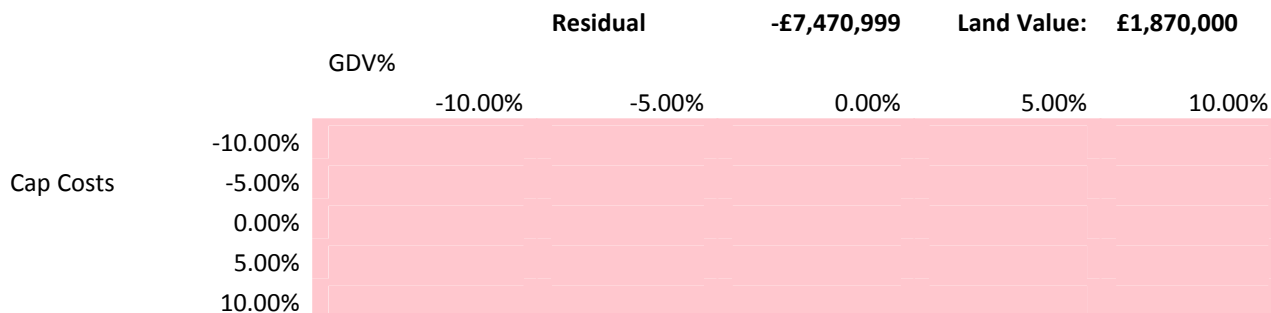
**Scheme 11. 50 unit Rest of Borough Low**



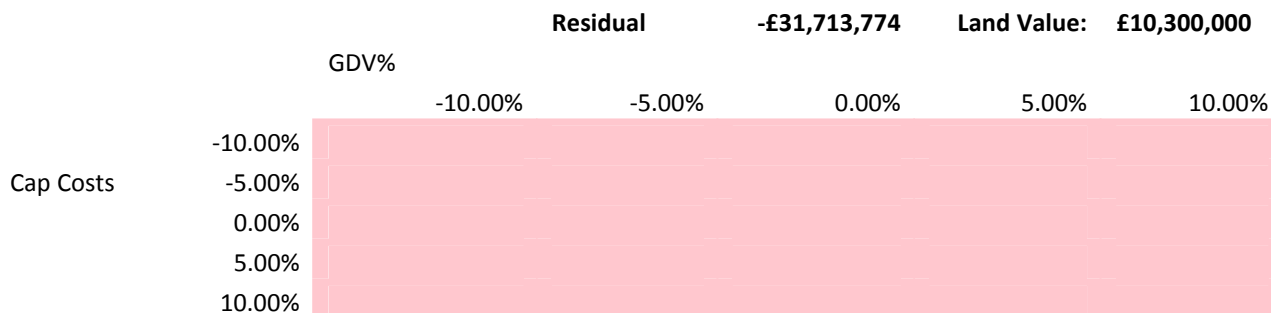
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

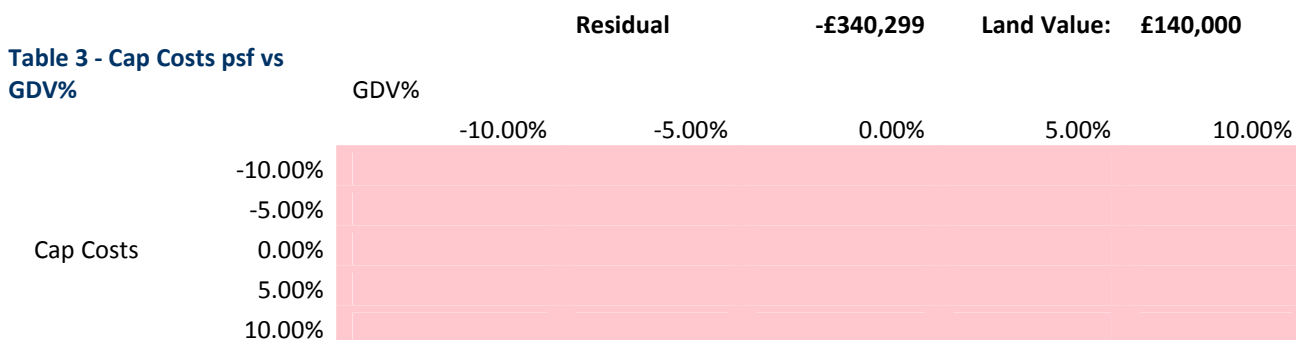


**35 % Affordable**

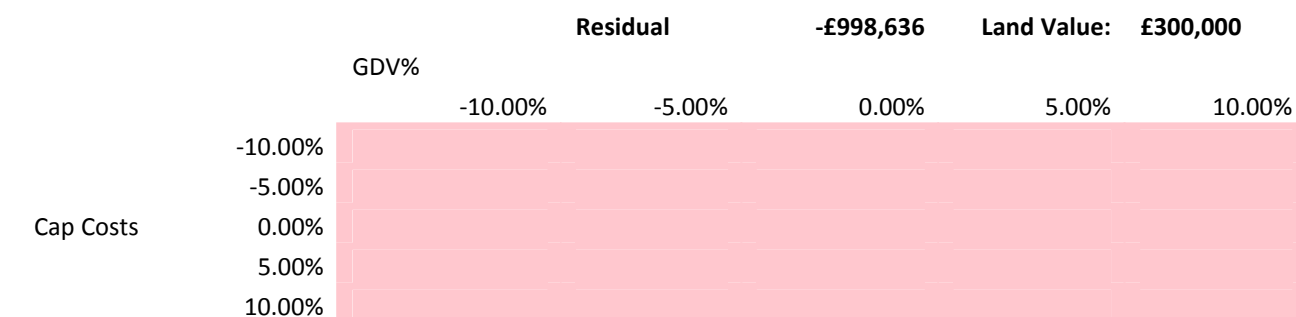


**60%:40% Affordable Rent: Intermediate  
No Grant**

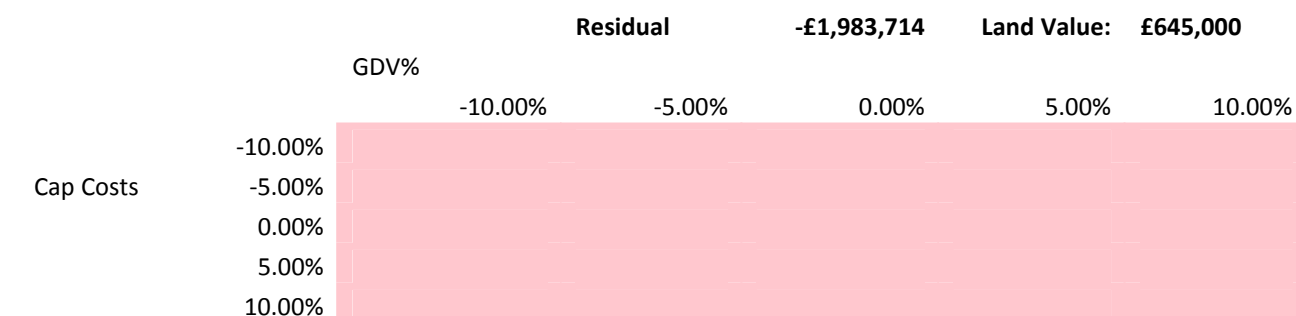
**Scheme 10. 20 unit Rest of Borough Low**



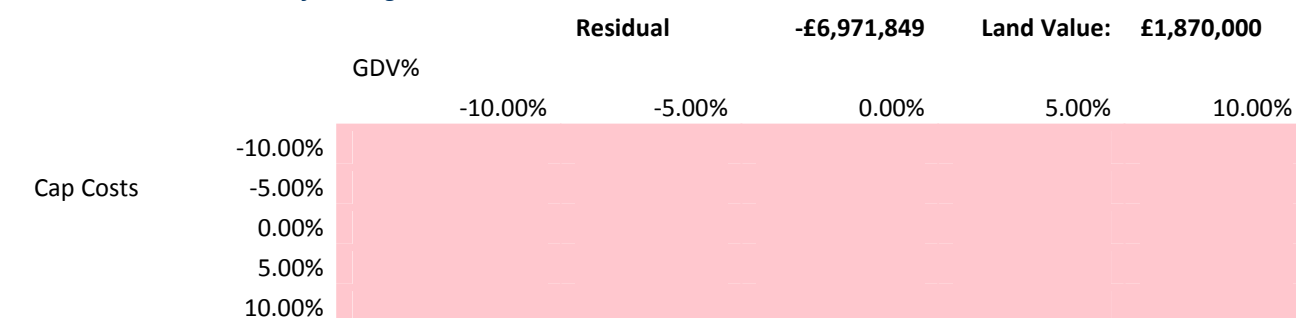
**Scheme 11. 50 unit Rest of Borough Low**



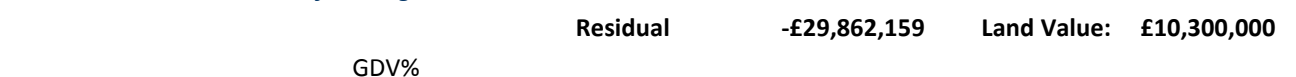
**Scheme 12. 100 unit Rest of Borough Low**

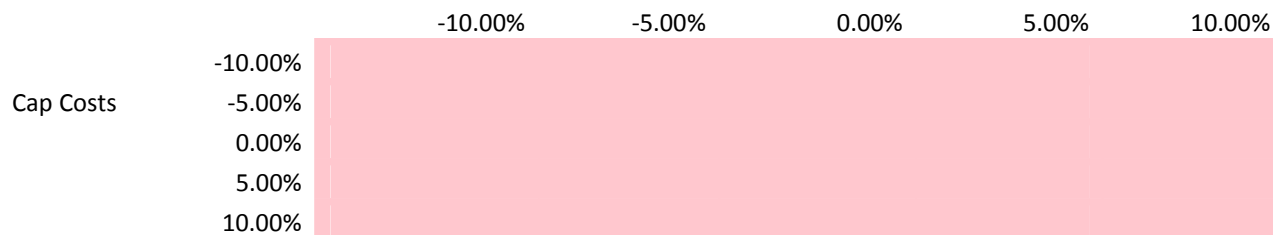


**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

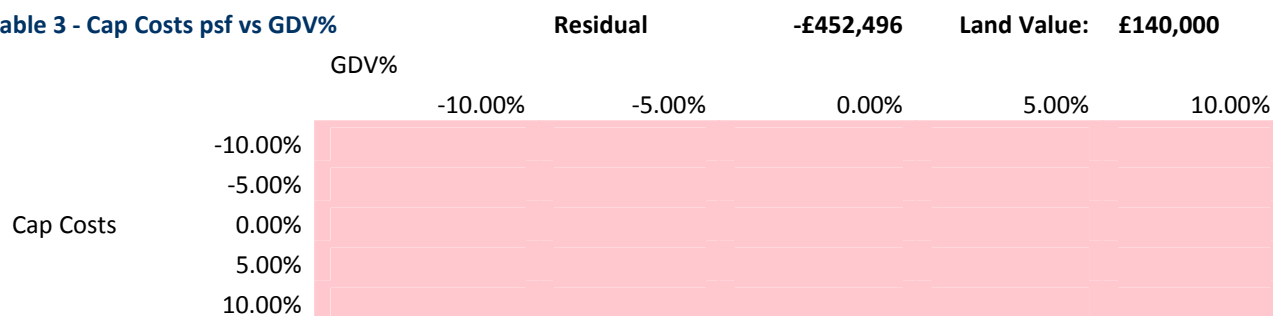




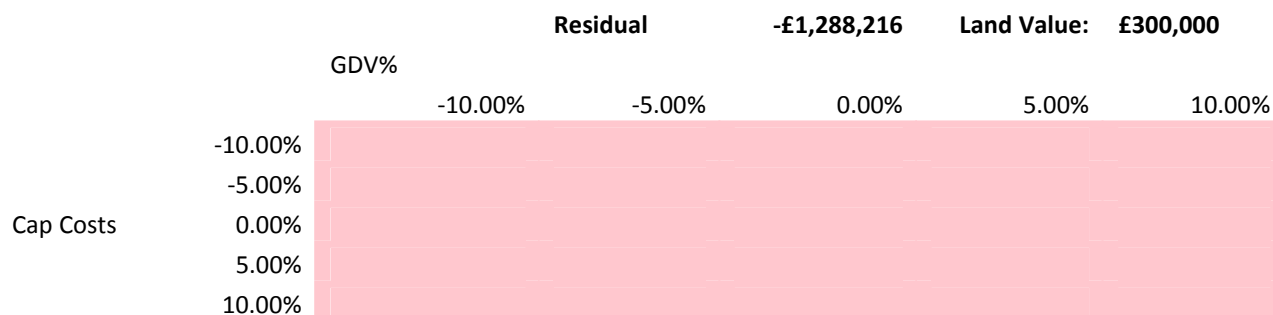
**35 % Affordable**  
**100% Social Rent**  
**No Grant**

**Scheme 10. 20 unit Rest of Borough Low**

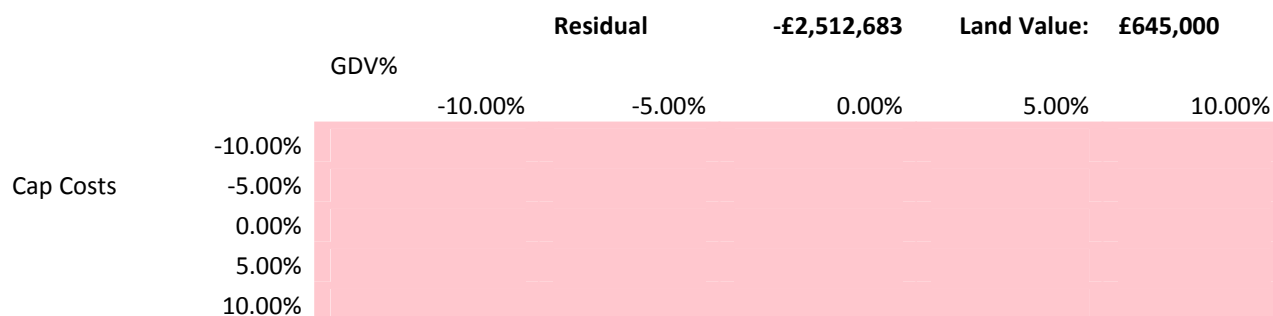
**Table 3 - Cap Costs psf vs GDV%**



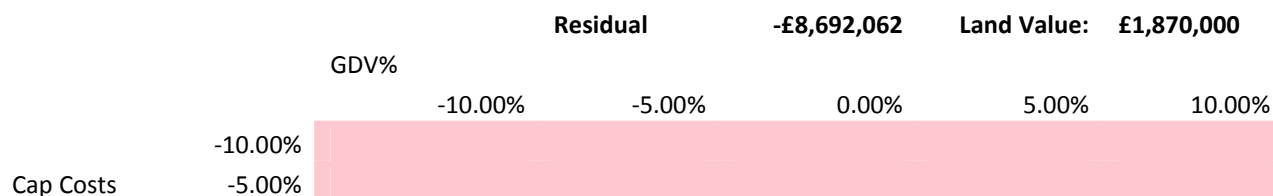
**Scheme 11. 50 unit Rest of Borough Low**



**Scheme 12. 100 unit Rest of Borough Low**

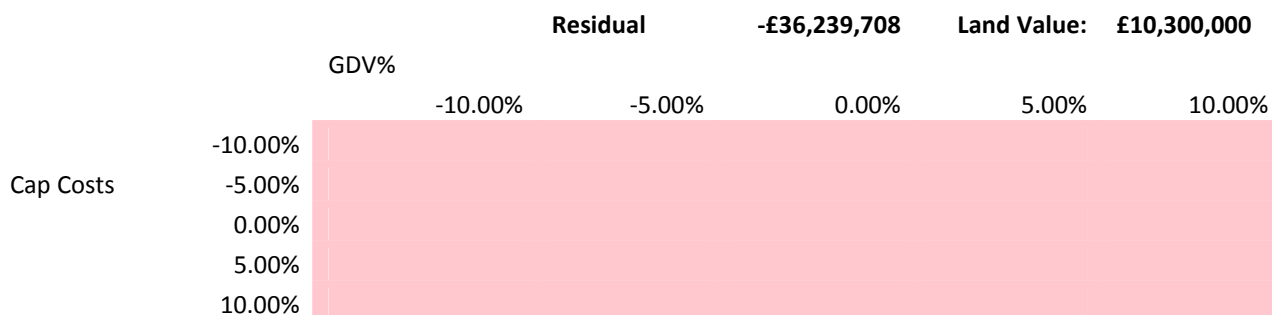


**Scheme 13. 250 unit Rest of Borough Low**





**Scheme 14. 1000 unit Rest of Borough Low**



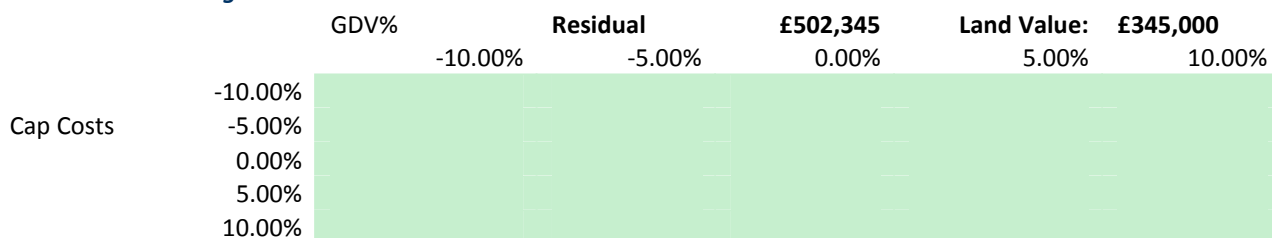
**“Current” 2011 Market Appraisals: Schemes above the Affordable Housing Threshold WITH GRANT**

The tables below set out the indicative residual land values for Schemes 3,4,5,6,7,10,11,12,13 & 14 at a range of 10%, 25% and 35% affordable housing WITH GRANT. These residual land values have been compared to the benchmark land values as set out in Table 9 of the main report.

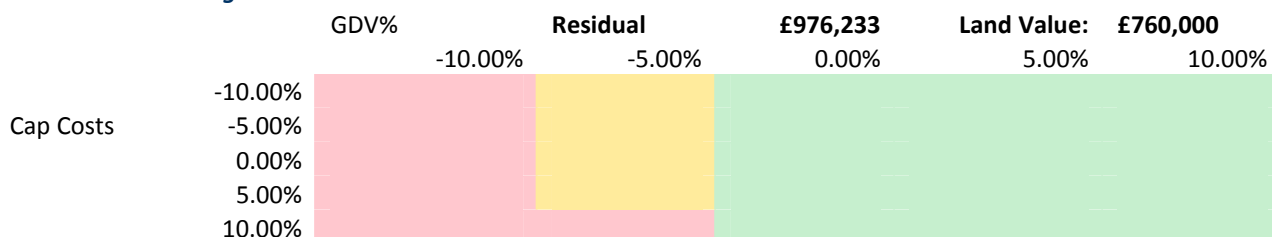
**Barking Town Centre: 10% Affordable Housing**

- 10 % Affordable**
- 60%:40% Social Rent: Intermediate**
- With Grant**

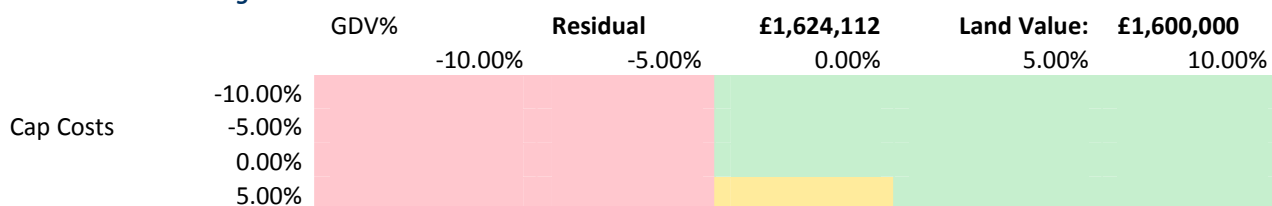
**Scheme 3. 20 unit Barking Town Centre**

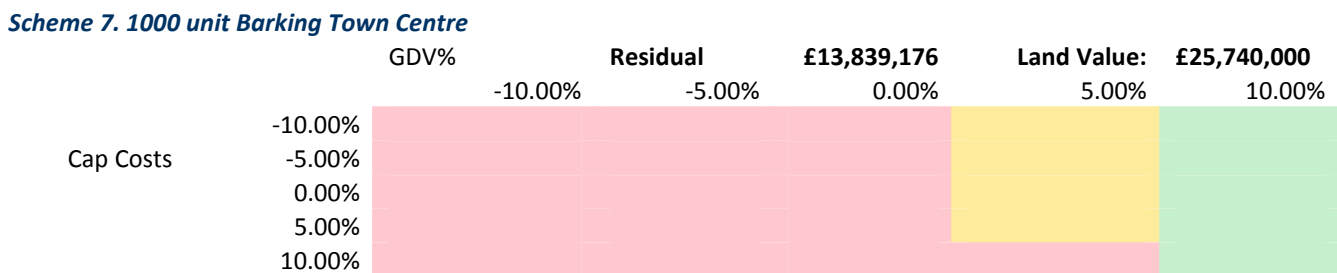
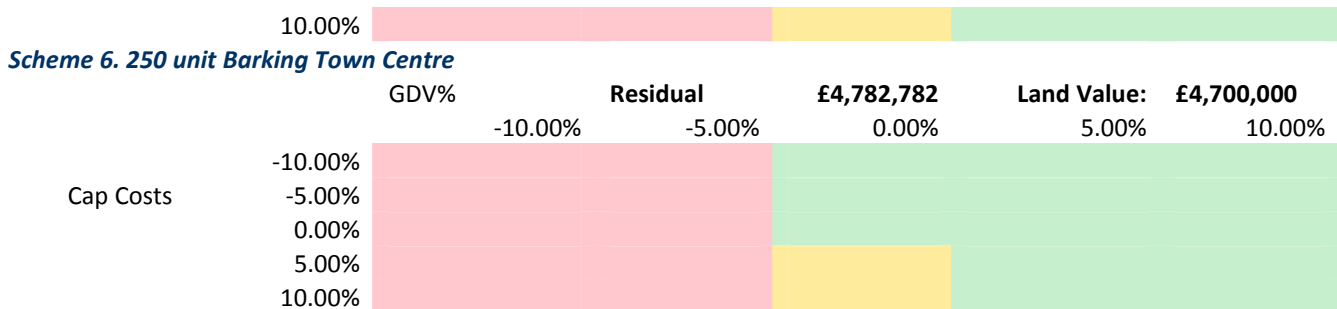


**Scheme 4. 50 unit Barking Town Centre**

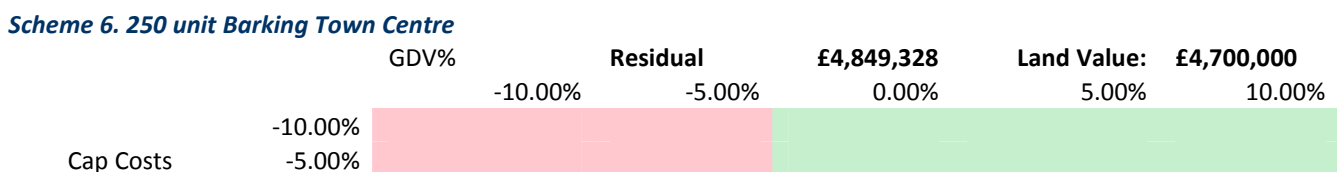
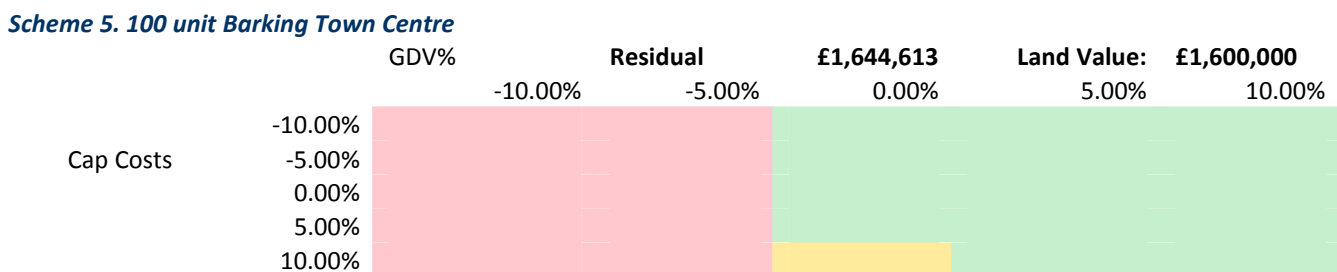
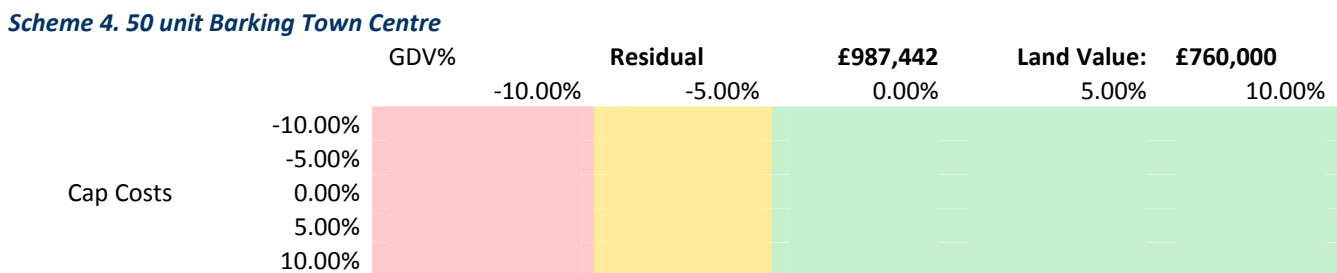
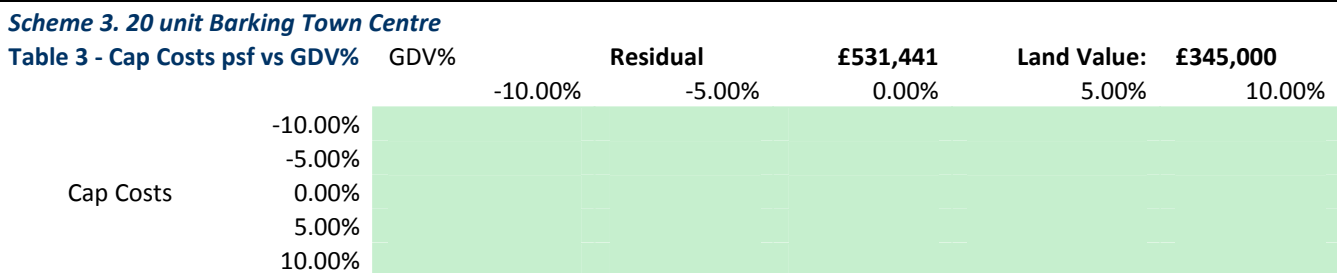


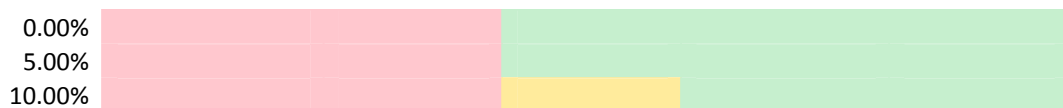
**Scheme 5. 100 unit Barking Town Centre**



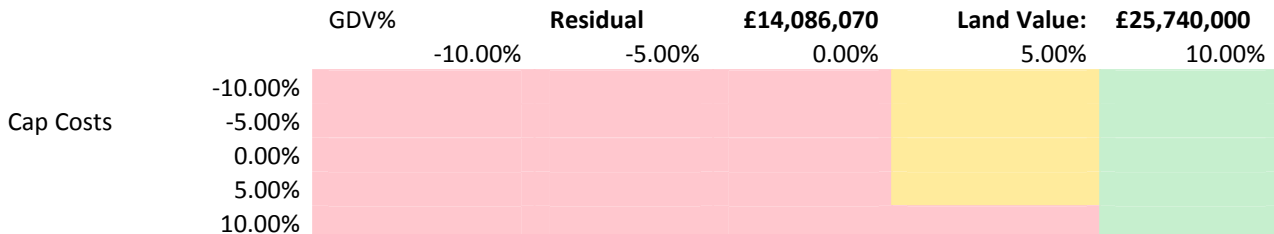


**10 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**





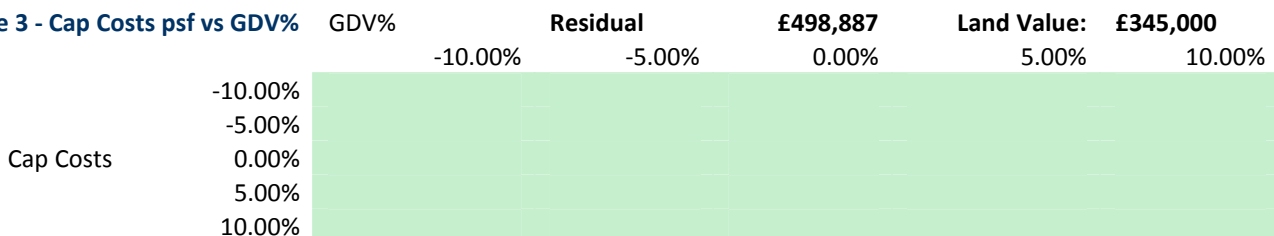
**Scheme 7. 1000 unit Barking Town Centre**



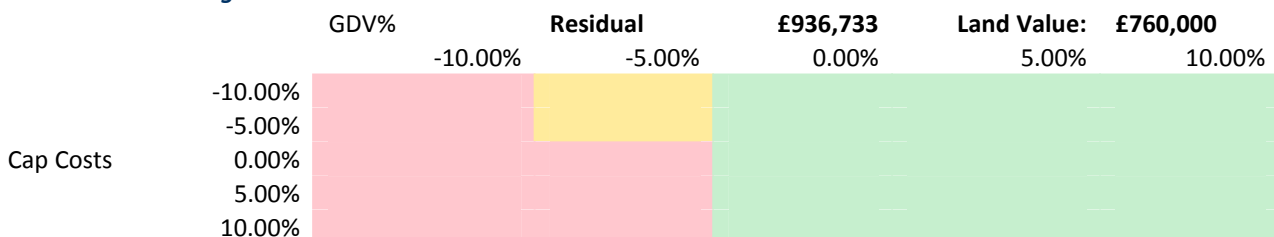
**10 % Affordable  
100% Social Rent  
With Grant**

**Scheme 3. 20 unit Barking Town Centre**

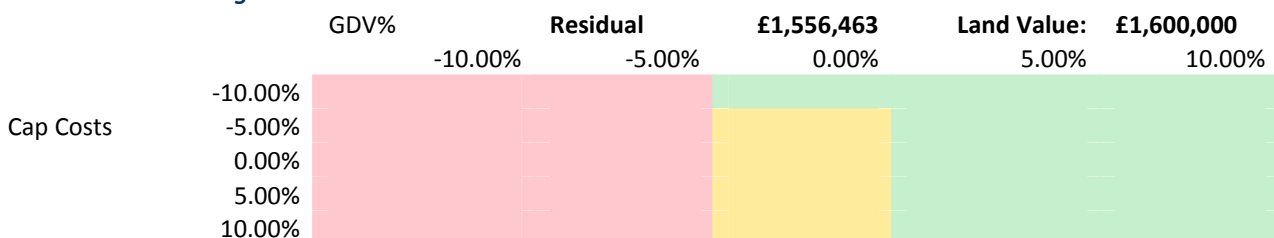
**Table 3 - Cap Costs psf vs GDV%**



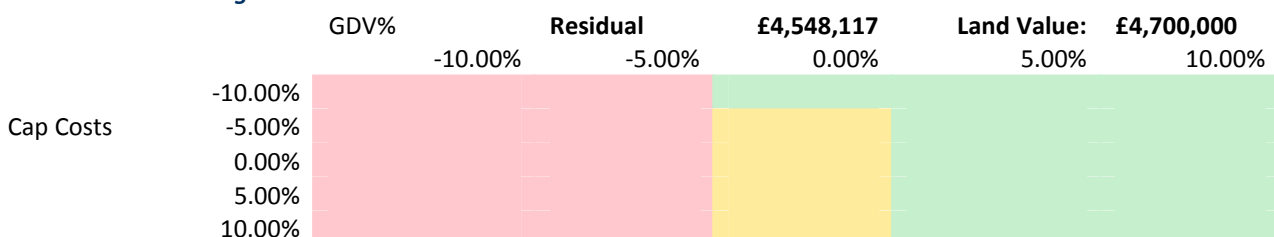
**Scheme 4. 50 unit Barking Town Centre**



**Scheme 5. 100 unit Barking Town Centre**

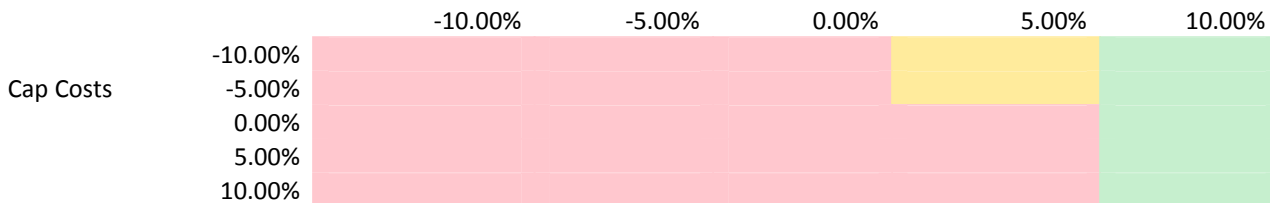


**Scheme 6. 250 unit Barking Town Centre**



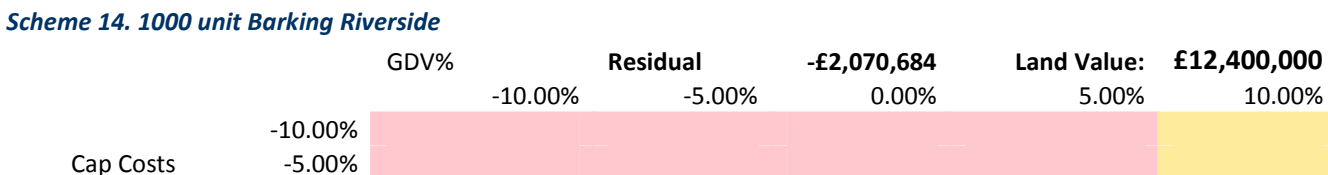
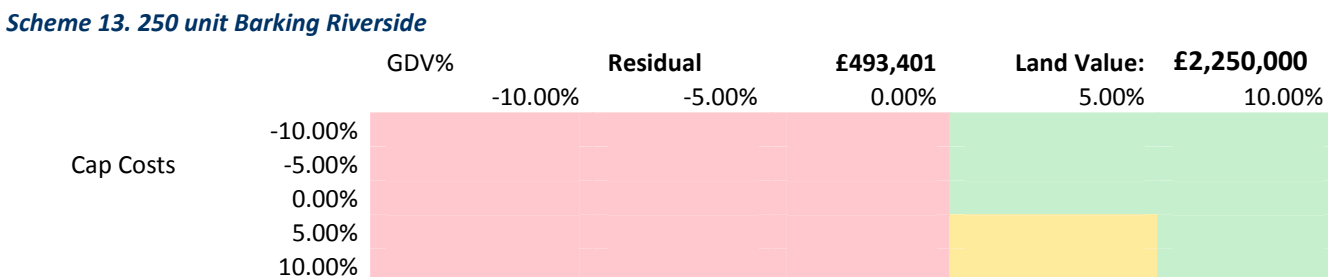
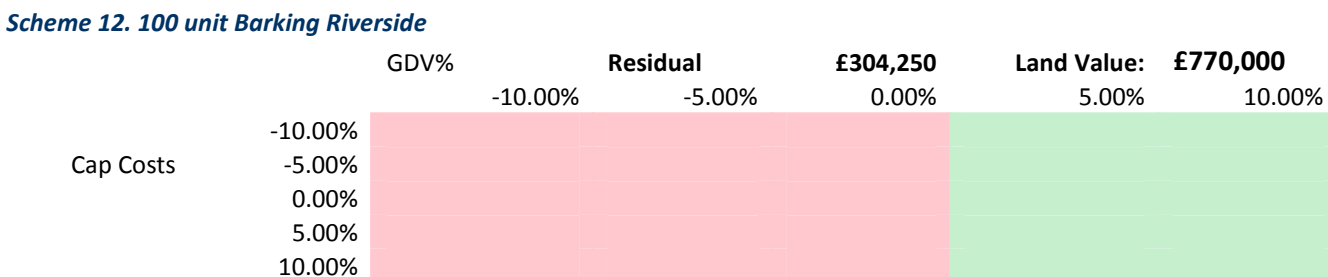
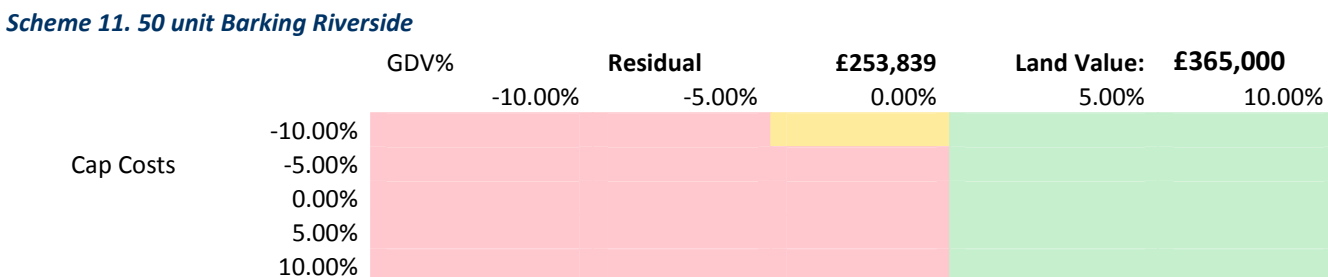
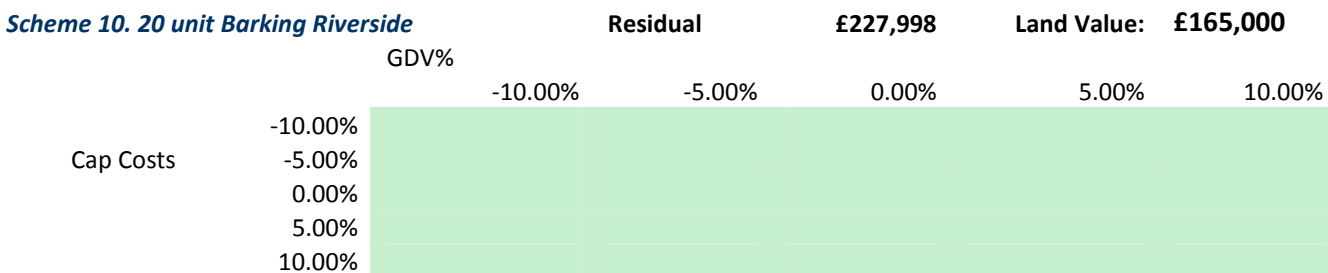
**Scheme 7. 1000 unit Barking Town Centre**

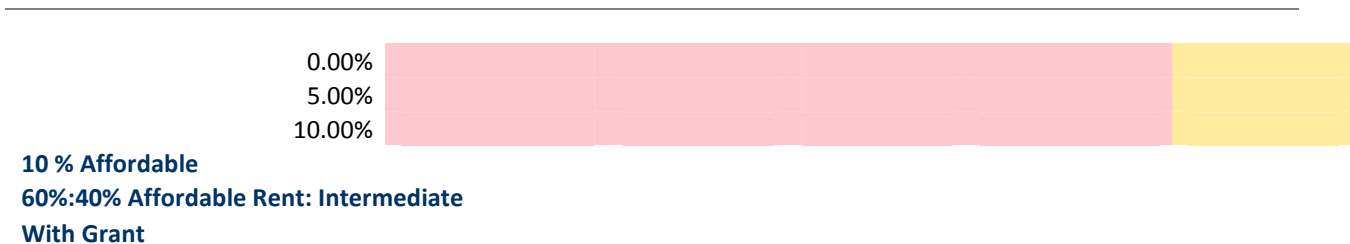




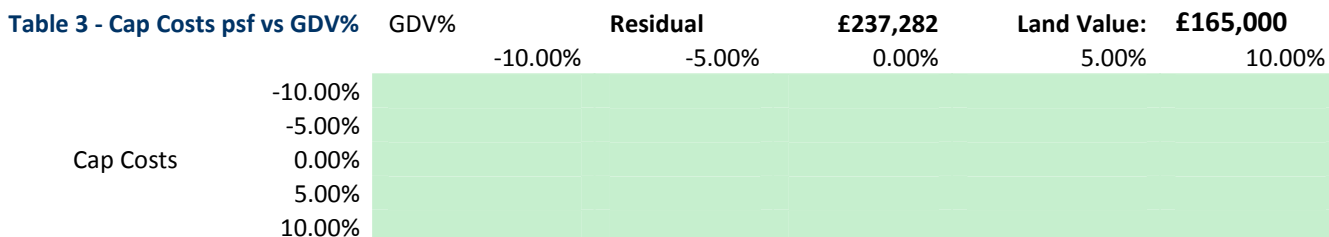
**Barking Riverside: 10% Affordable Housing**

**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

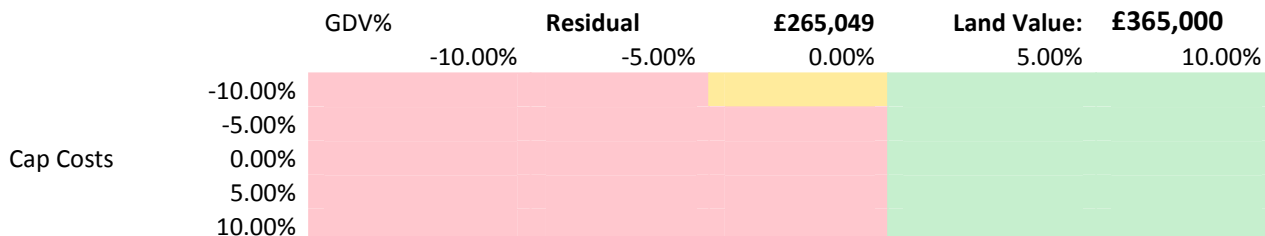




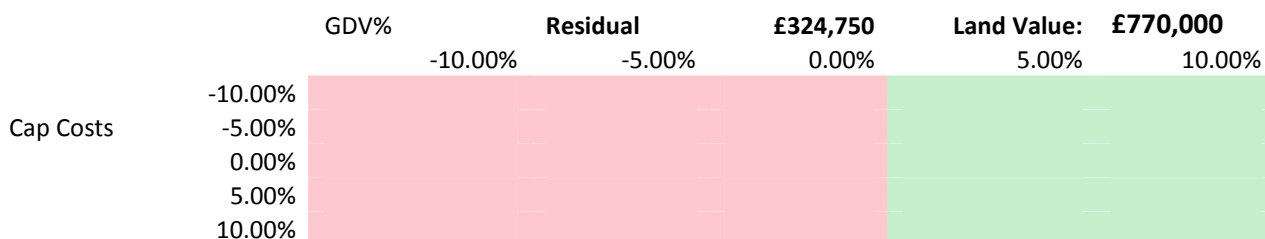
**Scheme 10. 20 unit Barking Riverside**



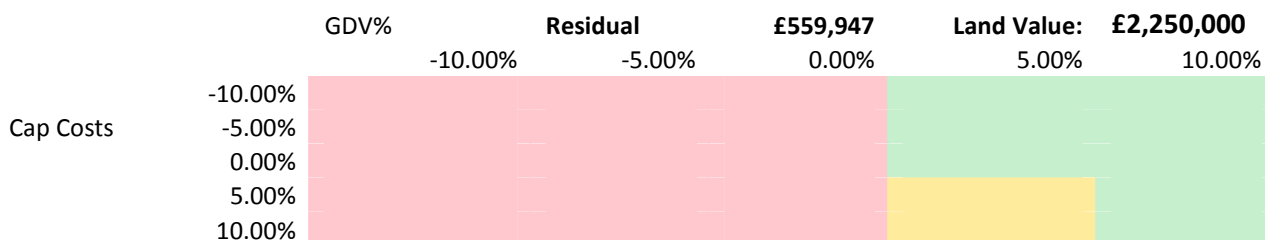
**Scheme 11. 50 unit Barking Riverside**



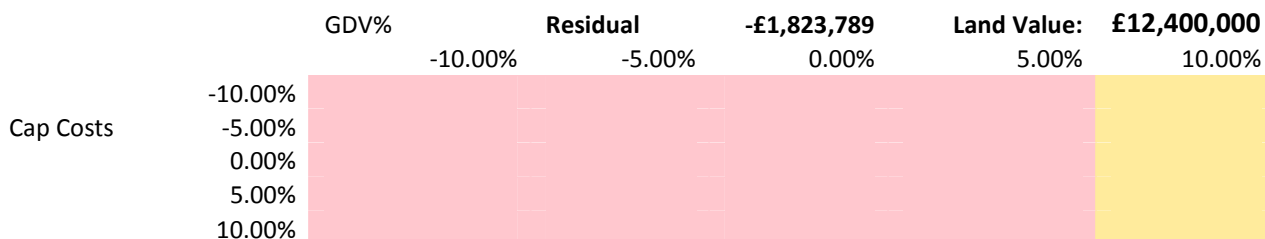
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



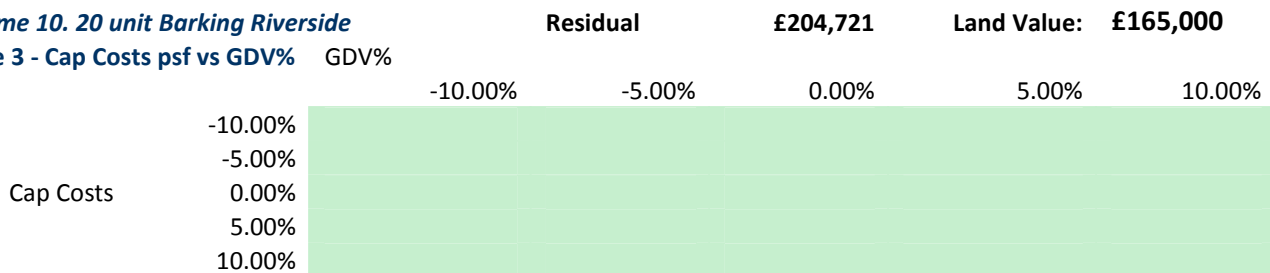
**Scheme 14. 1000 unit Barking Riverside**



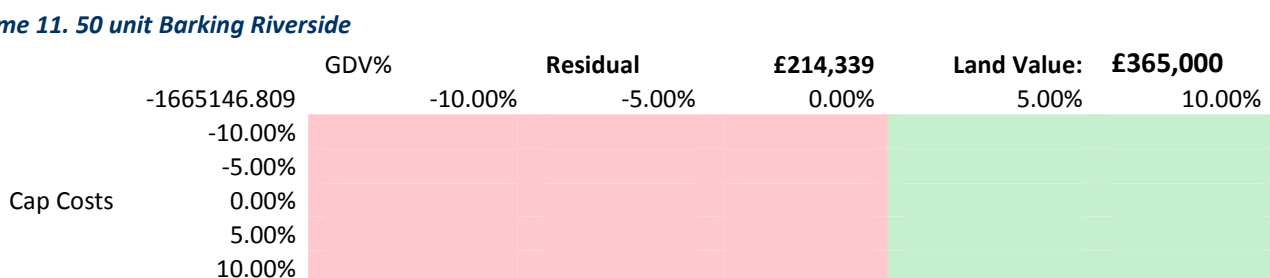
**10 % Affordable**  
**100% Social Rent**  
**With Grant**

**Scheme 10. 20 unit Barking Riverside**

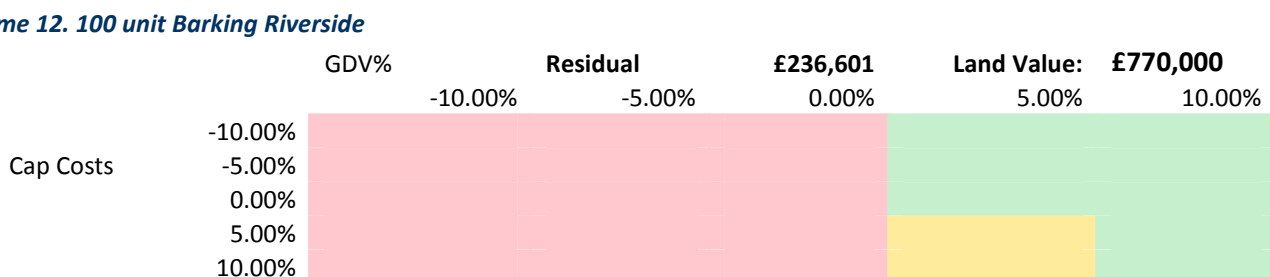
**Table 3 - Cap Costs psf vs GDV%**



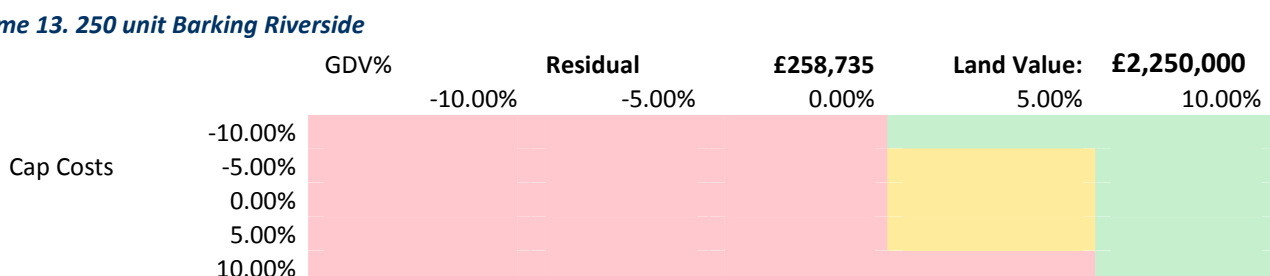
**Scheme 11. 50 unit Barking Riverside**



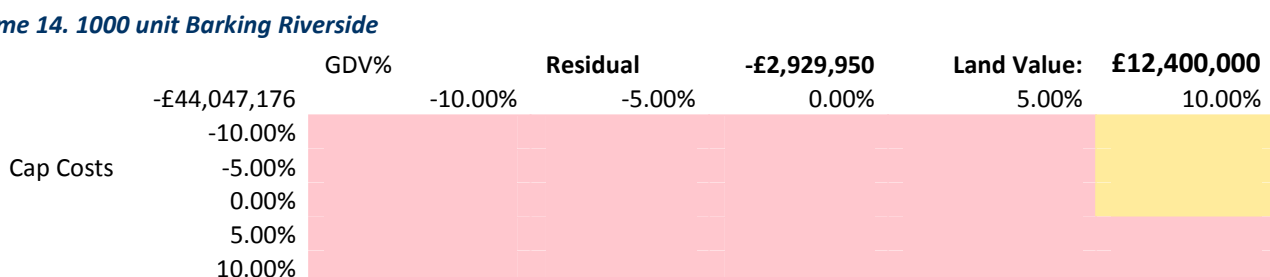
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



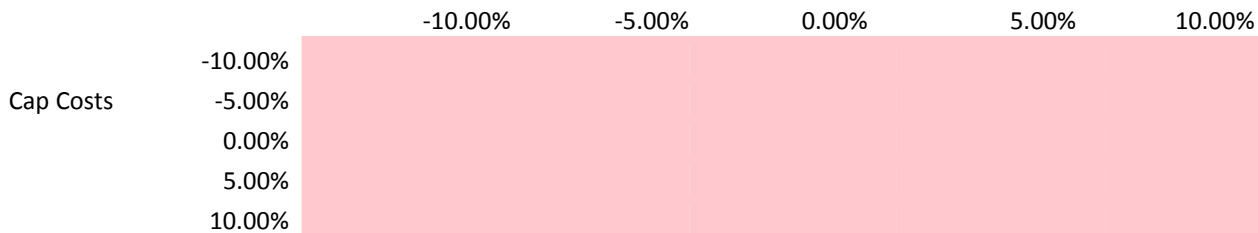
**South Dagenham: 10% Affordable Housing**

**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

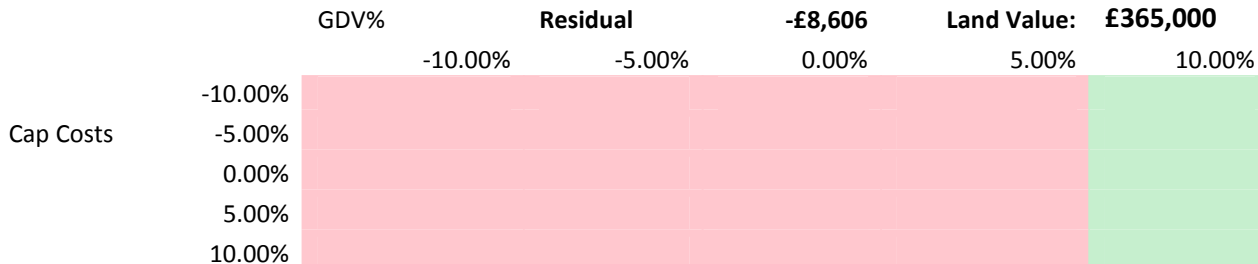
**Scheme 10. 20 unit South Dagenham**



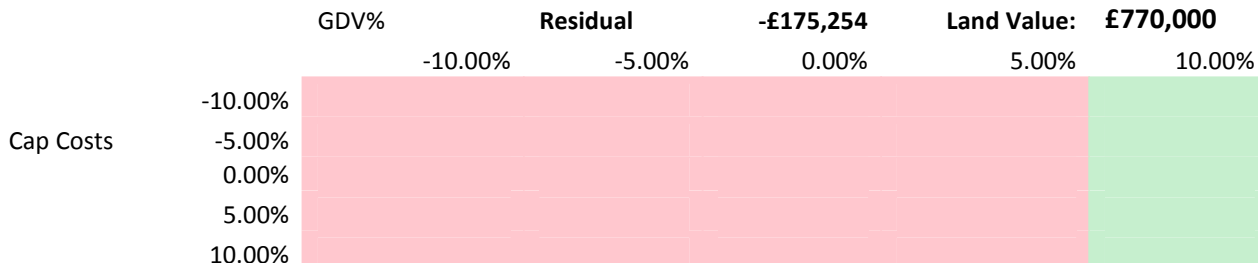




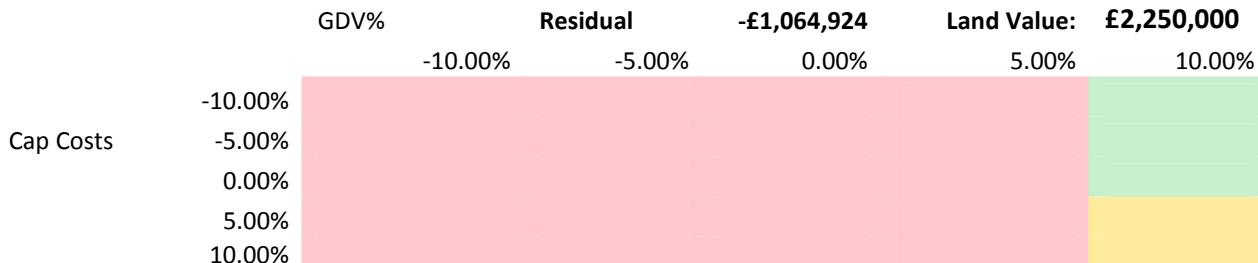
**Scheme 11. 50 unit South Dagenham**



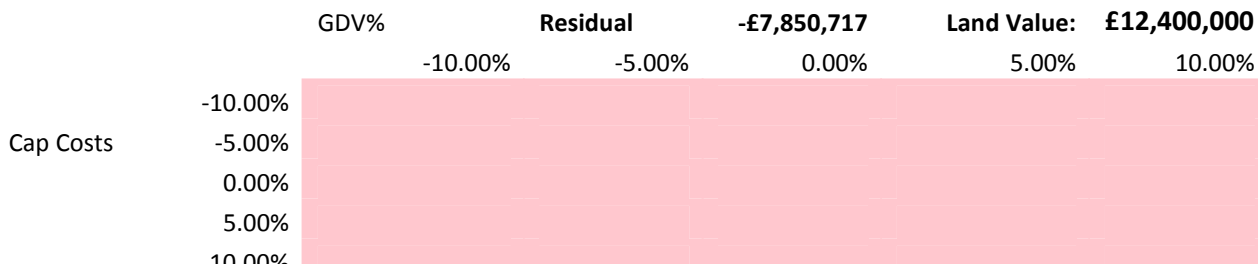
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



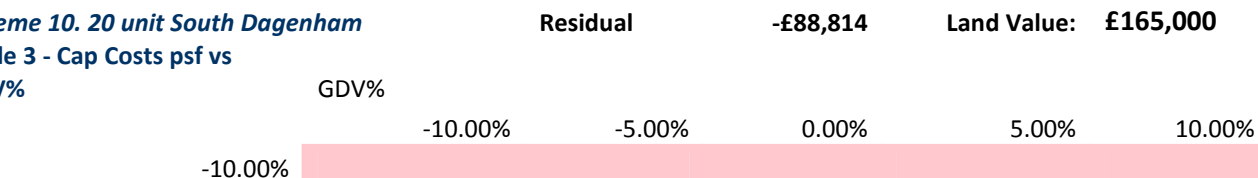
**Scheme 14. 1000 units South Dagenham**

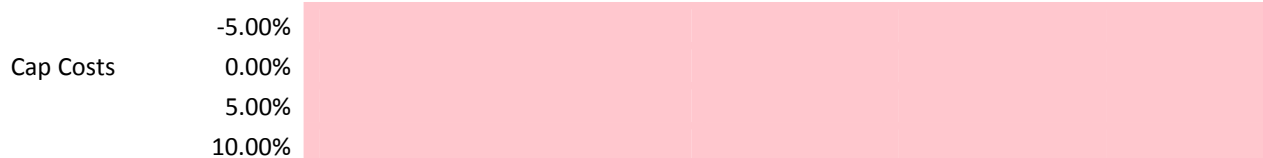


**10 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

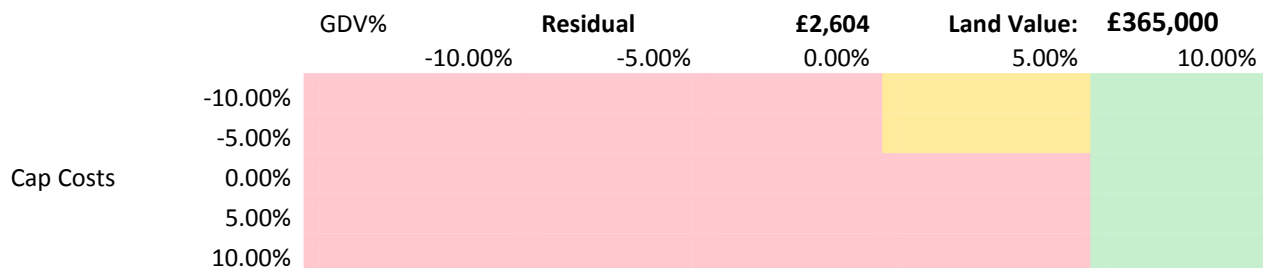
**Scheme 10. 20 unit South Dagenham**

**Table 3 - Cap Costs psf vs GDV%**

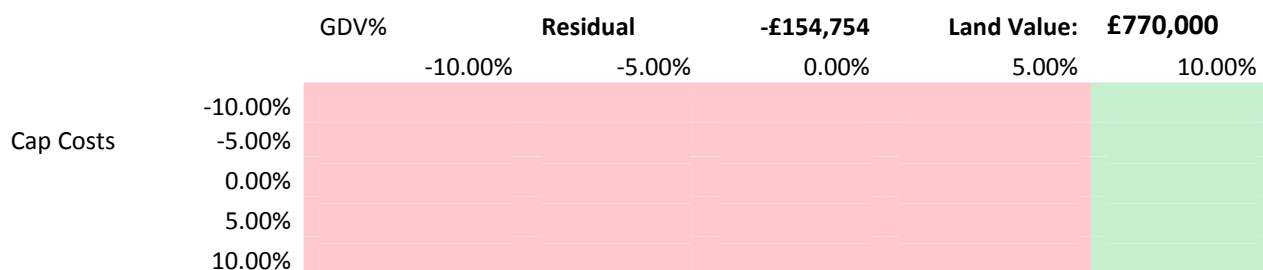




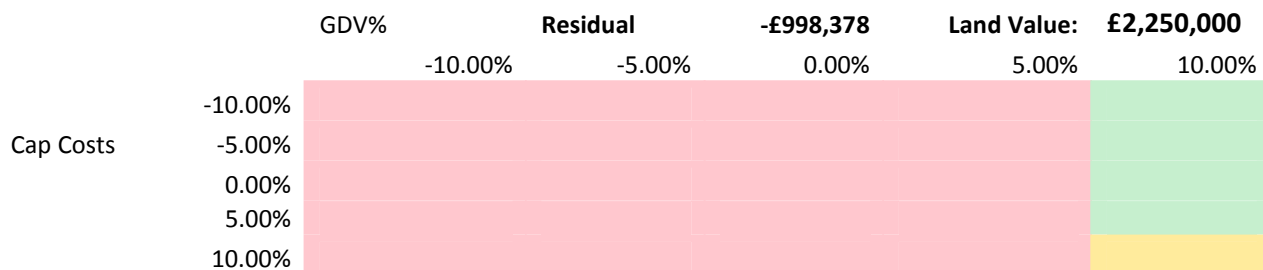
**Scheme 11. 50 unit South Dagenham**



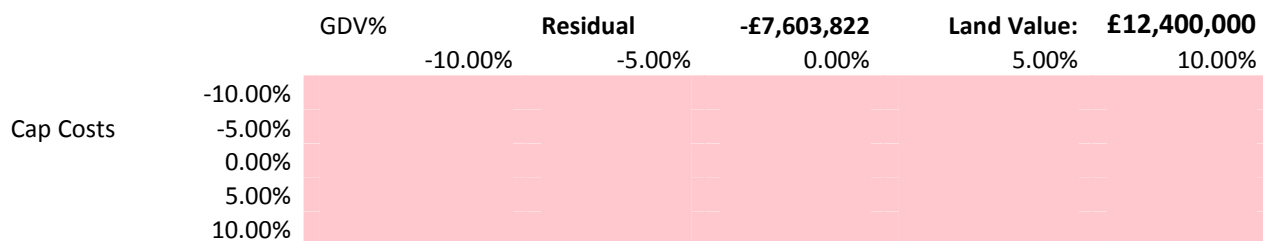
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**

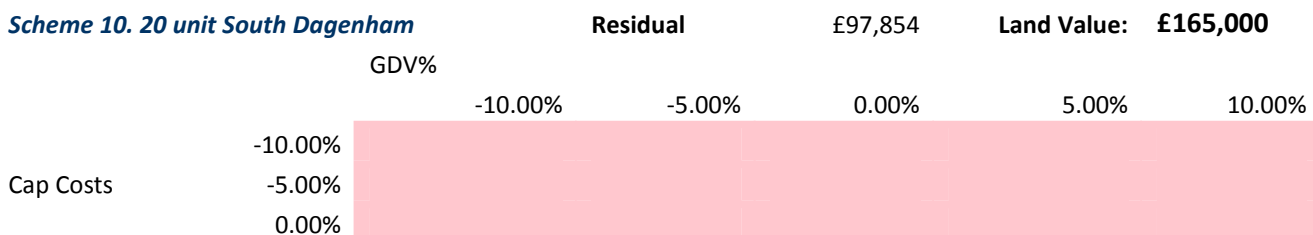


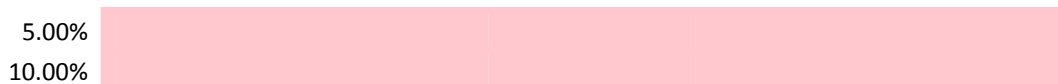
**Scheme 14. 1000 units South Dagenham**



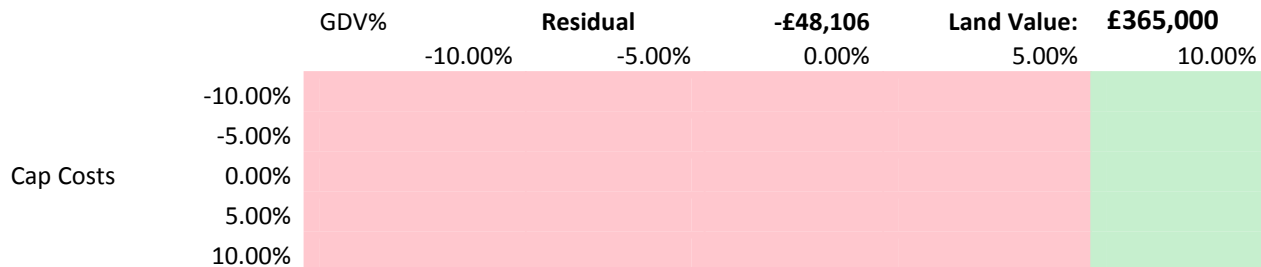
**10 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit South Dagenham**

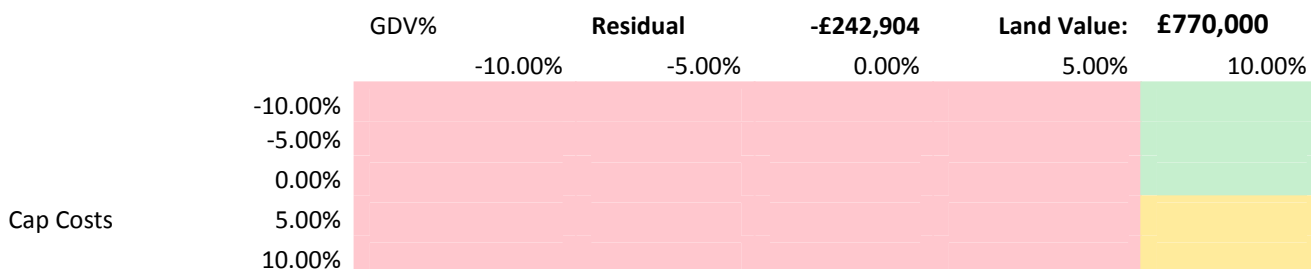




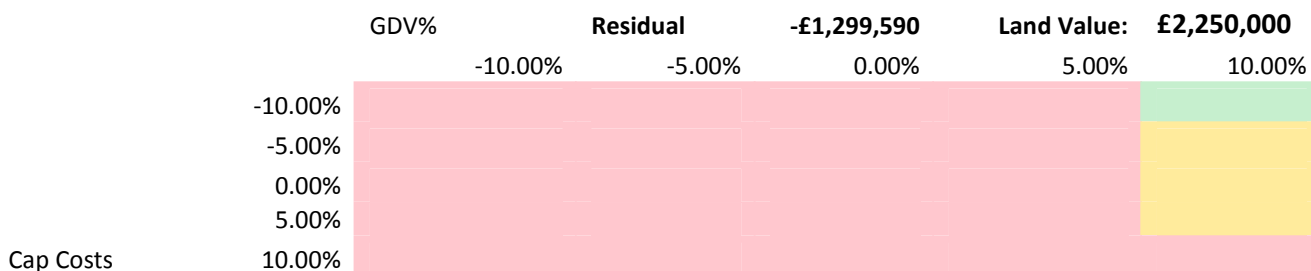
**Scheme 11. 50 unit South Dagenham**



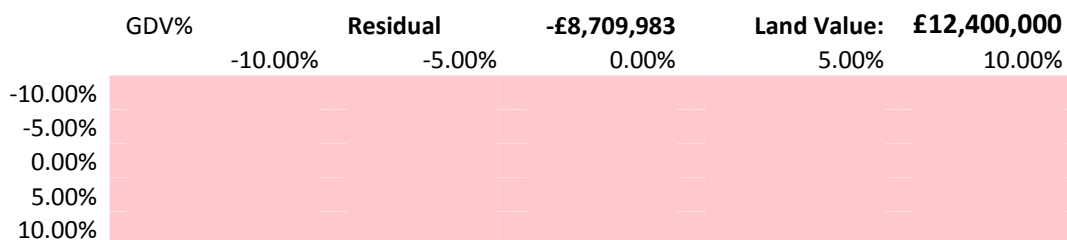
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



**Scheme 14. 1000 units South Dagenham**



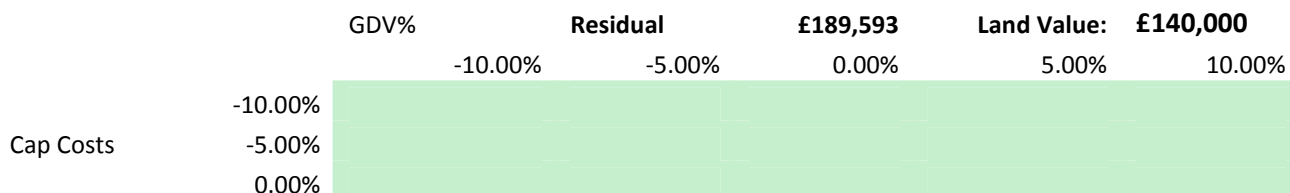
Rest of Borough Medium: 10% Affordable Housing

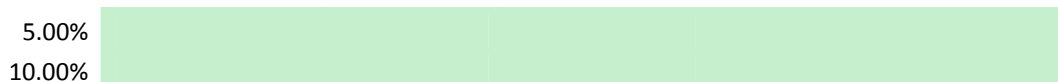
10 % Affordable

60%:40% Social Rent: Intermediate

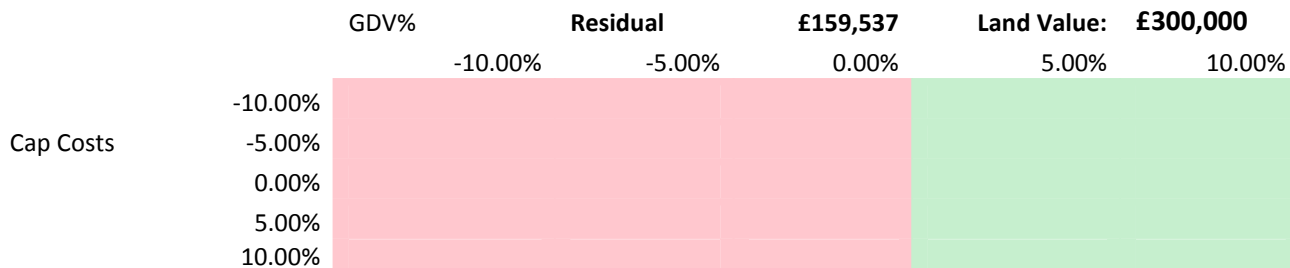
With Grant

**Scheme 10. 20 unit Rest of Borough Medium**

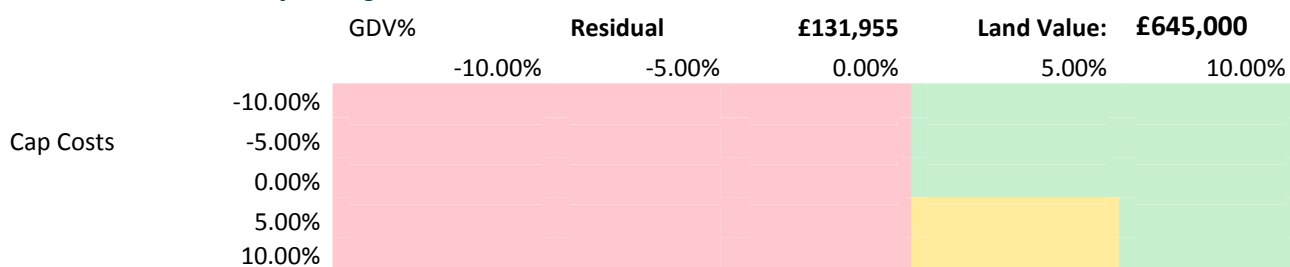




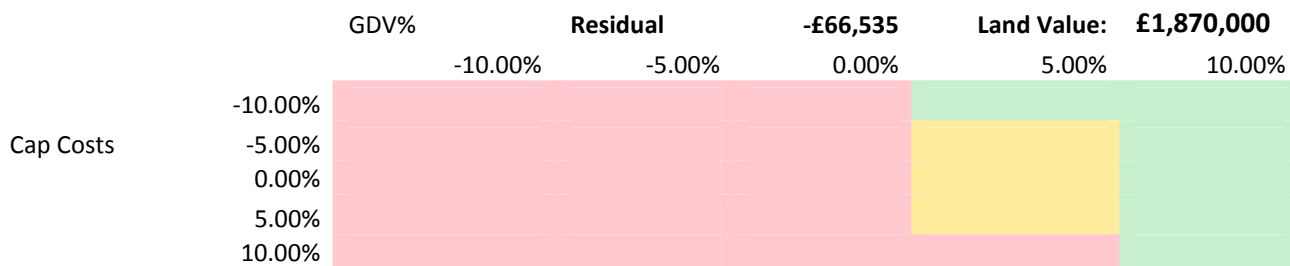
**Scheme 11. 50 unit Rest of Borough Medium**



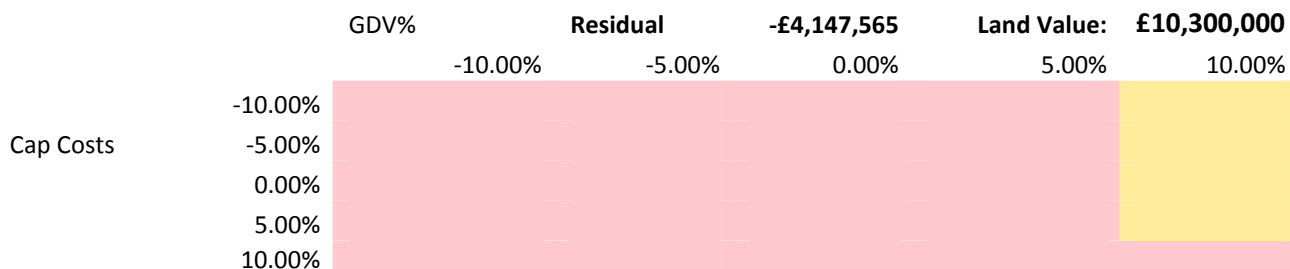
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



**10 % Affordable**

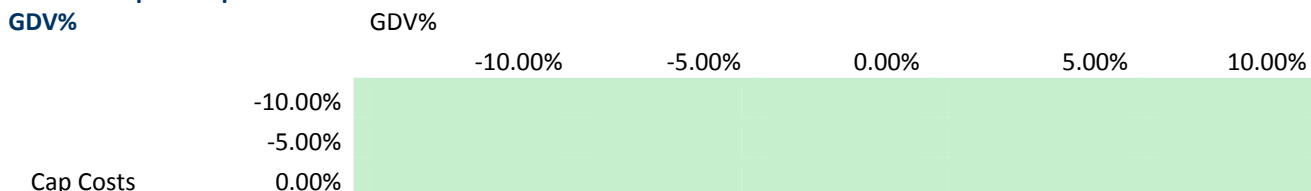
**60%:40% Affordable Rent: Intermediate**

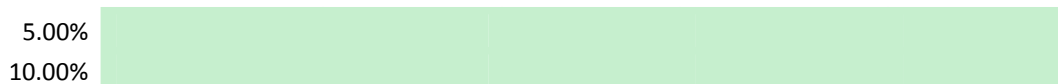
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

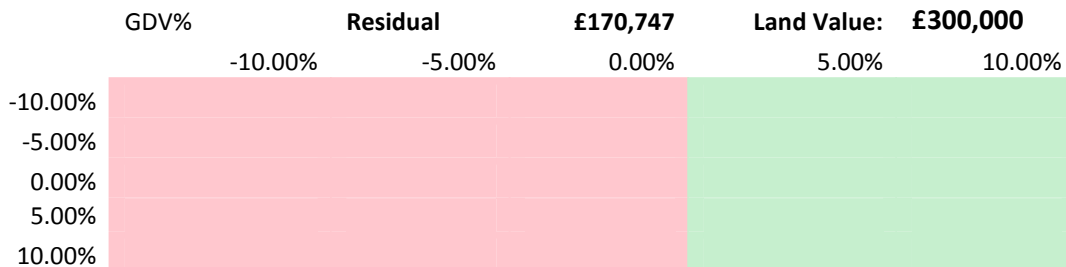
**Residual £198,877 Land Value: £140,000**

**Table 3 - Cap Costs psf vs**

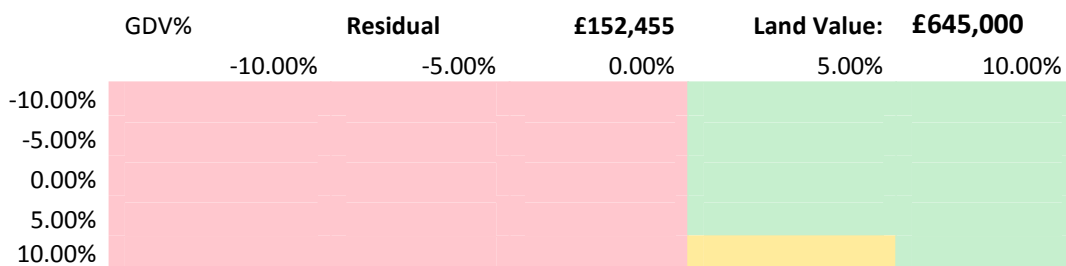




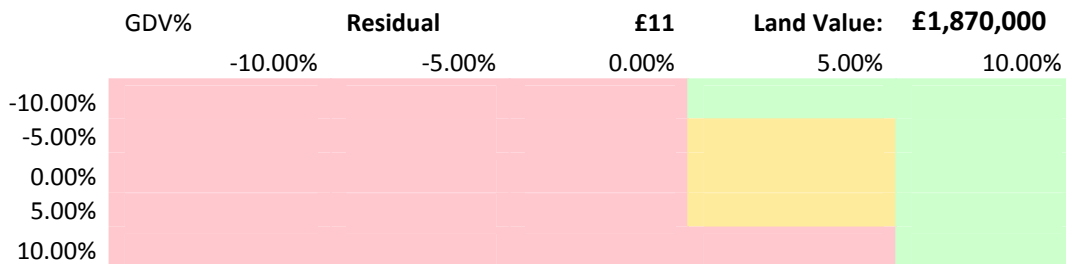
**Scheme 11. 50 unit Rest of Borough Medium**



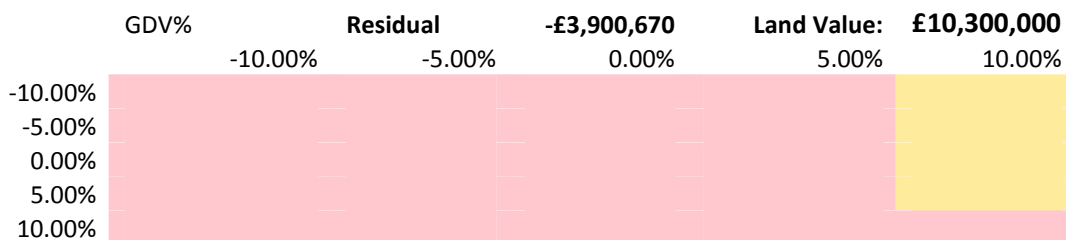
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



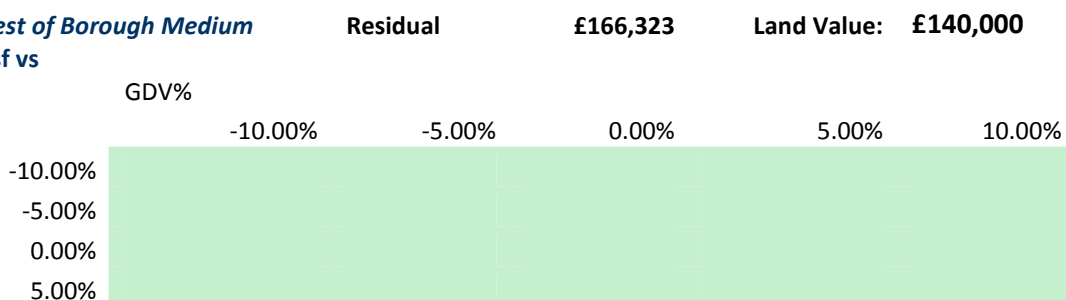
**Scheme 14. 1000 unit Rest of Borough Medium**

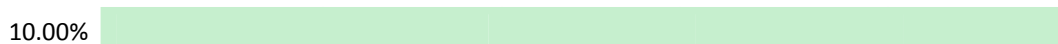


**10 % Affordable  
100% Social Rent  
With Grant**

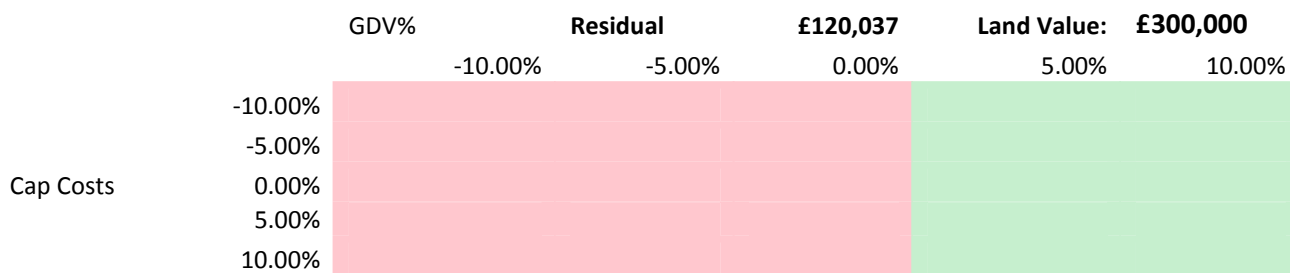
**Scheme 10. 20 unit Rest of Borough Medium**

**Table 3 - Cap Costs psf vs GDV%**

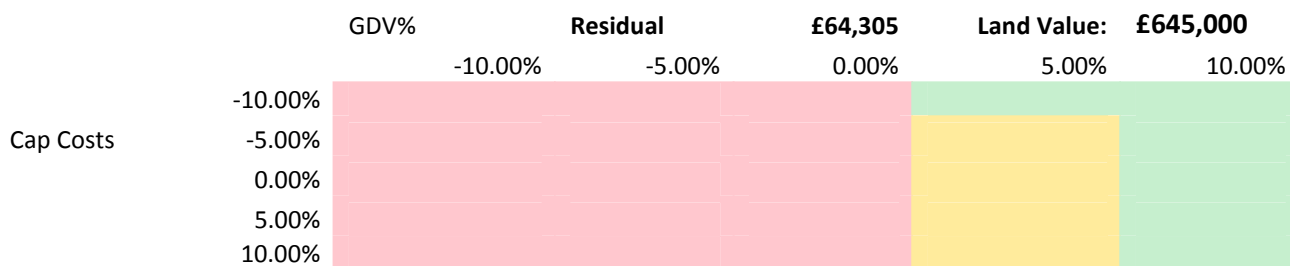




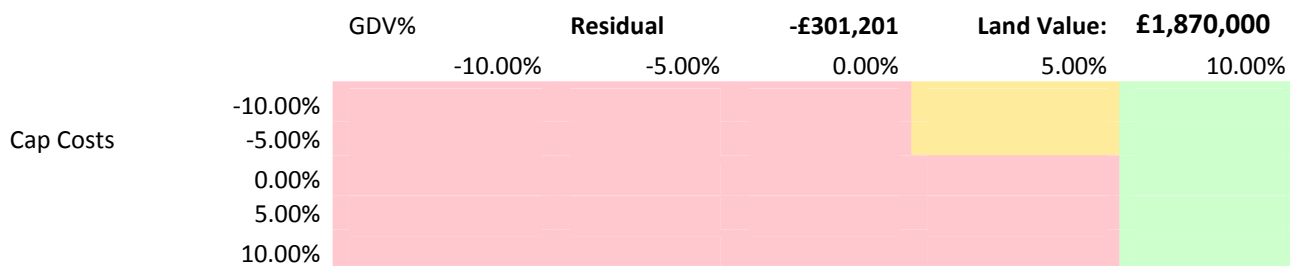
**Scheme 11. 50 unit Rest of Borough Medium**



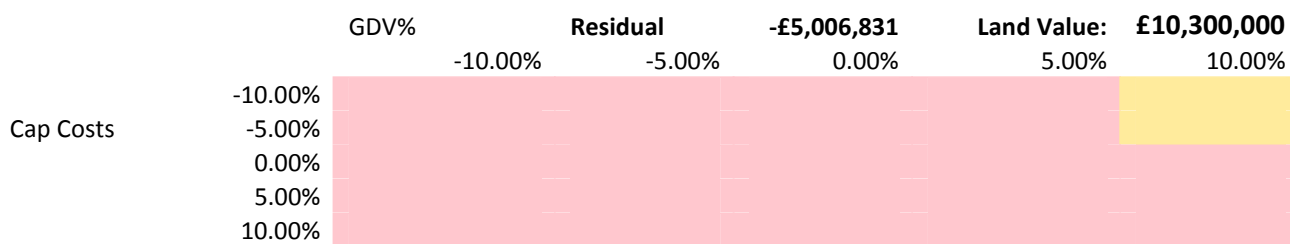
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



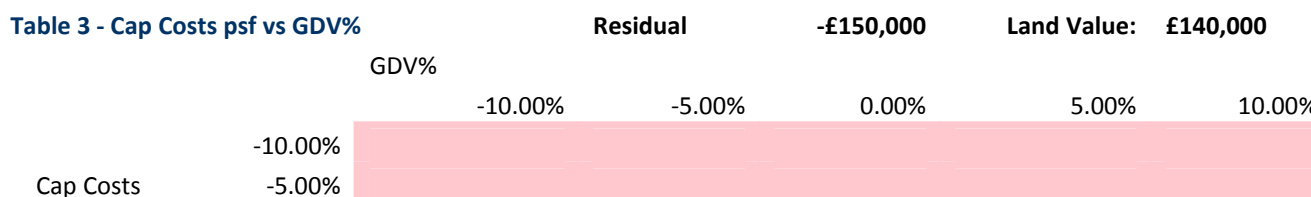
Rest of Borough Low: 10% Affordable Housing

10 % Affordable

60%:40% Social Rent: Intermediate

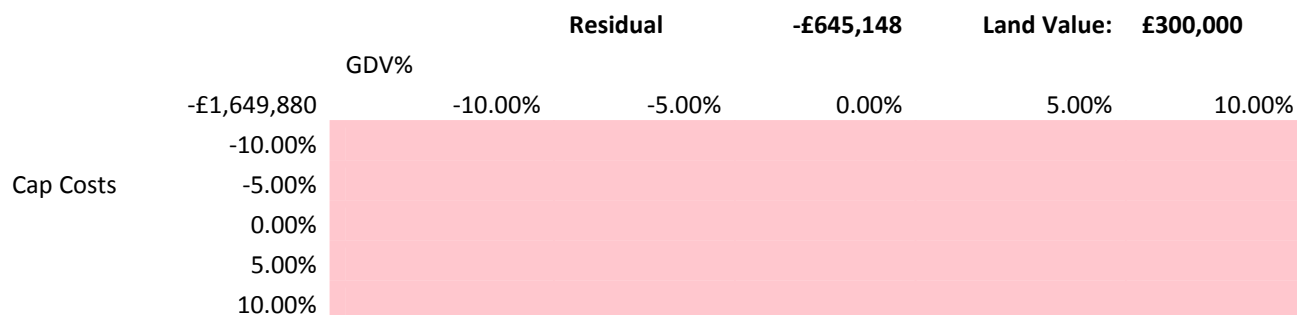
With Grant

**Scheme 10. 20 unit Rest of Borough Low**

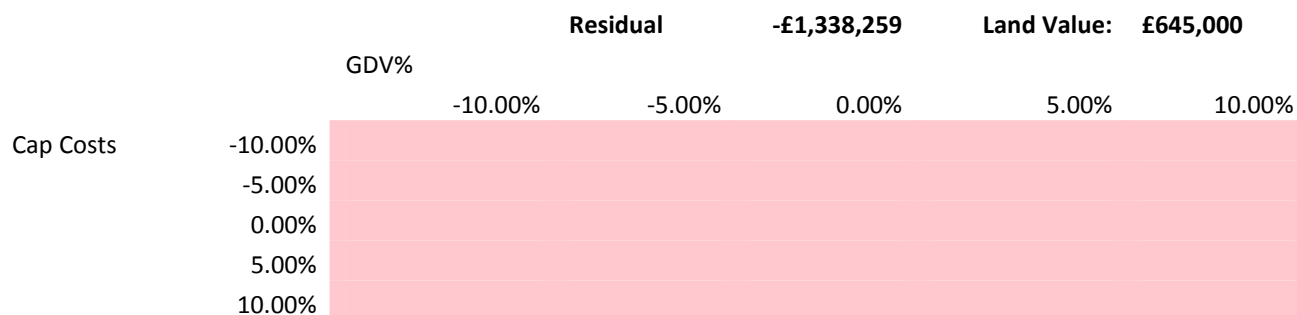




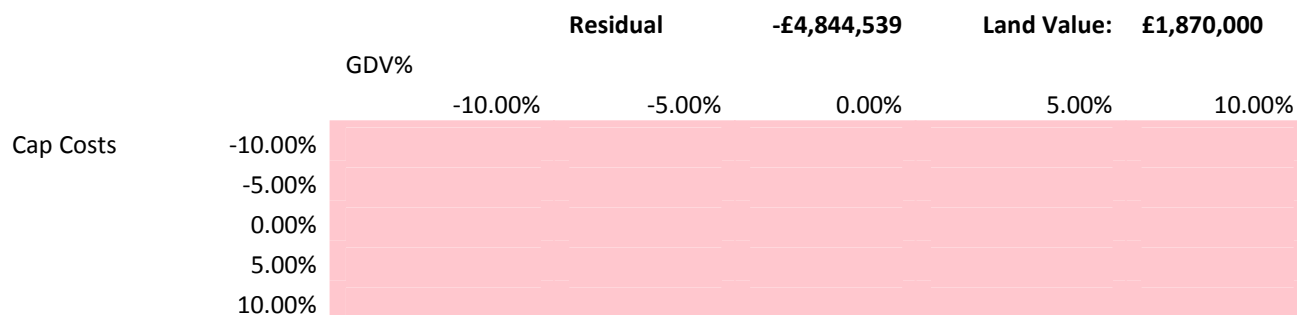
**Scheme 11. 50 unit Rest of Borough Low**



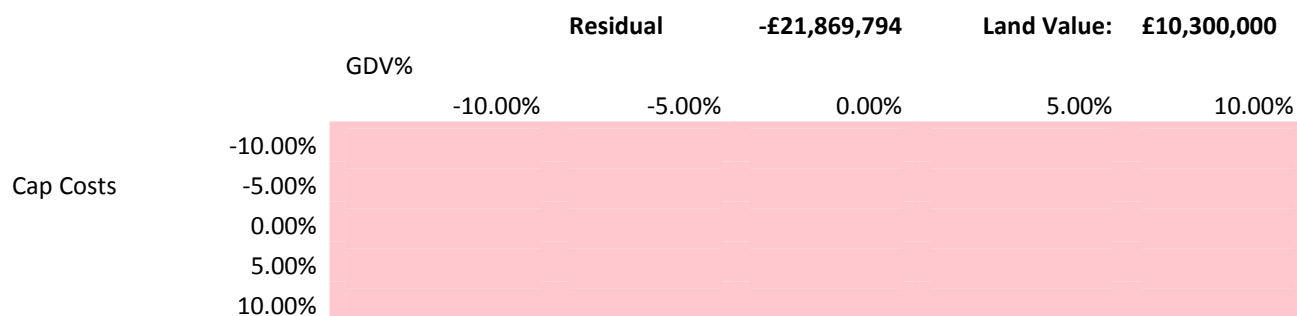
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



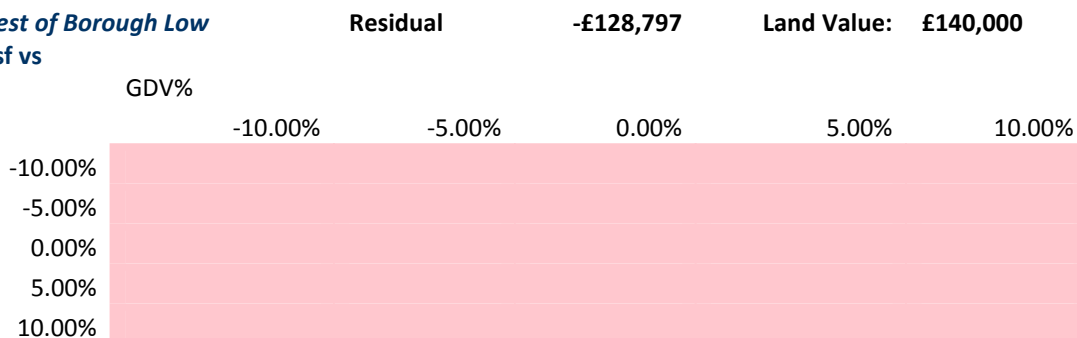
**Scheme 14. 1000 unit Rest of Borough Low**



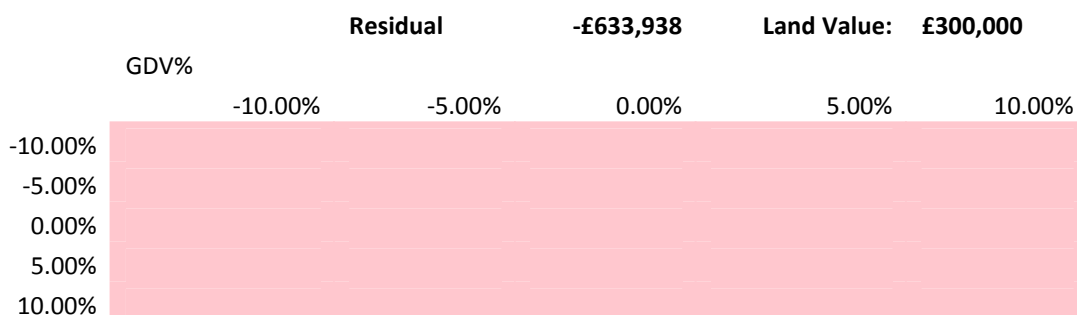
**10 % Affordable**  
**60%:40% Affordable Rent: Intermediate**

**With Grant**

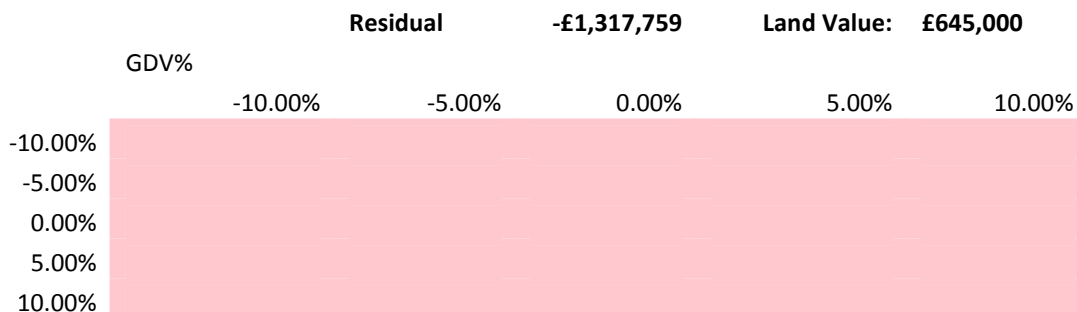
**Scheme 10. 20 unit Rest of Borough Low**  
**Table 3 - Cap Costs psf vs**  
**GDV%**



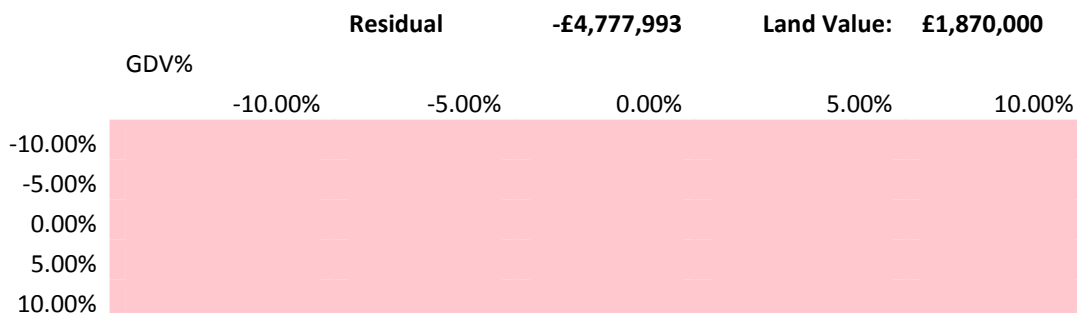
**Scheme 11. 50 unit Rest of Borough Low**



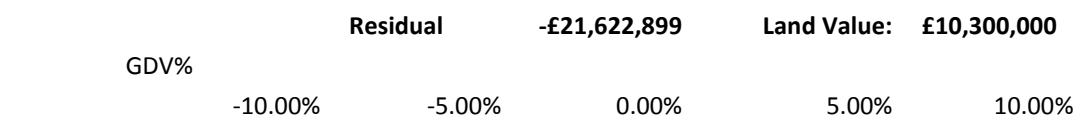
**Scheme 12. 100 unit Rest of Borough Low**



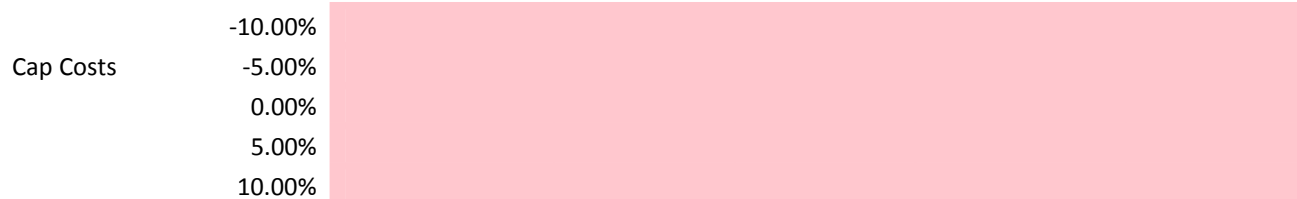
**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**





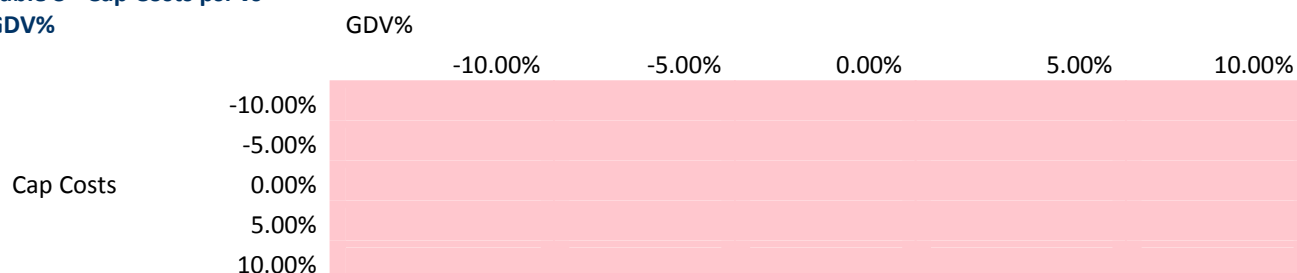


**10 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

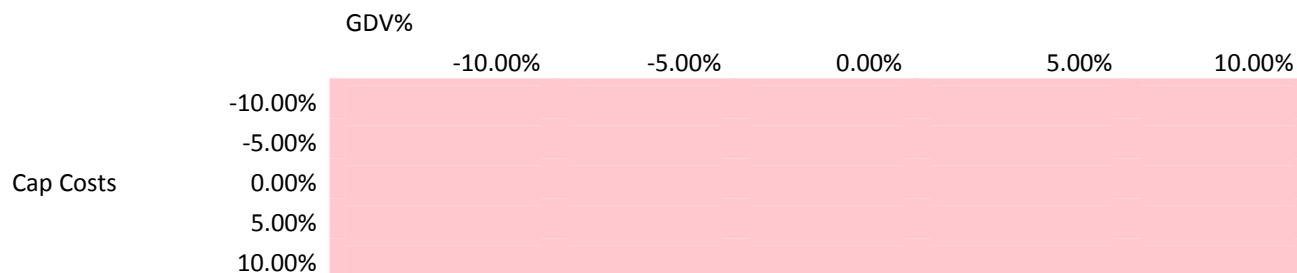
**Residual -£161,351 Land Value: £140,000**

**Table 3 - Cap Costs psf vs GDV%**



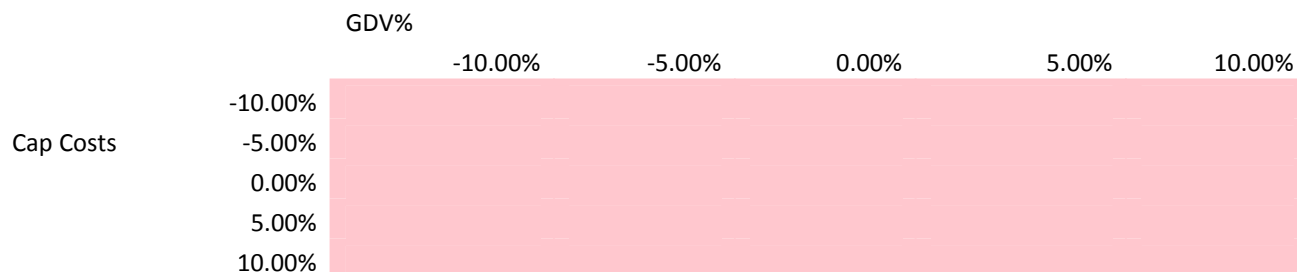
**Scheme 11. 50 unit Rest of Borough Low**

**Residual -£684,648 Land Value: £300,000**



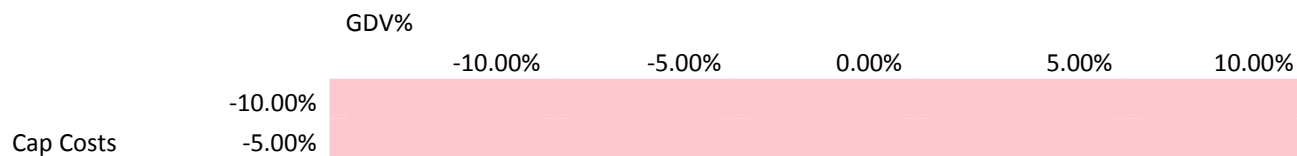
**Scheme 12. 100 unit Rest of Borough Low**

**Residual -£1,405,909 Land Value: £645,000**



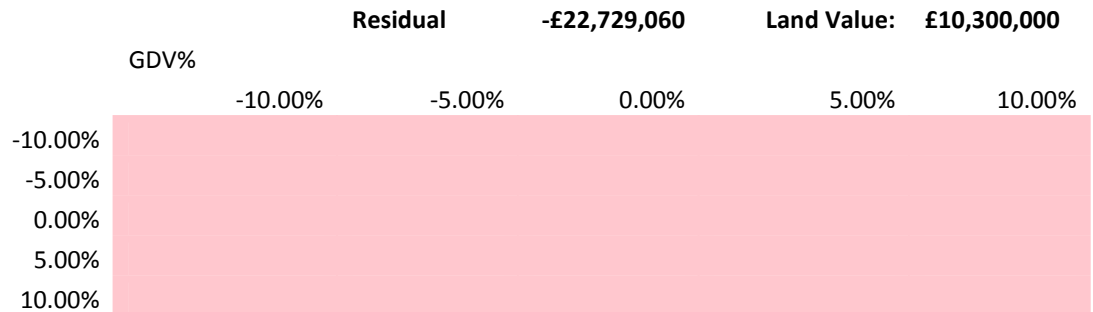
**Scheme 13. 250 unit Rest of Borough Low**

**Residual -£5,079,204 Land Value: £1,870,000**





**Scheme 14. 1000 unit Rest of Borough Low**



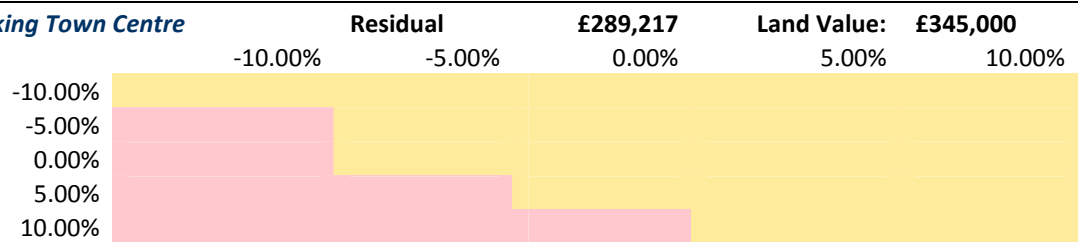
**Barking Town Centre: 25% Affordable Housing**

25 % Affordable

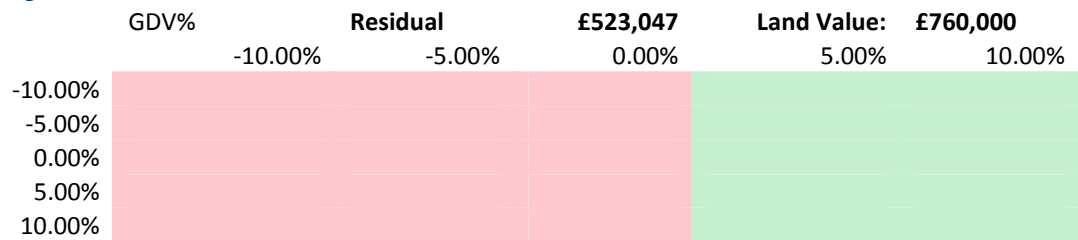
60%:40% Social Rent: Intermediate

With Grant

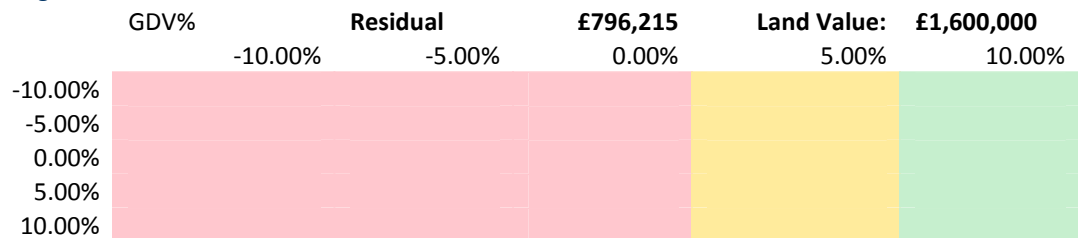
**Scheme 3. 20 unit Barking Town Centre**



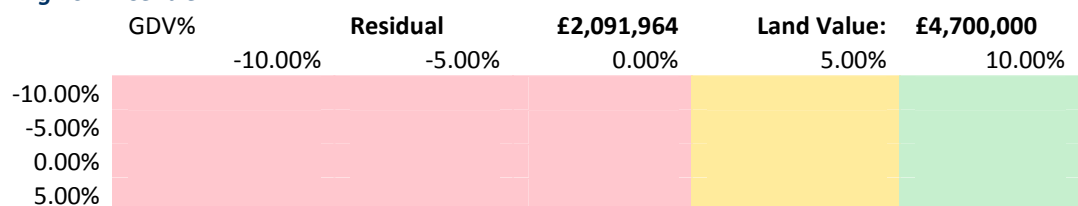
**Scheme 4. 50 unit Barking Town Centre**

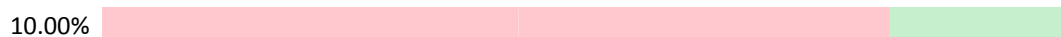


**Scheme 5. 100 unit Barking Town Centre**

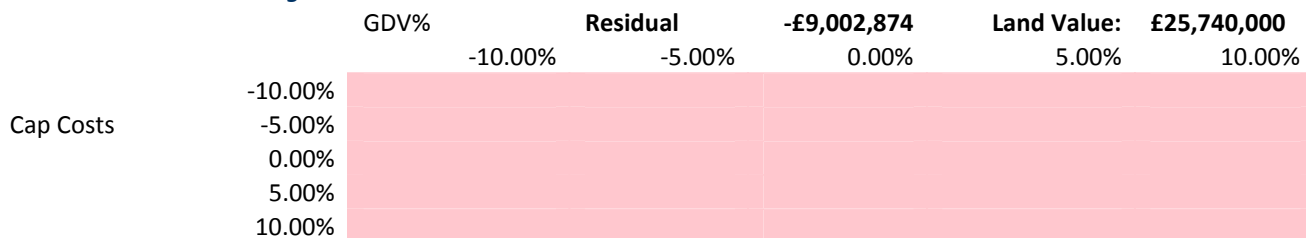


**Scheme 6. 250 unit Barking Town Centre**





**Scheme 7. 1000 unit Barking Town Centre**



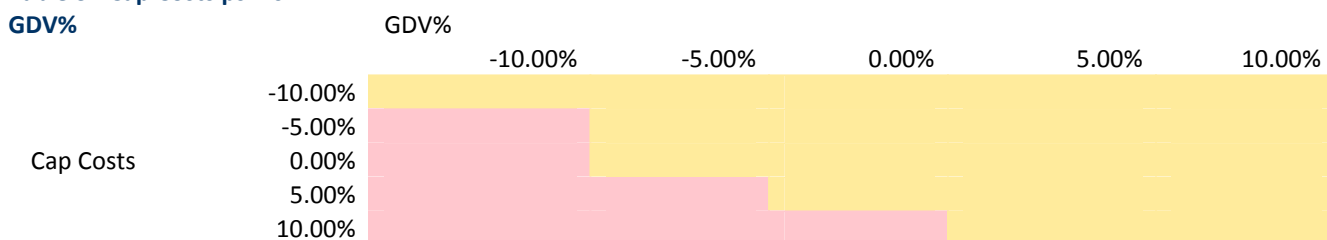
25 % Affordable

60%:40% Affordable Rent: Intermediate

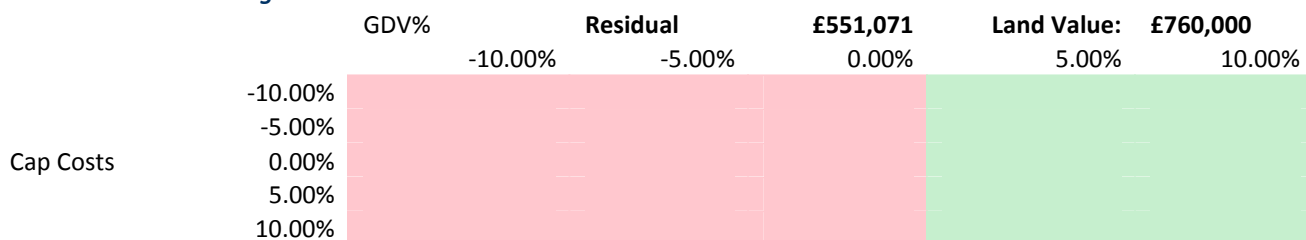
With Grant

**Scheme 3. 20 unit Barking Town Centre**

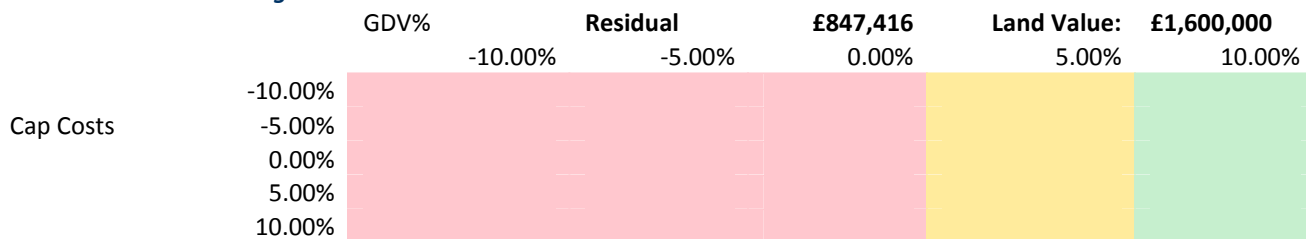
Table 3 - Cap Costs psf vs



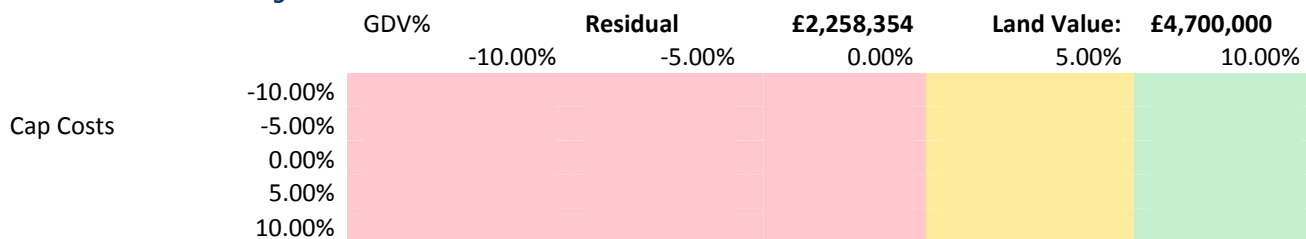
**Scheme 4. 50 unit Barking Town Centre**



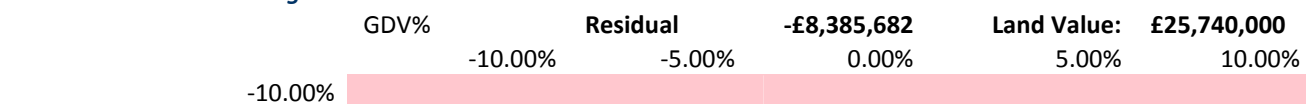
**Scheme 5. 100 unit Barking Town Centre**

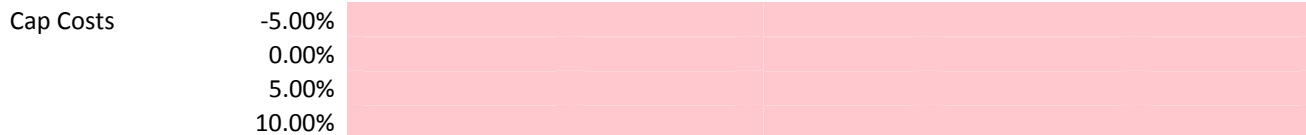


**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**

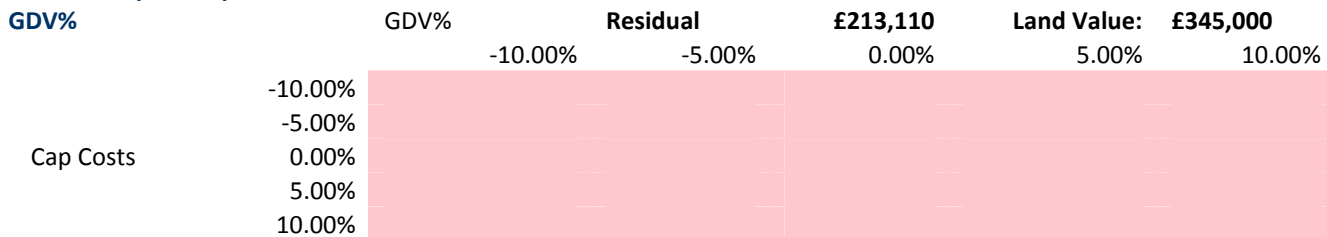




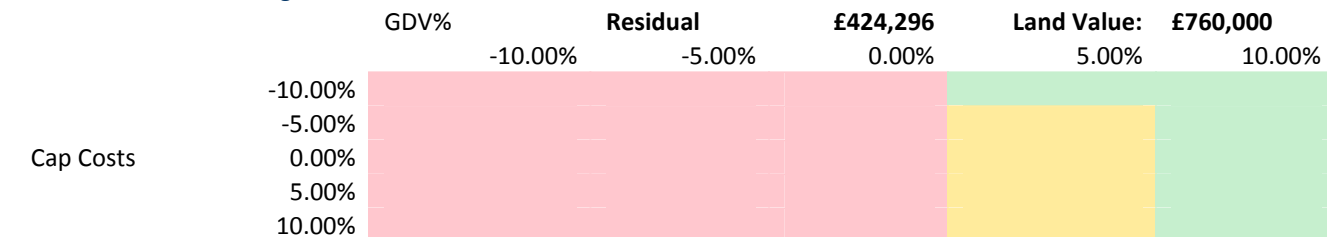
**25 % Affordable  
100% Social Rent  
With Grant**

**Scheme 3. 20 unit Barking Town Centre**

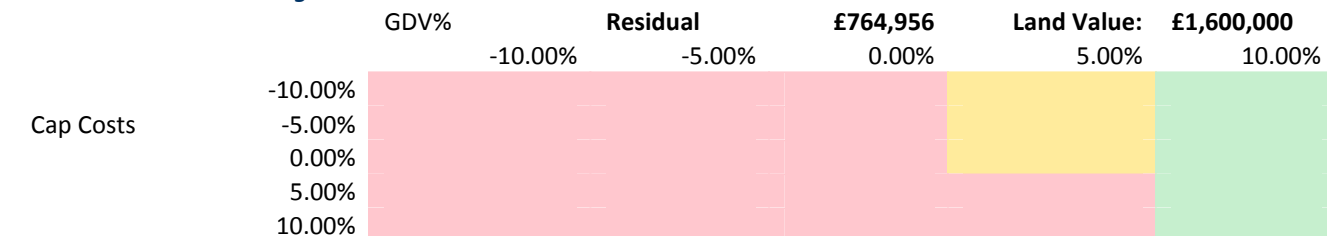
**Table 3 - Cap Costs psf vs**



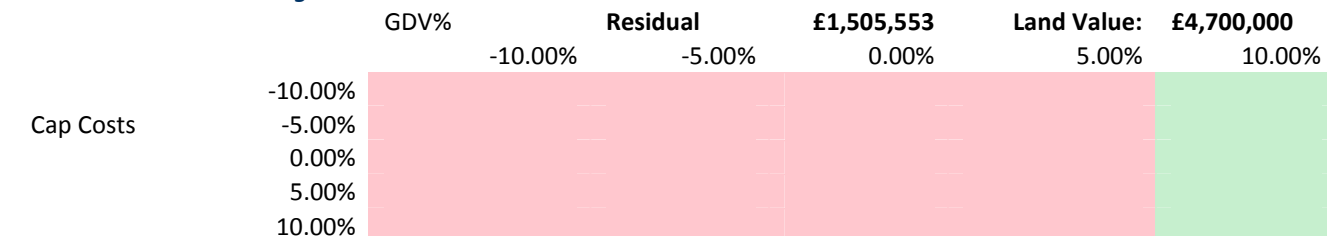
**Scheme 4. 50 unit Barking Town Centre**



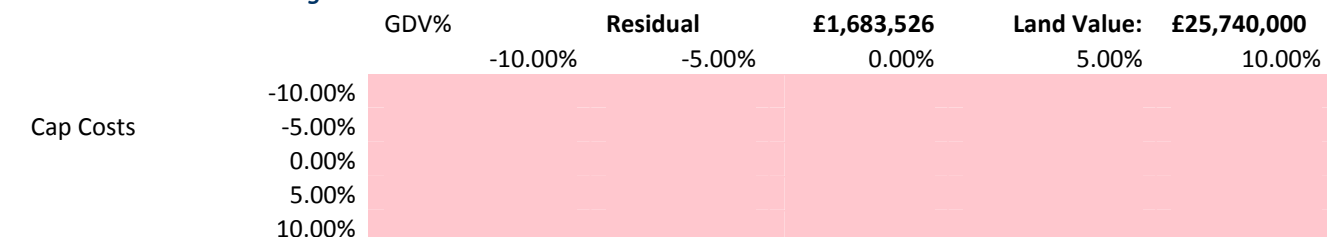
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**



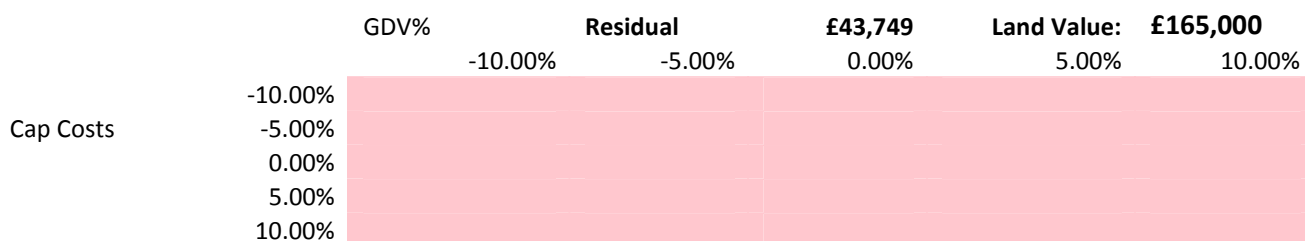
## Barking Riverside: 25% Affordable Housing

25 % Affordable

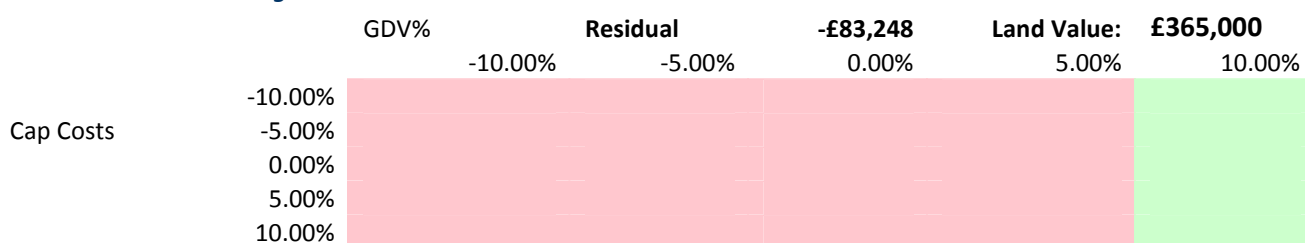
60%:40% Social Rent: Intermediate

With Grant

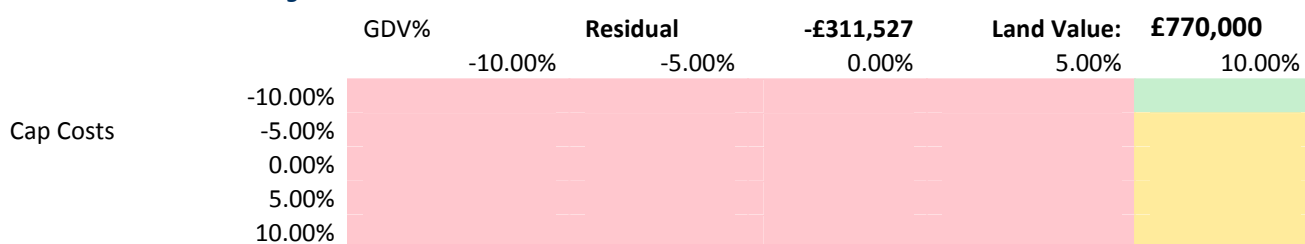
### Scheme 10. 20 unit Barking Riverside



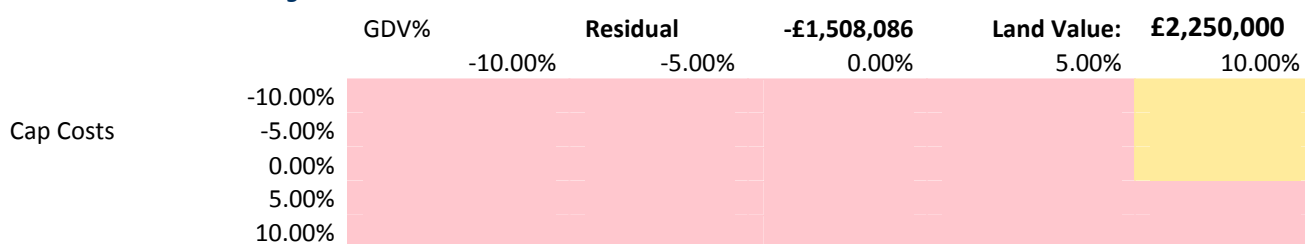
### Scheme 11. 50 unit Barking Riverside



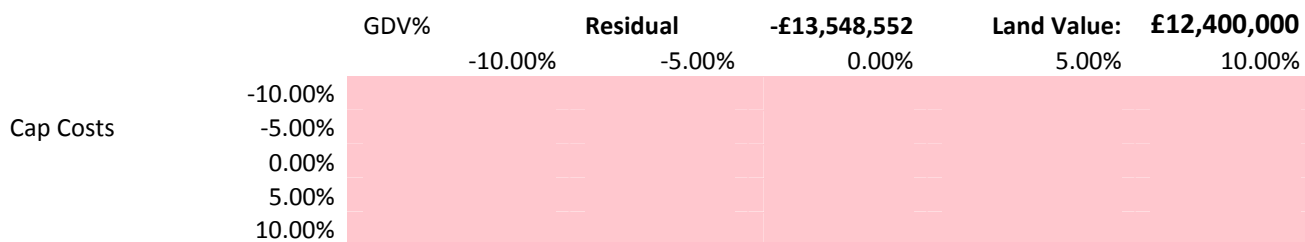
### Scheme 12. 100 unit Barking Riverside



### Scheme 13. 250 unit Barking Riverside



### Scheme 14. 1000 unit Barking Riverside



25 % Affordable

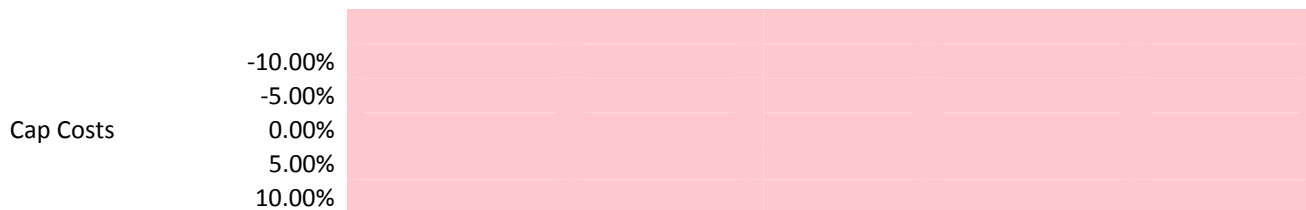
60%:40% Affordable Rent: Intermediate

With Grant

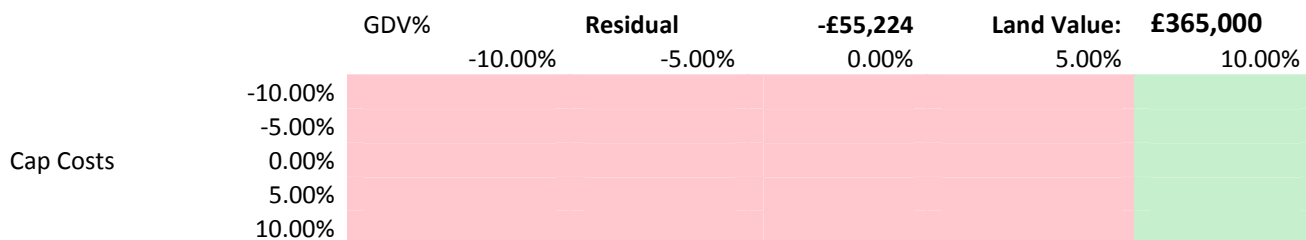
### Scheme 10. 20 unit Barking Riverside

Table 3 - Cap Costs psf vs	GDV%	Residual	£46,018	Land Value: £165,000
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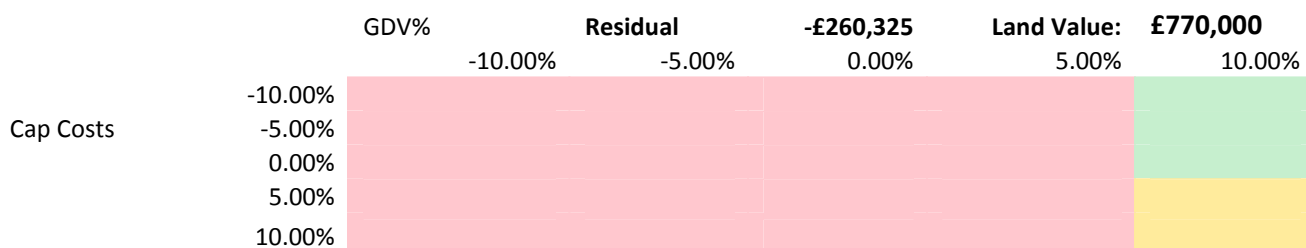
**GDV%**



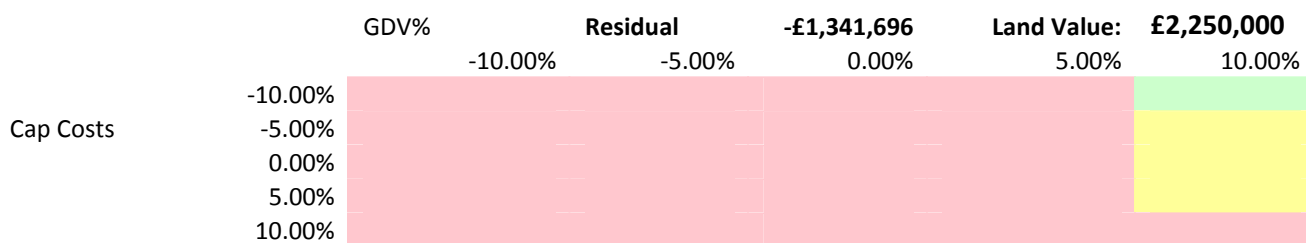
**Scheme 11. 50 unit Barking Riverside**



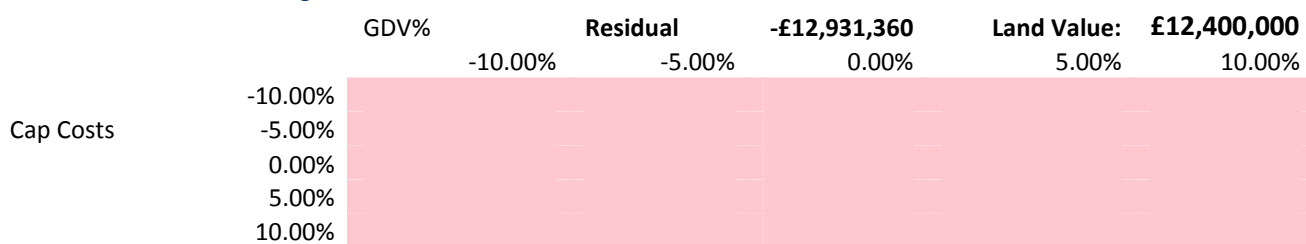
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



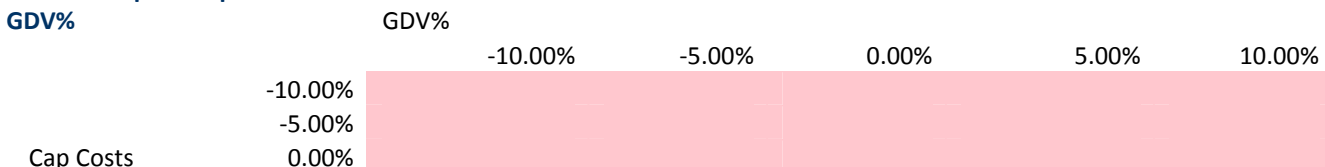
**Scheme 14. 1000 unit Barking Riverside**

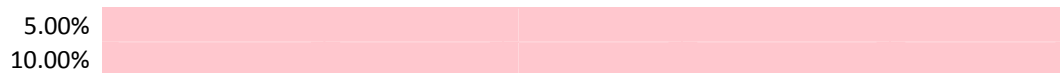


**25 % Affordable  
100% Social Rent  
With Grant**

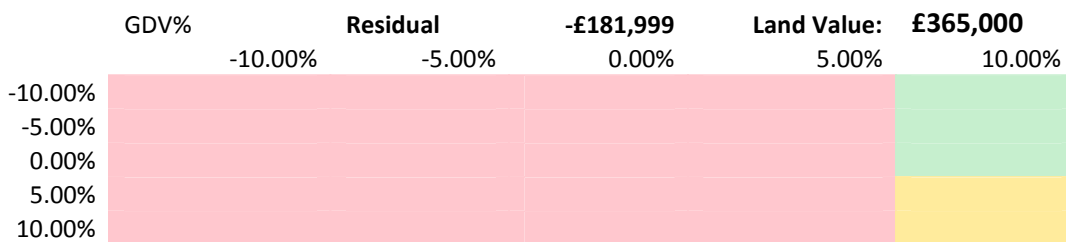
**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs**

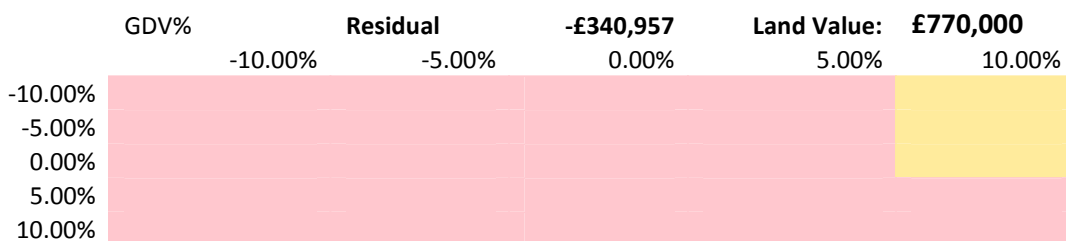




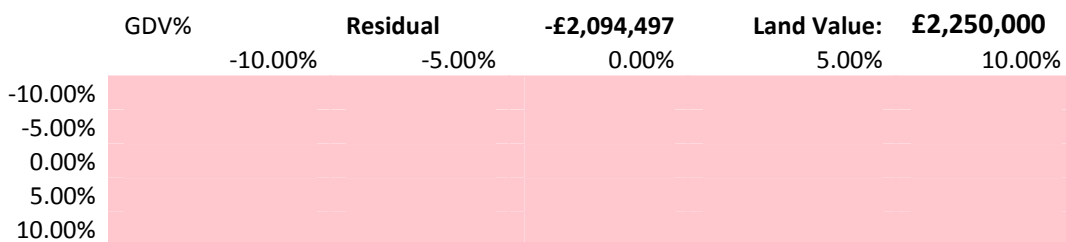
**Scheme 11. 50 unit Barking Riverside**



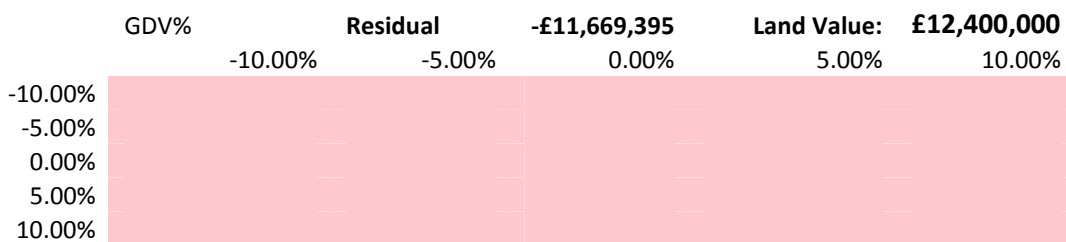
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



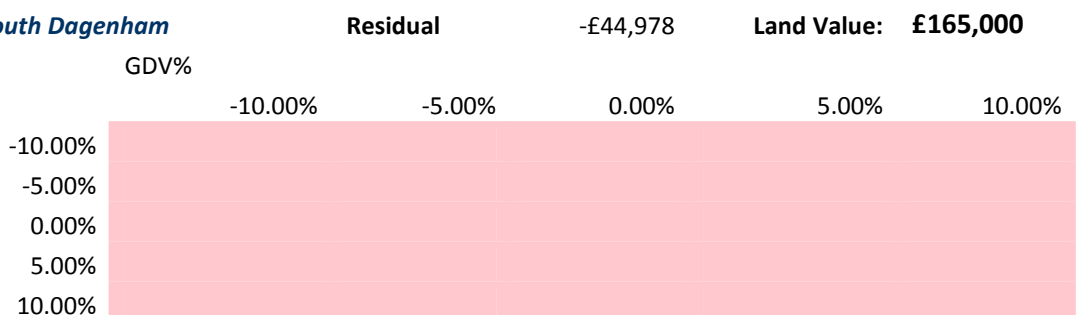
South Dagenham: 25% Affordable Housing

25 % Affordable

60%:40% Social Rent: Intermediate

With Grant

**Scheme 10. 20 unit South Dagenham**



**Scheme 11. 50 unit South Dagenham**

		GDV%	Residual	-£297,652	Land Value: £365,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit South Dagenham**

		GDV%	Residual	-£703,257	Land Value: £770,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit South Dagenham**

		GDV%	Residual	-£2,781,171	Land Value: £2,250,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 14. 1000 units South Dagenham**

		GDV%	Residual	-£15,027,844	Land Value: £12,400,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

25 % Affordable

60%:40% Affordable Rent: Intermediate

With Grant

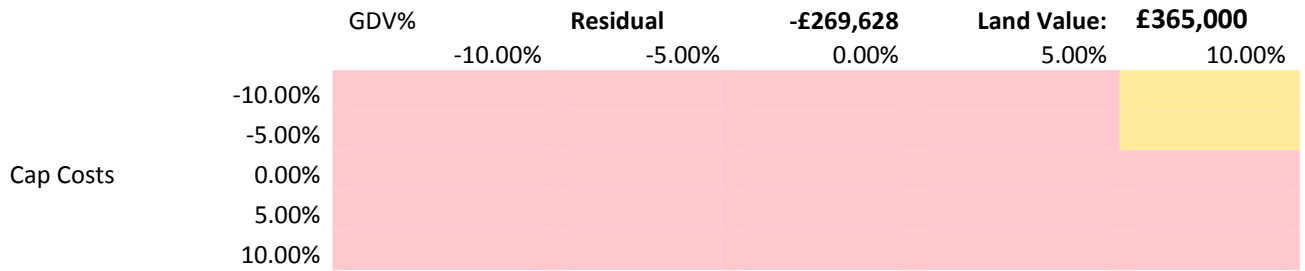
**Scheme 10. 20 unit South Dagenham**

Table 3 - Cap Costs psf vs

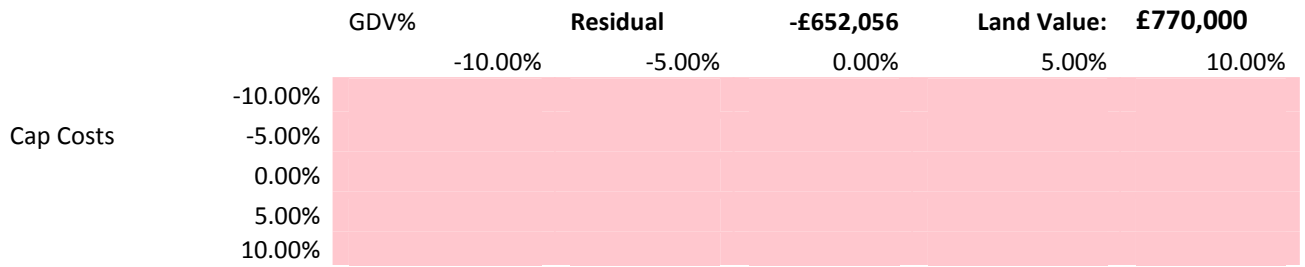
		GDV%	Residual	-£42,709	Land Value: £165,000
		-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				



**Scheme 11. 50 unit South Dagenham**



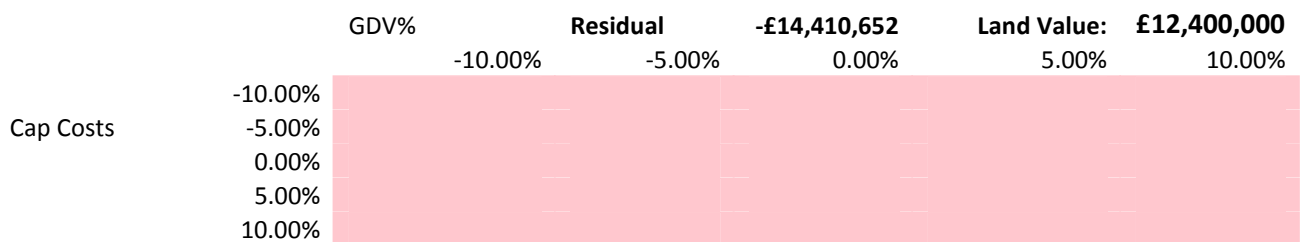
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



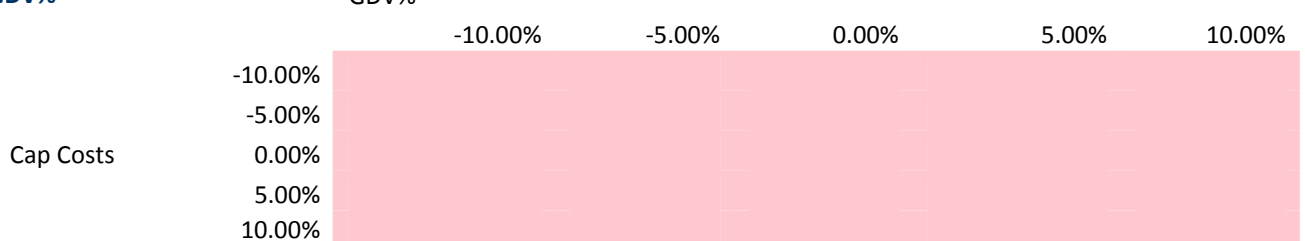
**Scheme 14. 1000 units South Dagenham**



**25 % Affordable  
100% Social Rent  
With Grant**

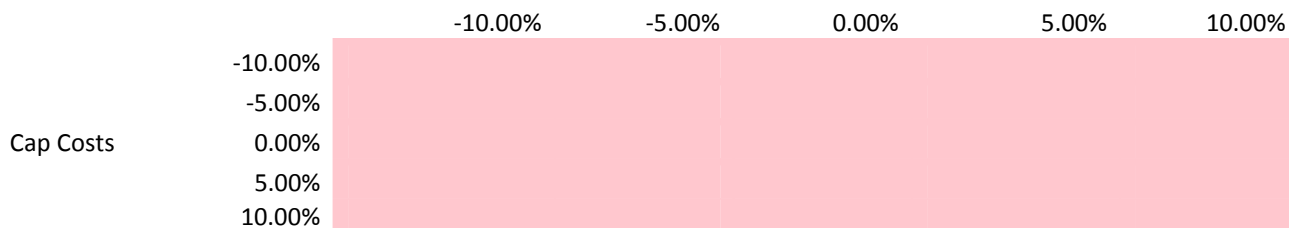
**Scheme 10. 20 unit South Dagenham**

**Table 3 - Cap Costs psf vs GDV%**

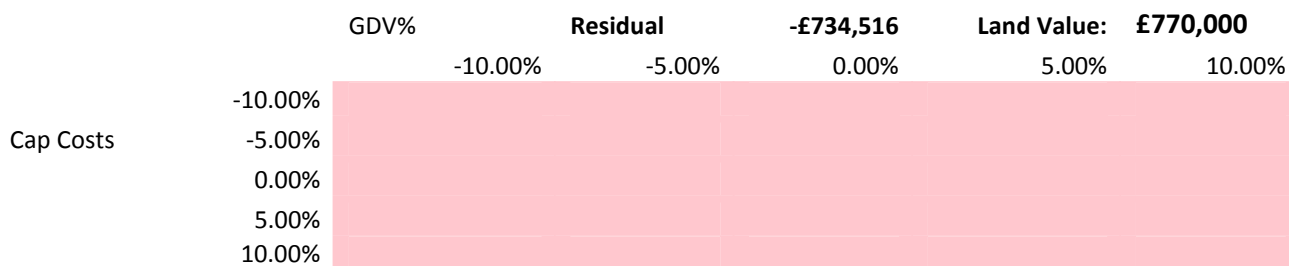


**Scheme 11. 50 unit South Dagenham**

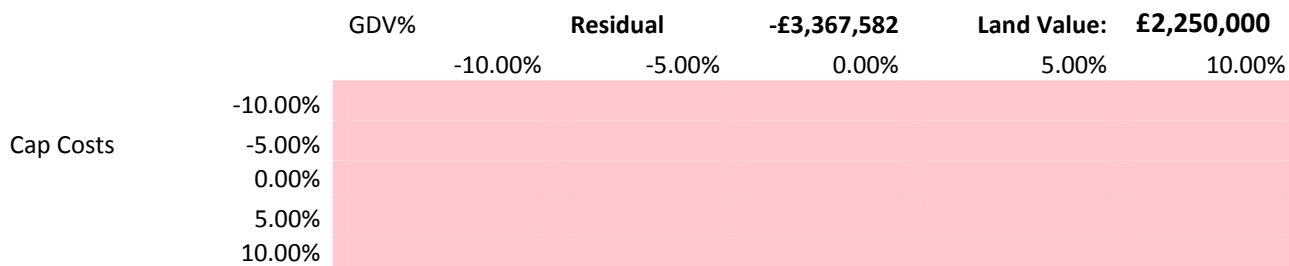




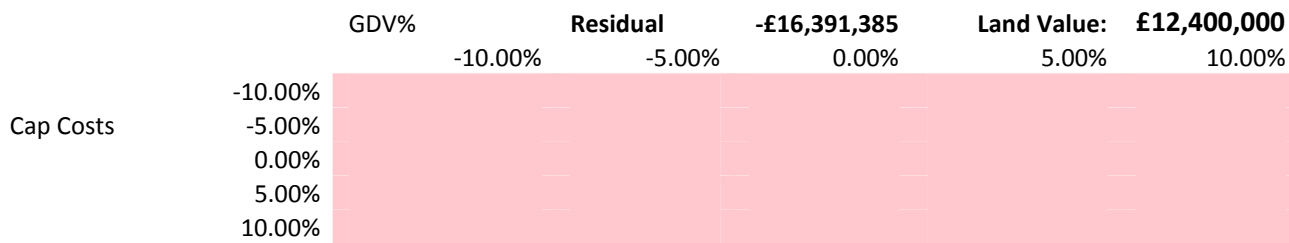
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



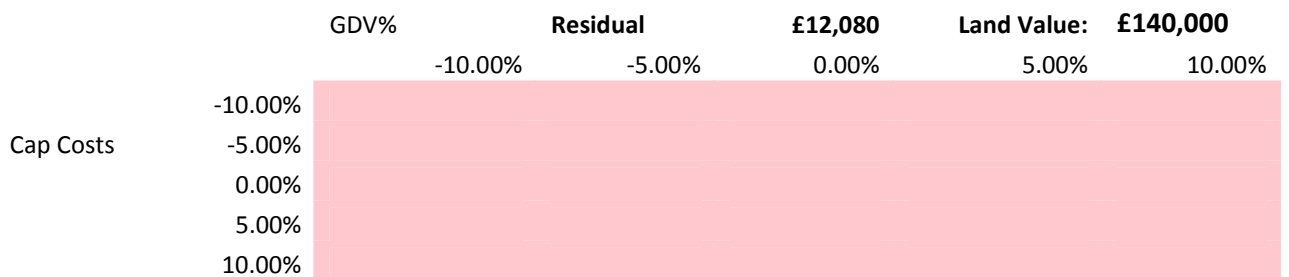
**Scheme 14. 1000 units South Dagenham**



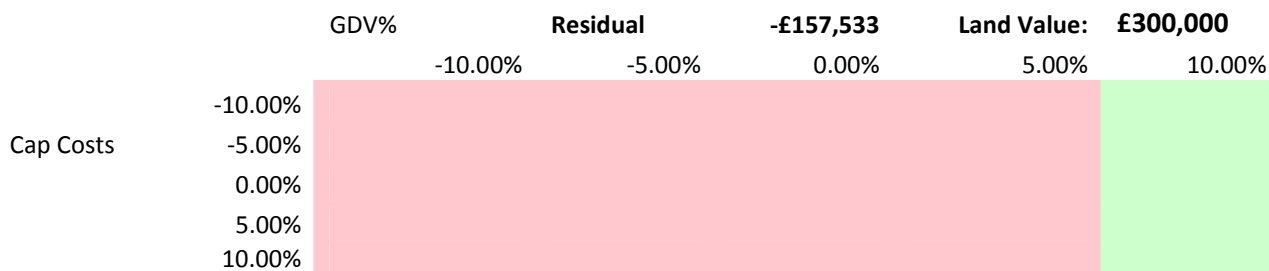
Rest of Borough Medium: 25% Affordable Housing

**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

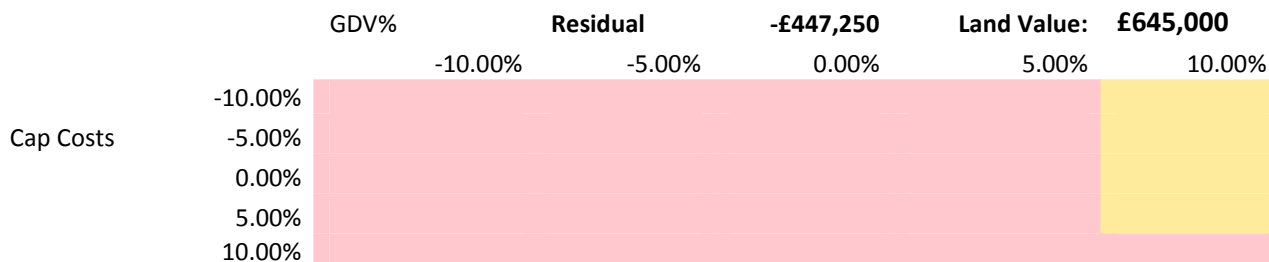
**Scheme 10. 20 unit Rest of Borough Medium**



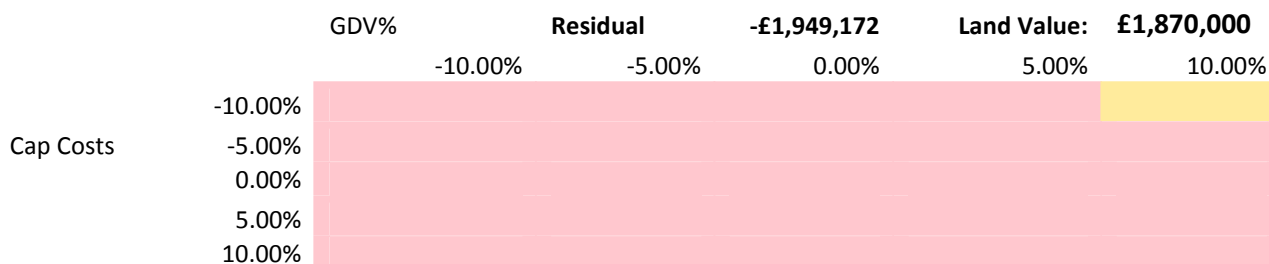
**Scheme 11. 50 unit Rest of Borough Medium**



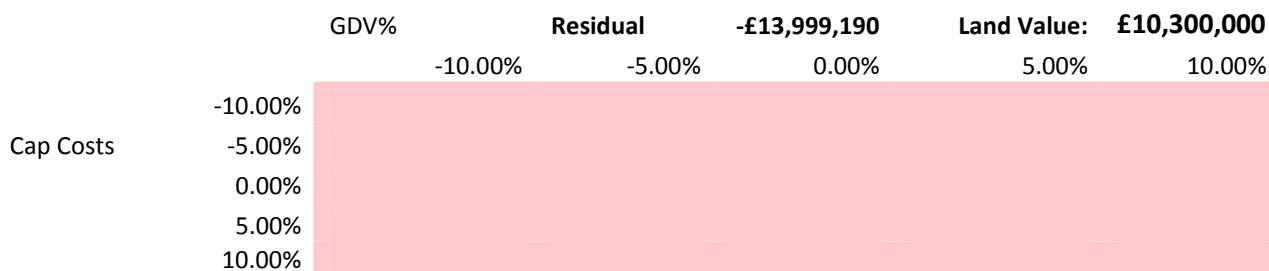
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**

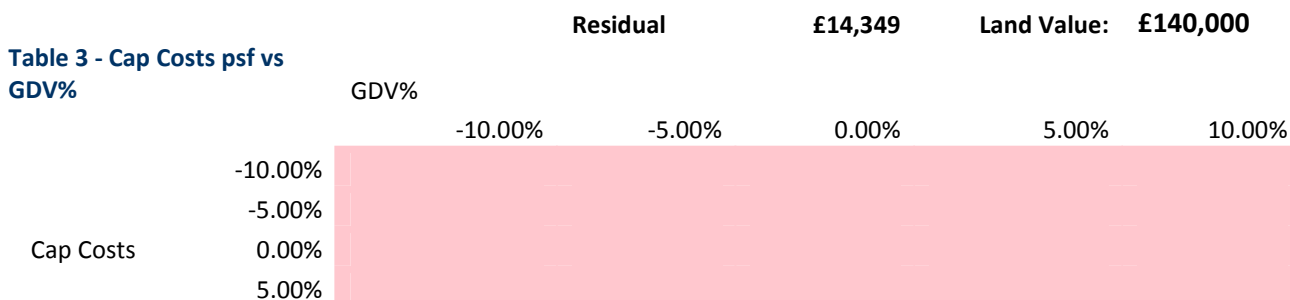


**Scheme 14. 1000 unit Rest of Borough Medium**



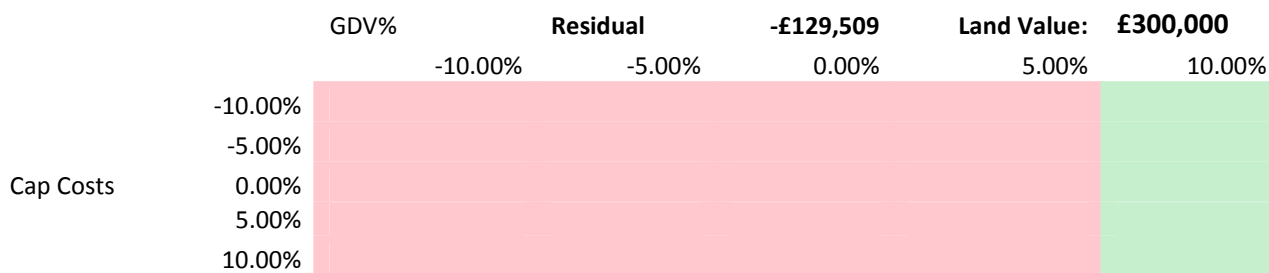
**25 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

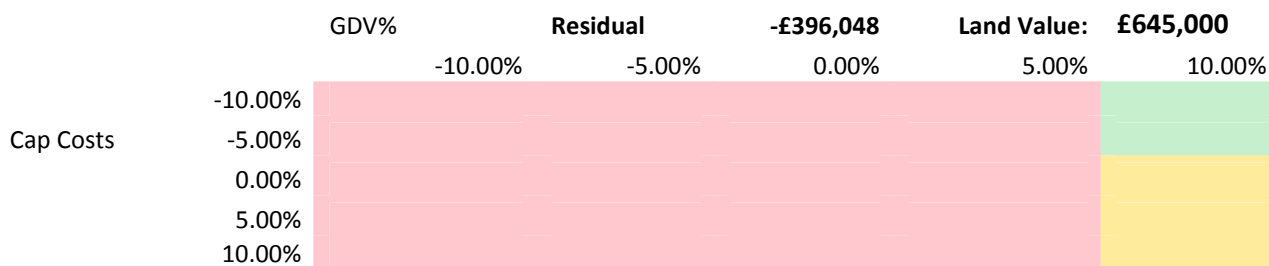




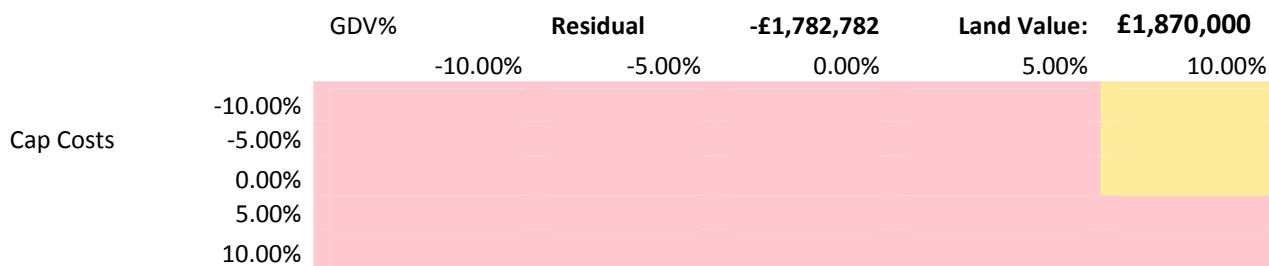
**Scheme 11. 50 unit Rest of Borough Medium**



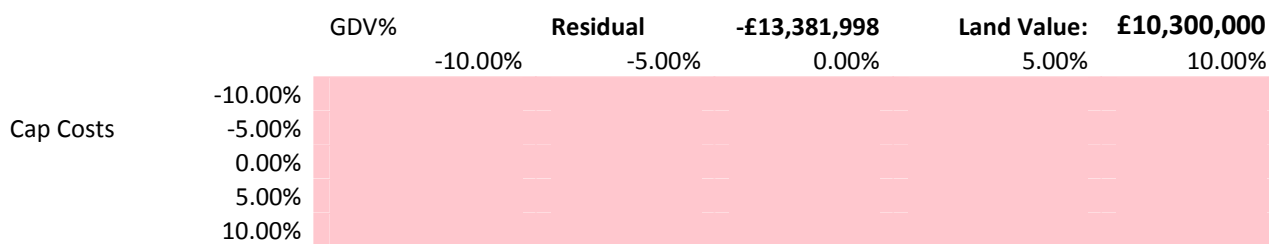
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



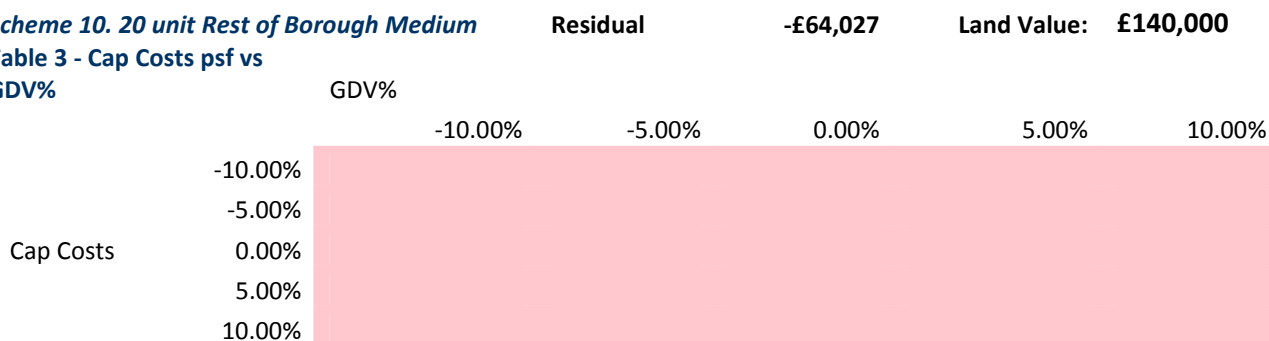
**Scheme 14. 1000 unit Rest of Borough Medium**



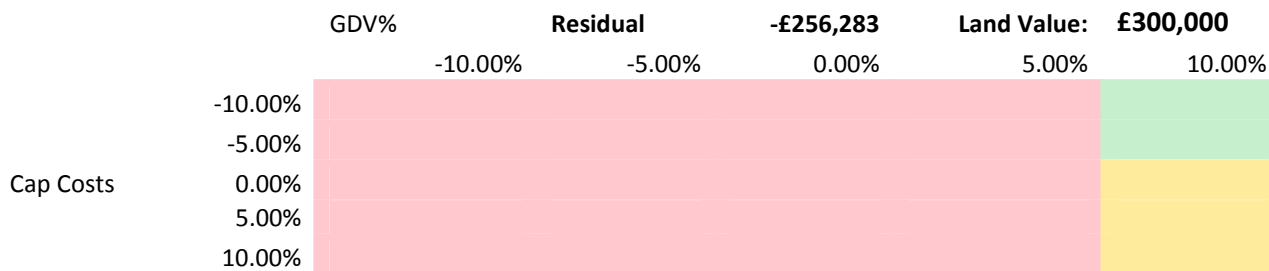
**25 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

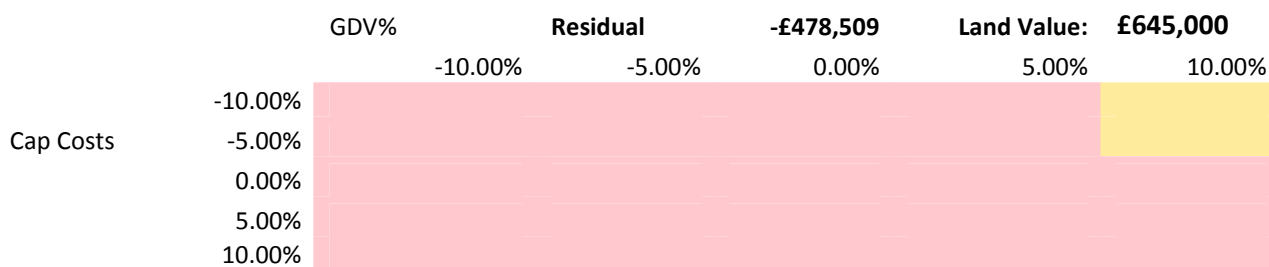
**Table 3 - Cap Costs psf vs GDV%**



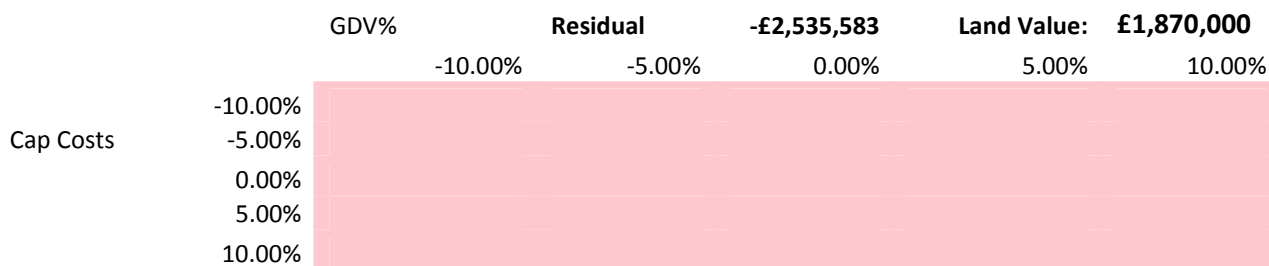
**Scheme 11. 50 unit Rest of Borough Medium**



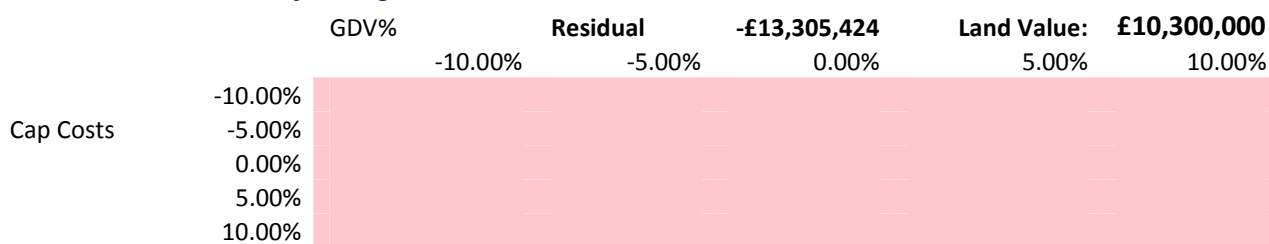
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



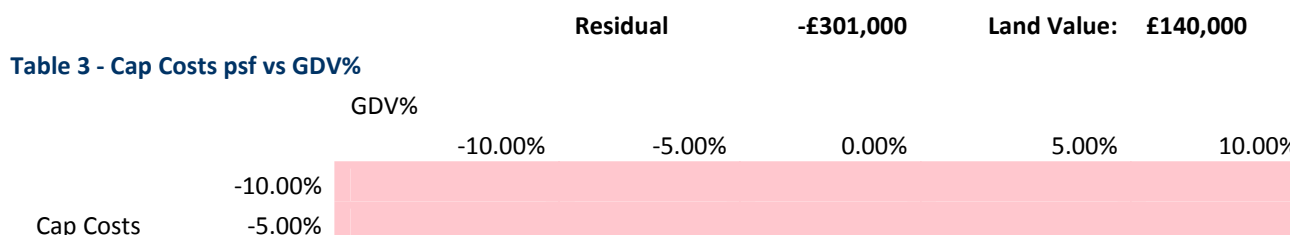
**Rest of Borough Low: 25% Affordable Housing**

25 % Affordable

60%:40% Social Rent: Intermediate

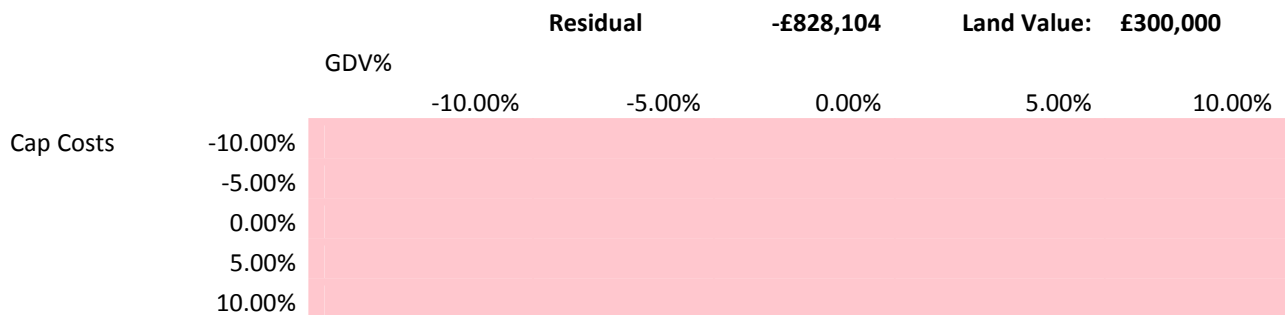
With Grant

**Scheme 10. 20 unit Rest of Borough Low**

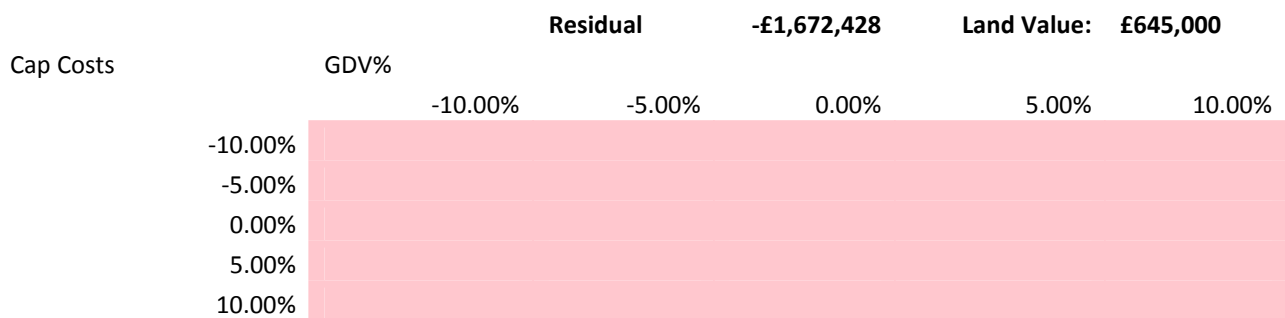




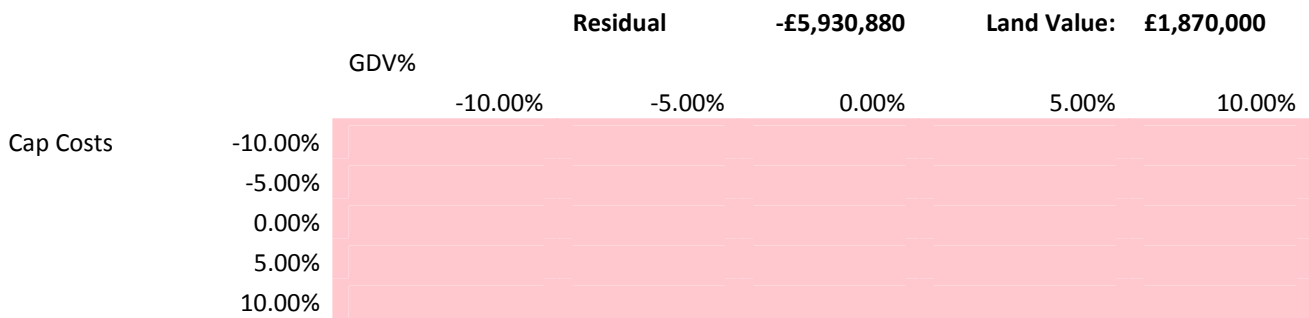
**Scheme 11. 50 unit Rest of Borough Low**



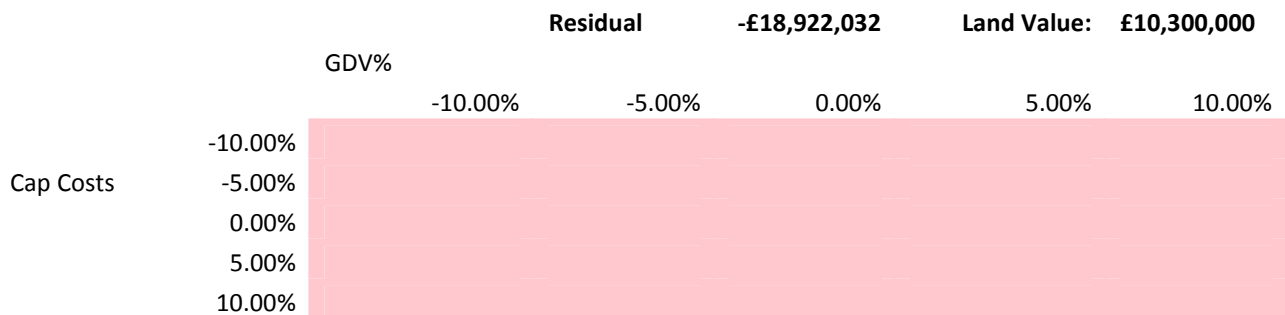
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**



**25 % Affordable**  
**60%:40% Affordable Rent: Intermediate**

**With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

		Residual	-£258,712	Land Value: £140,000		
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 11. 50 unit Rest of Borough Low**

		Residual	-£800,080	Land Value: £300,000		
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Rest of Borough Low**

		Residual	-£1,621,227	Land Value: £645,000		
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Rest of Borough Low**

		Residual	-£5,764,490	Land Value: £1,870,000		
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

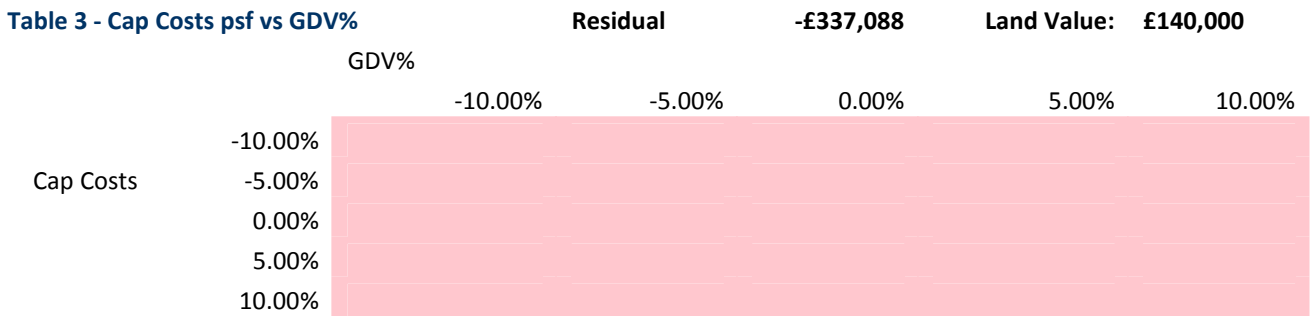
**Scheme 14. 1000 unit Rest of Borough Low**

		Residual	-£18,304,840	Land Value: £10,300,000		
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

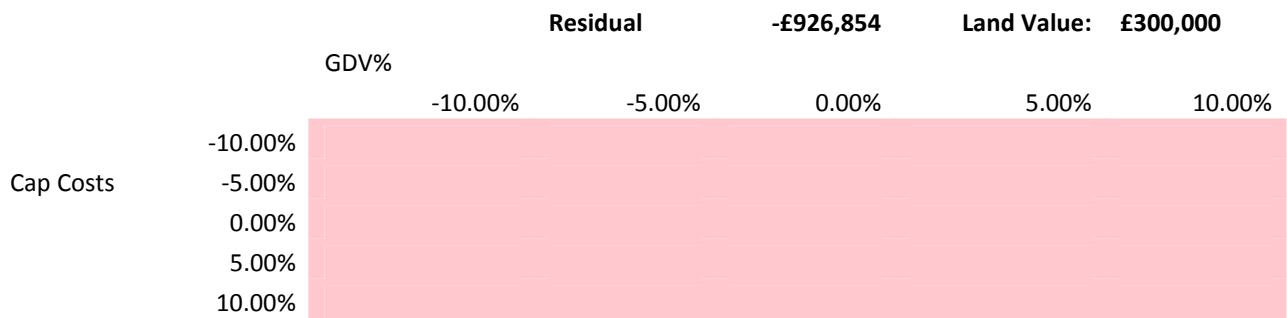


**25 % Affordable  
100% Social Rent  
With Grant**

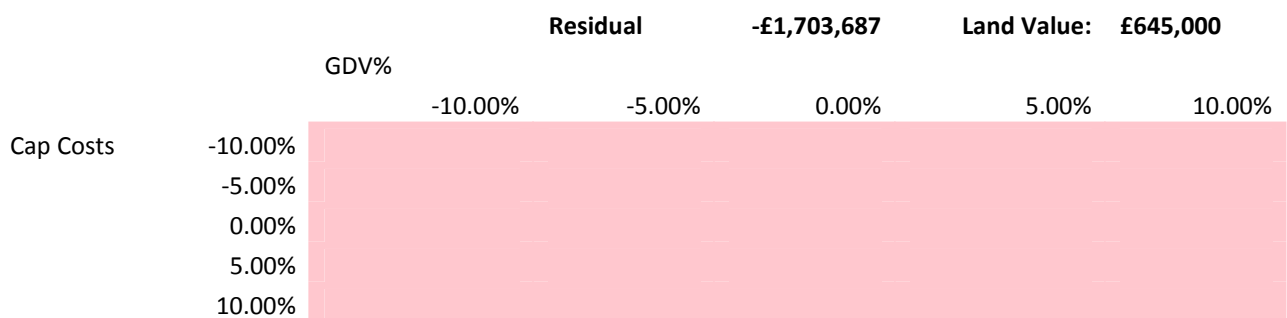
*Scheme 10. 20 unit Rest of Borough Low*



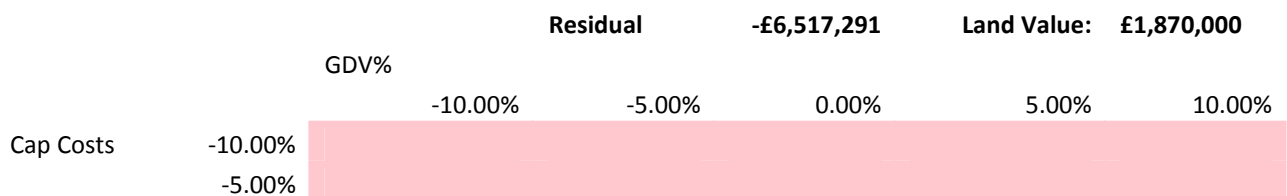
*Scheme 11. 50 unit Rest of Borough Low*



*Scheme 12. 100 unit Rest of Borough Low*



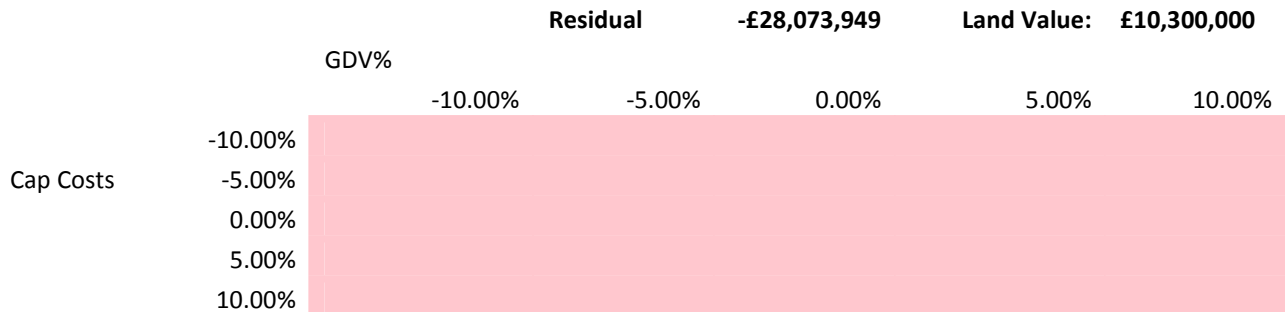
*Scheme 13. 250 unit Rest of Borough Low*







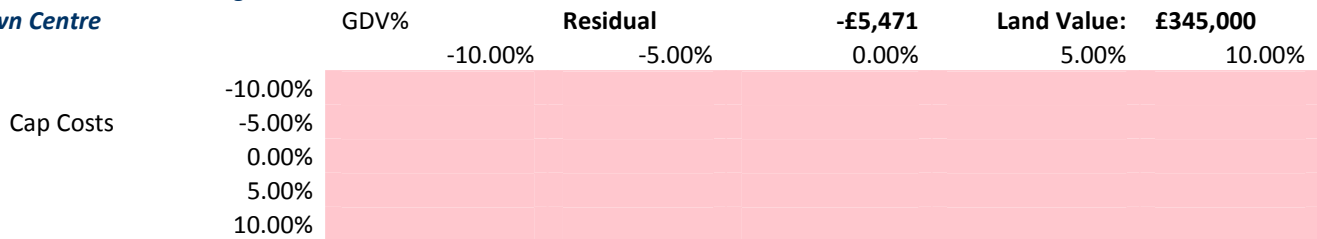
**Scheme 14. 1000 unit Rest of Borough Low**



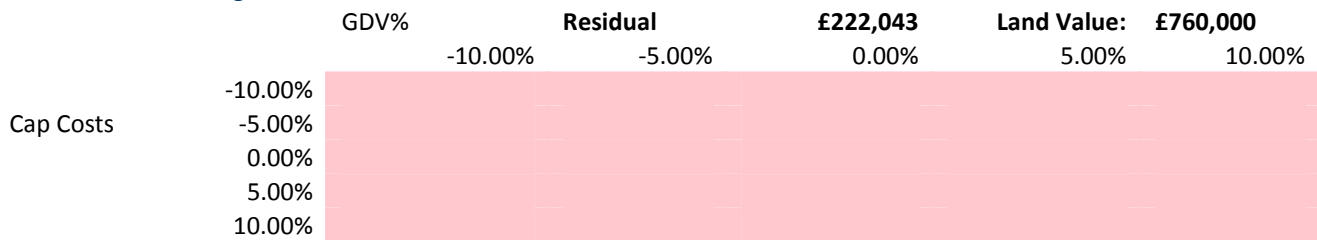
**Barking Town Centre: 35% Affordable Housing**

**35 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

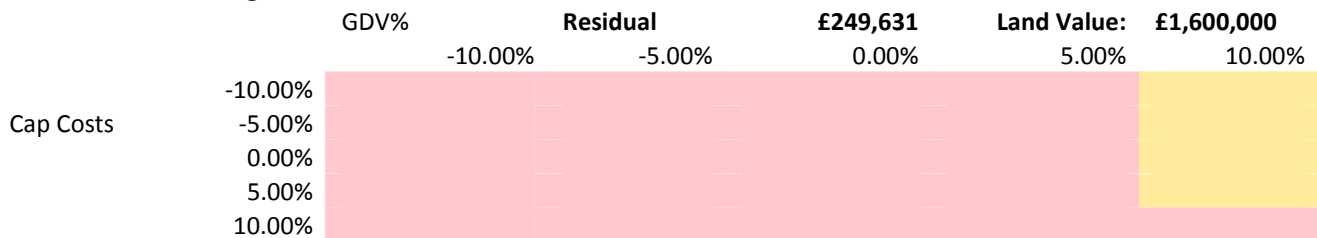
**Scheme 3. 20 unit Barking Town Centre**



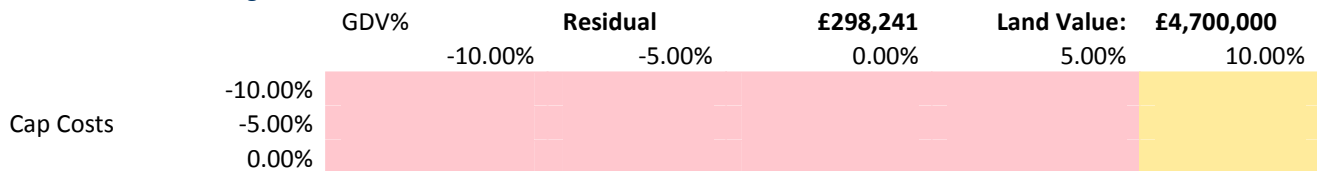
**Scheme 4. 50 unit Barking Town Centre**

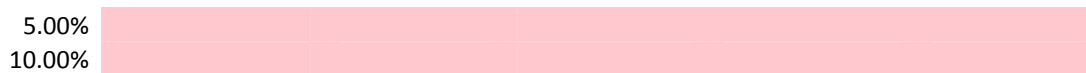


**Scheme 5. 100 unit Barking Town Centre**

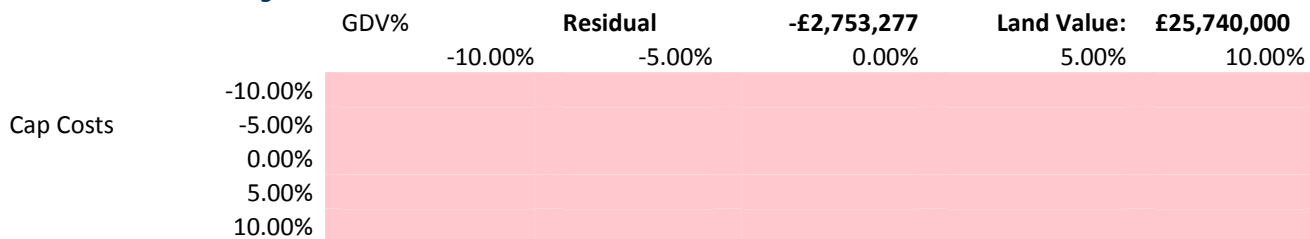


**Scheme 6. 250 unit Barking Town Centre**





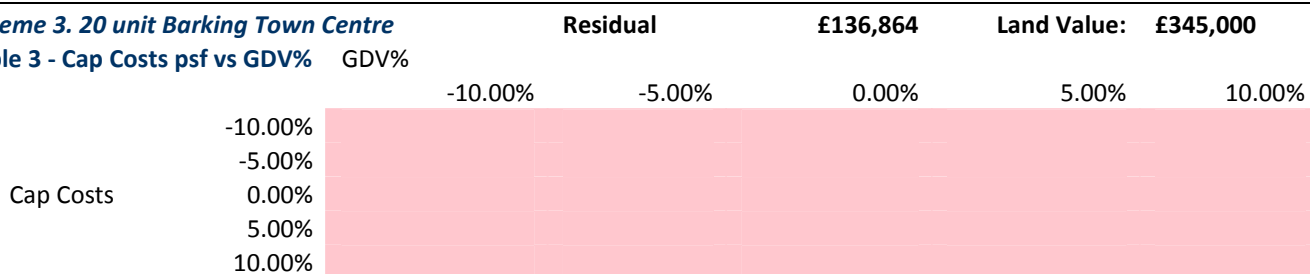
**Scheme 7. 1000 unit Barking Town Centre**



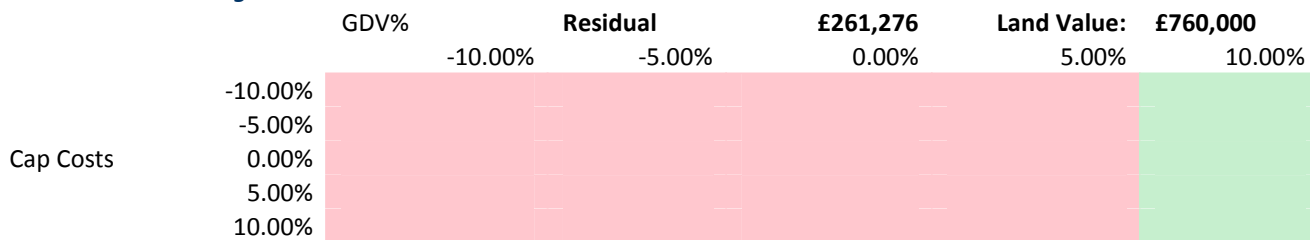
**35 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

**Scheme 3. 20 unit Barking Town Centre**

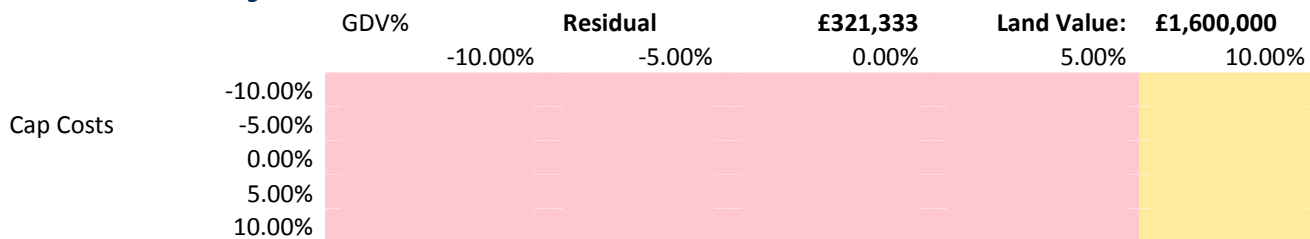
**Table 3 - Cap Costs psf vs GDV%**



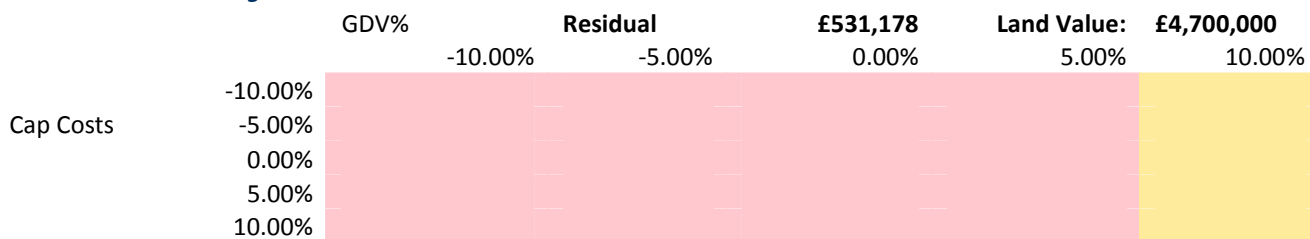
**Scheme 4. 50 unit Barking Town Centre**



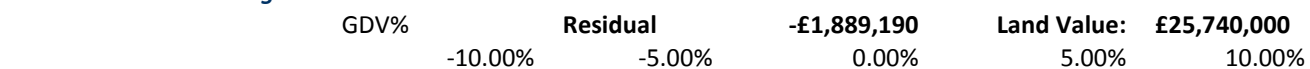
**Scheme 5. 100 unit Barking Town Centre**

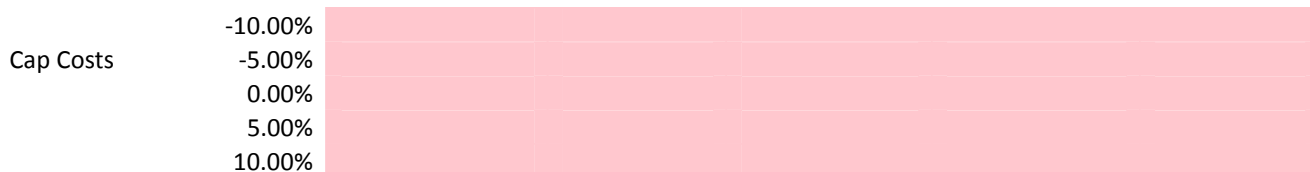


**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**

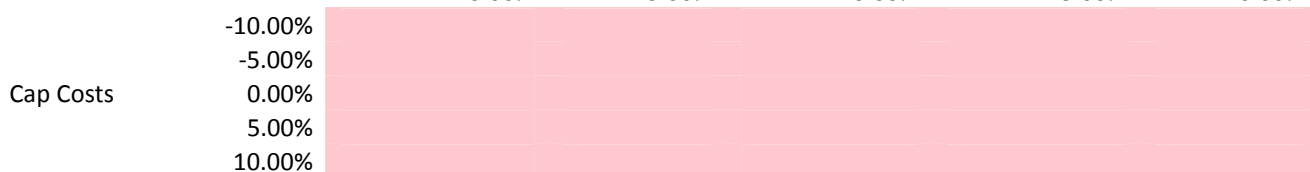




**35 % Affordable  
100% Social Rent  
With Grant**

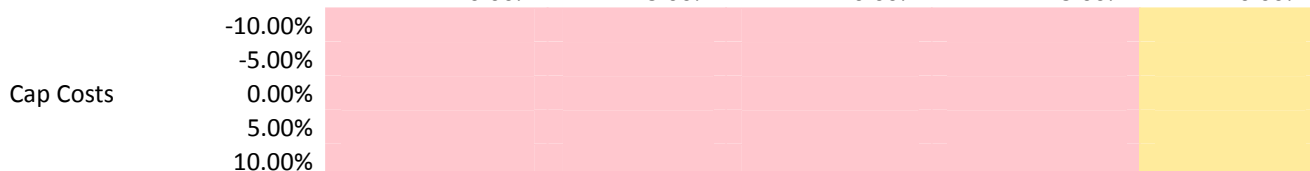
**Scheme 3. 20 unit Barking Town Centre**

GDV%	Residual	£24,667	Land Value:	£345,000
-10.00%	-5.00%	0.00%	5.00%	10.00%



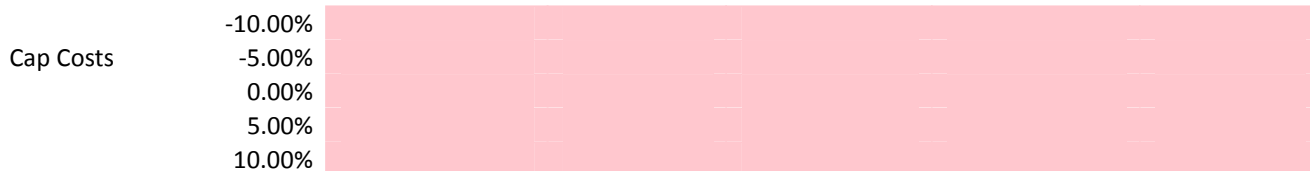
**Scheme 4. 50 unit Barking Town Centre**

GDV%	Residual	£82,672	Land Value:	£760,000
-10.00%	-5.00%	0.00%	5.00%	10.00%



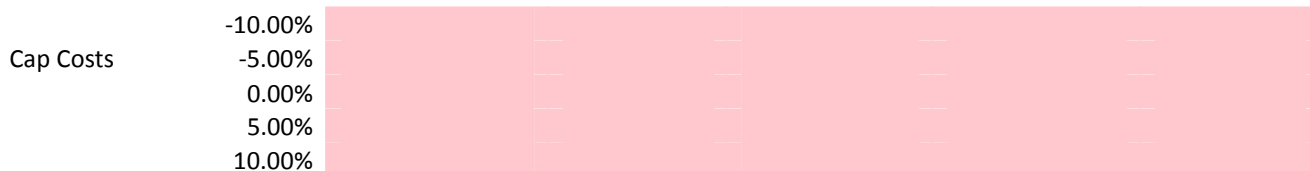
**Scheme 5. 100 unit Barking Town Centre**

GDV%	Residual	-£2,859	Land Value:	£1,600,000
-10.00%	-5.00%	0.00%	5.00%	10.00%



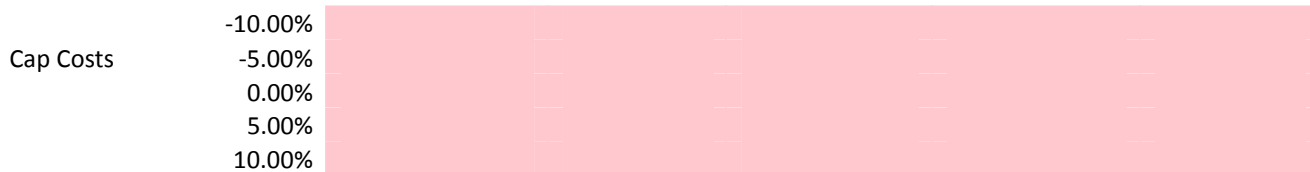
**Scheme 6. 250 unit Barking Town Centre**

GDV%	Residual	-£523,113	Land Value:	£4,700,000
-10.00%	-5.00%	0.00%	5.00%	10.00%



**Scheme 7. 1000 unit Barking Town Centre**

GDV%	Residual	-£5,797,996	Land Value:	£25,740,000
-10.00%	-5.00%	0.00%	5.00%	10.00%



Barking Riverside: 35% Affordable Housing

**35 % Affordable  
60%:40% Social Rent: Intermediate  
With Grant**

**Scheme 10. 20 unit Barking Riverside**

	GDV%	Residual	-£220,983	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Barking Riverside**

	GDV%	Residual	-£306,853	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Barking Riverside**

	GDV%	Residual	-£716,697	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£2,842,183	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 14. 1000 unit Barking Riverside**

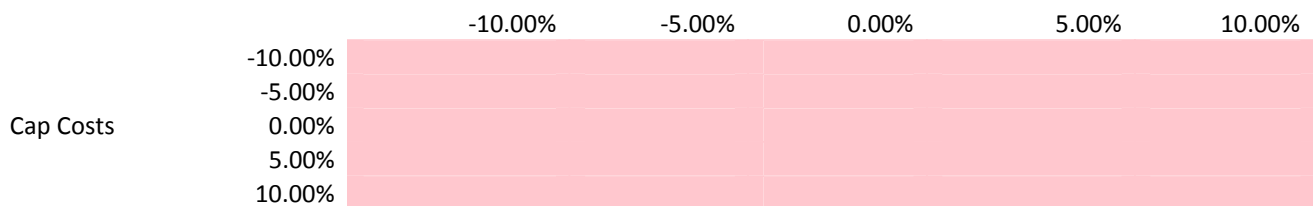
	GDV%	Residual	-£14,401,573	Land Value: £12,400,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**35 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

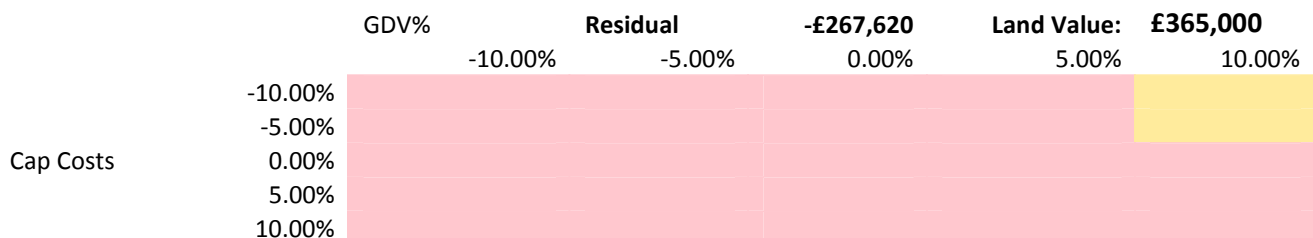
**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs GDV%**

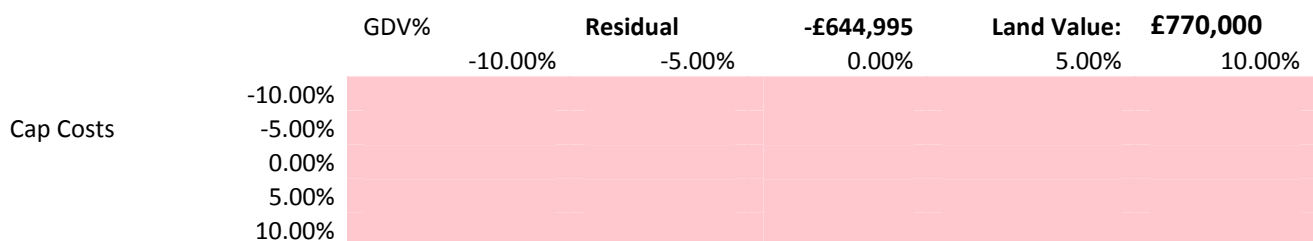
	GDV%	Residual	-£78,648	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
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	5.00%			
	10.00%			



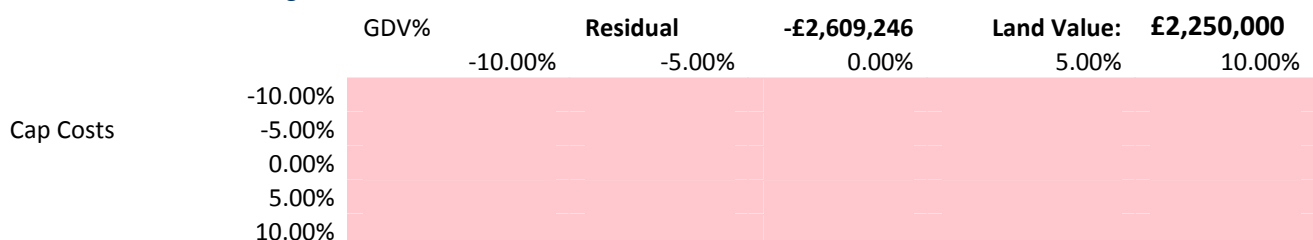
**Scheme 11. 50 unit Barking Riverside**



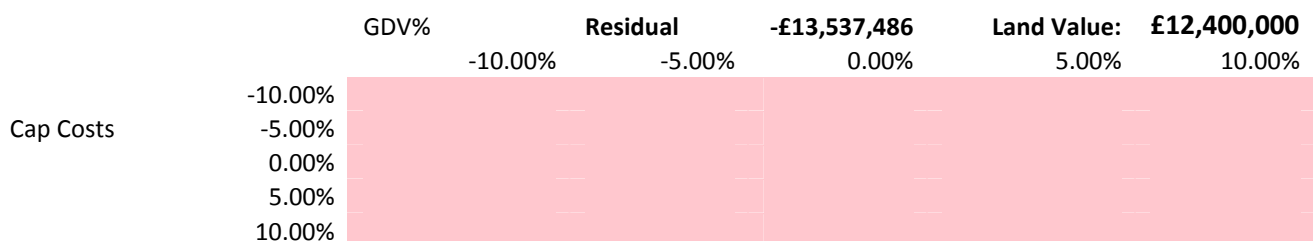
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



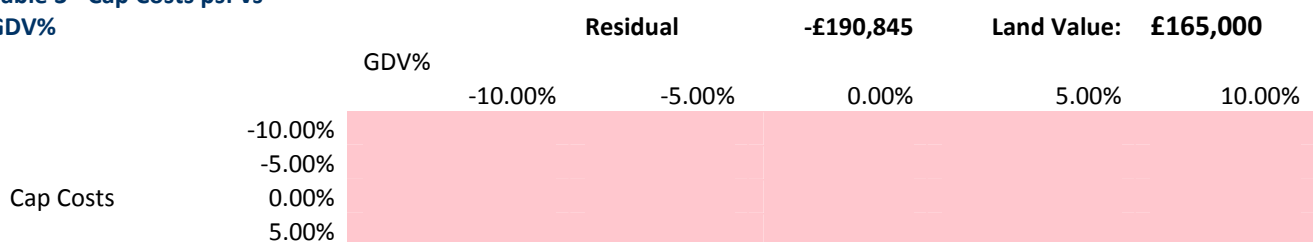
**Scheme 14. 1000 unit Barking Riverside**

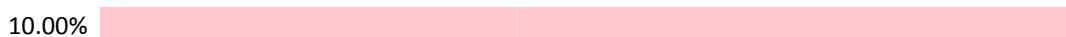


**35 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Barking Riverside**

**Table 3 - Cap Costs psf vs GDV%**





**Scheme 11. 50 unit Barking Riverside**

	GDV%	Residual	-£888,067	Land Value: £365,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit Barking Riverside**

	GDV%	Residual	-£1,776,464	Land Value: £770,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit Barking Riverside**

	GDV%	Residual	-£6,287,177	Land Value: £2,250,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 14. 1000 unit Barking Riverside**

	GDV%	Residual	-£27,177,354	Land Value: £12,400,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**South Dagenham: 35% Affordable Housing**

**35 % Affordable**

**60%:40% Social Rent: Intermediate**

**With Grant**

**Scheme 10. 20 unit South Dagenham**

	GDV%	Residual	-£295,304	Land Value: £165,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 11. 50 unit South Dagenham**

	GDV%	Residual	-£489,230	Land Value: £365,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit South Dagenham**

	GDV%	Residual	-£1,049,912	Land Value: £770,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit South Dagenham**

	GDV%	Residual	-£3,925,086	Land Value: £2,250,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

**Scheme 14. 1000 units South Dagenham**

	GDV%	Residual	-£18,418,200	Land Value: £12,400,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

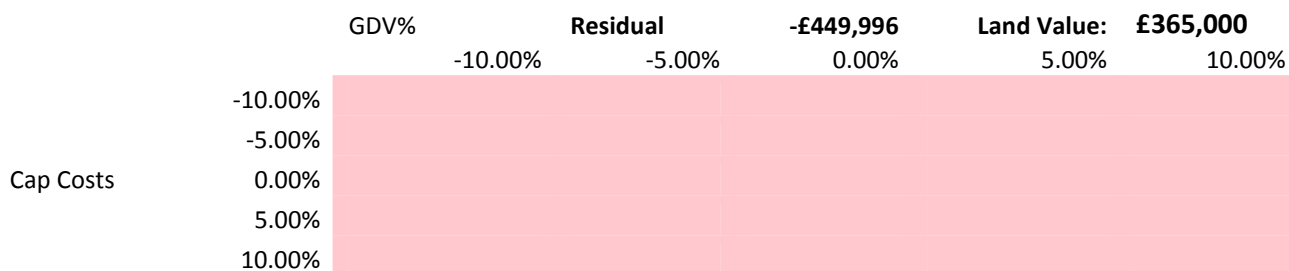
**35 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

**Scheme 10. 20 unit South Dagenham**

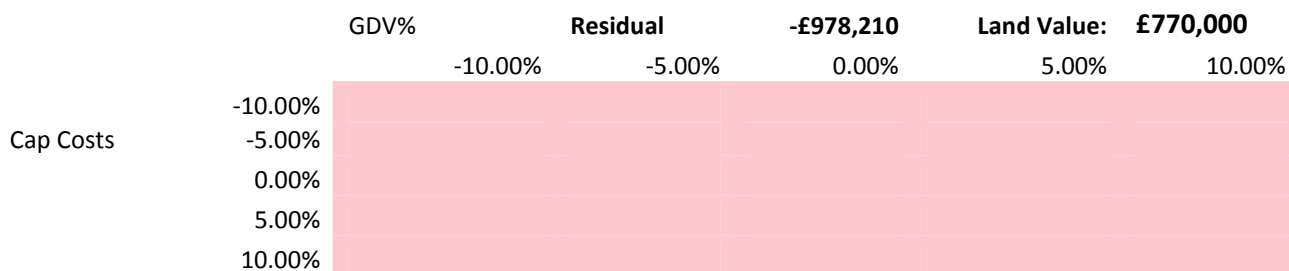
**Table 3 - Cap Costs psf vs**

	GDV%	Residual	-£152,968	Land Value: £165,000
	-10.00%	-5.00%	0.00%	5.00% 10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

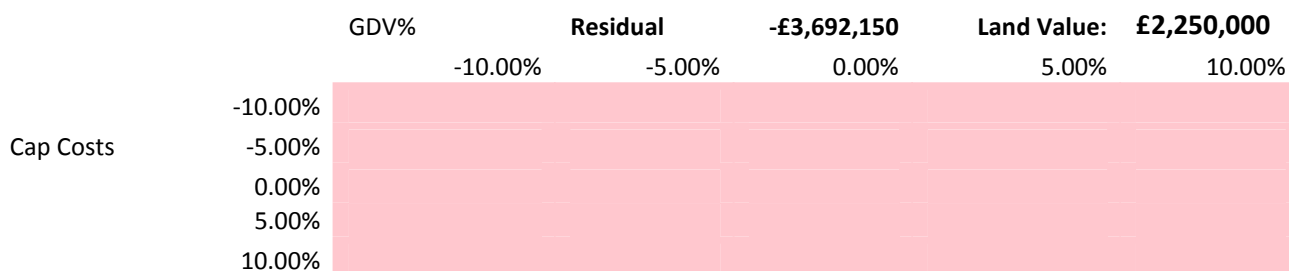
**Scheme 11. 50 unit South Dagenham**



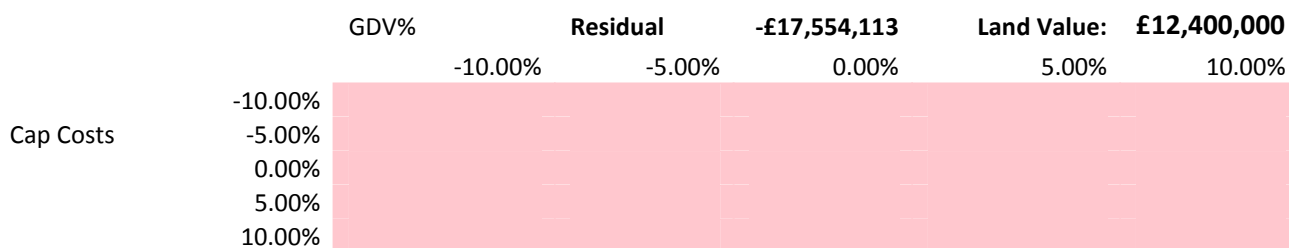
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



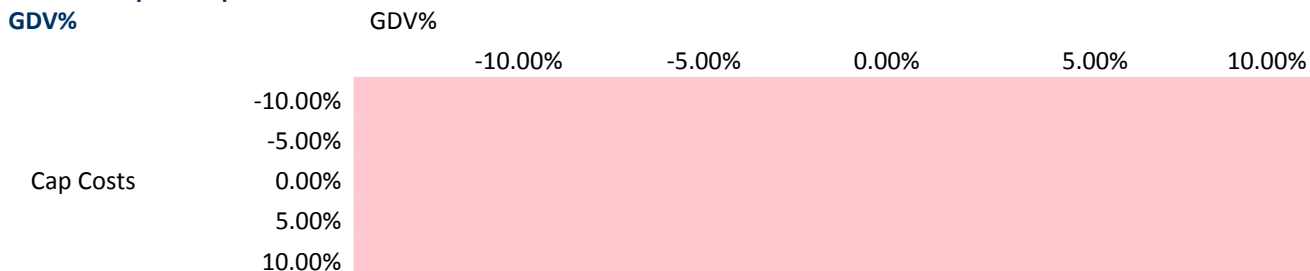
**Scheme 14. 1000 units South Dagenham**



**35 % Affordable  
100% Social Rent  
With Grant**

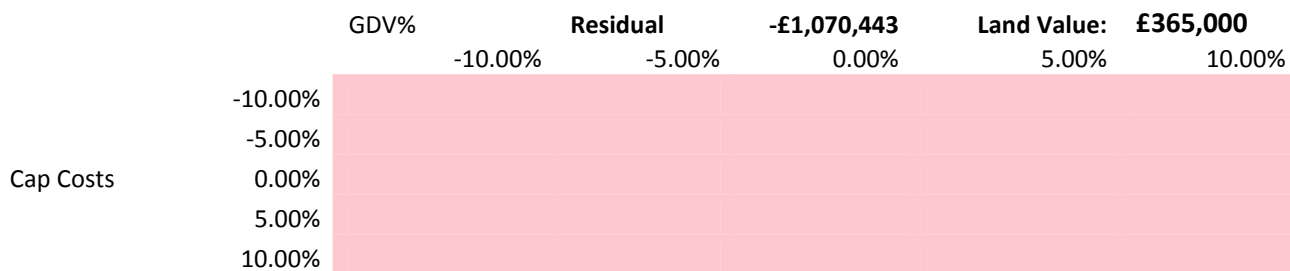
**Scheme 10. 20 unit South Dagenham**

**Table 3 - Cap Costs psf vs**

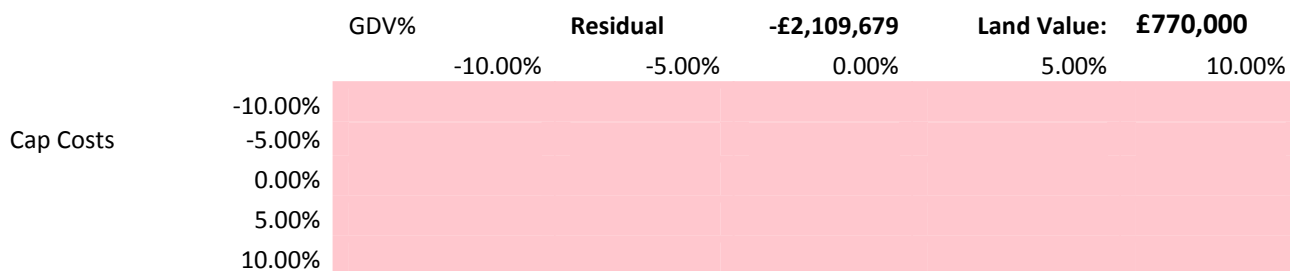


**Scheme 11. 50 unit South Dagenham**

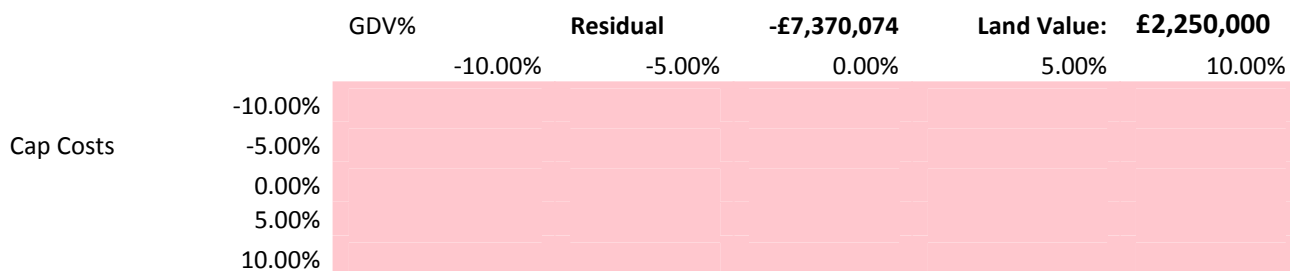




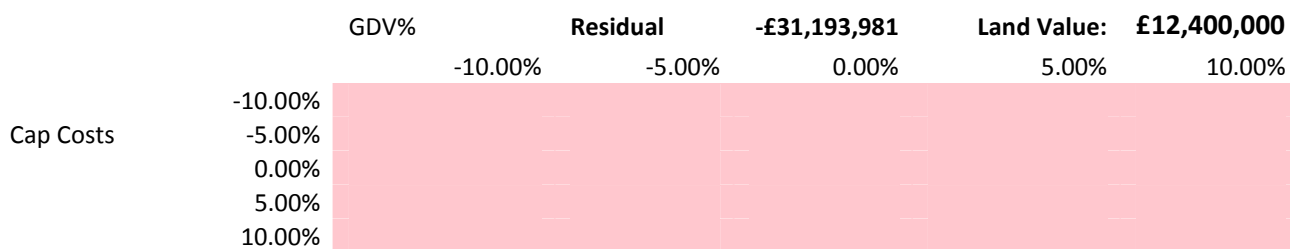
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



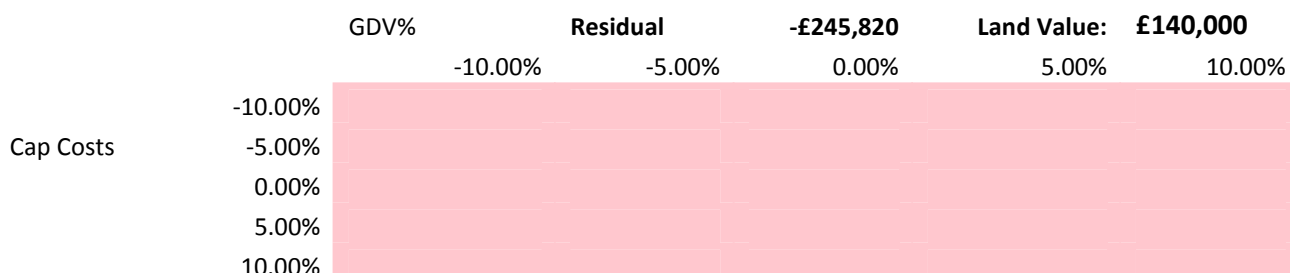
**Scheme 14. 1000 units South Dagenham**



Rest of Borough Medium: 35% Affordable Housing

**35 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**



**Scheme 11. 50 unit Rest of Borough Medium**

		GDV%	Residual	-£367,793	Land Value: £300,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Rest of Borough Medium**

		GDV%	Residual	-£828,038	Land Value: £645,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Rest of Borough Medium**

		GDV%	Residual	-£3,204,030	Land Value: £1,870,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 14. 1000 unit Rest of Borough Medium**

		GDV%	Residual	-£15,743,701	Land Value: £10,300,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**35 % Affordable**

**60%:40% Affordable Rent: Intermediate**

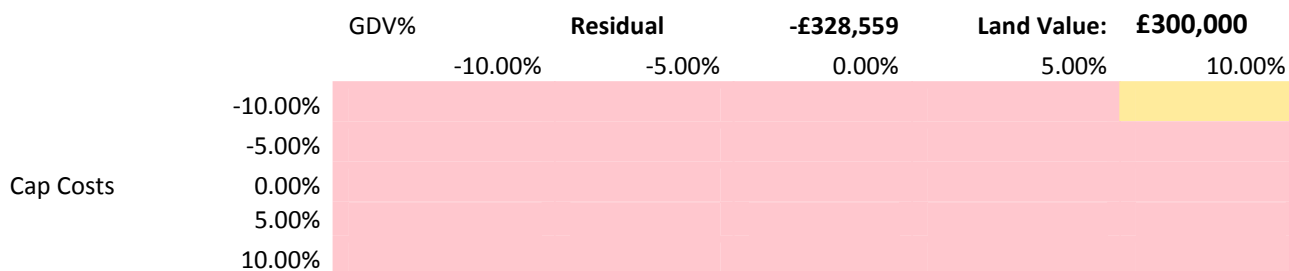
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

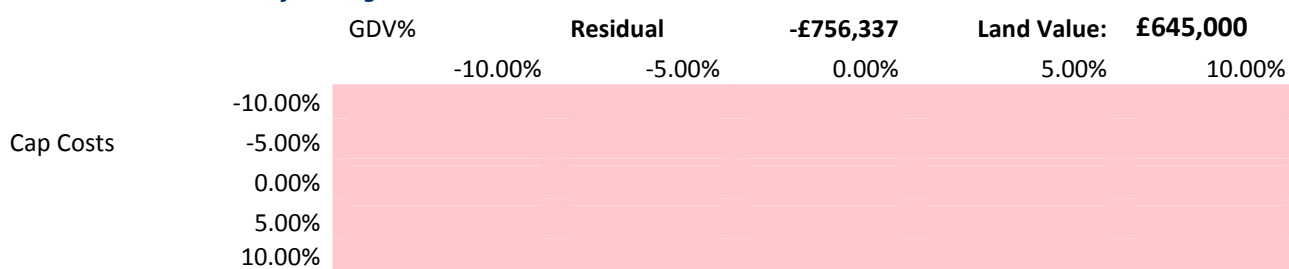
**Table 3 - Cap Costs psf vs**

		GDV%	Residual	-£103,485	Land Value: £140,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

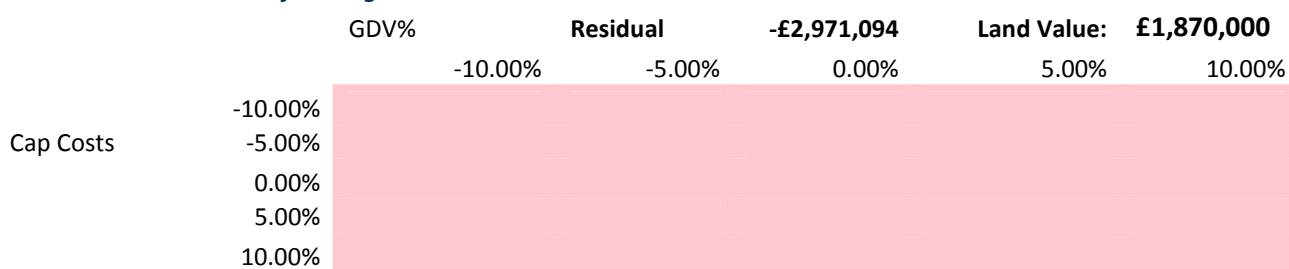
**Scheme 11. 50 unit Rest of Borough Medium**



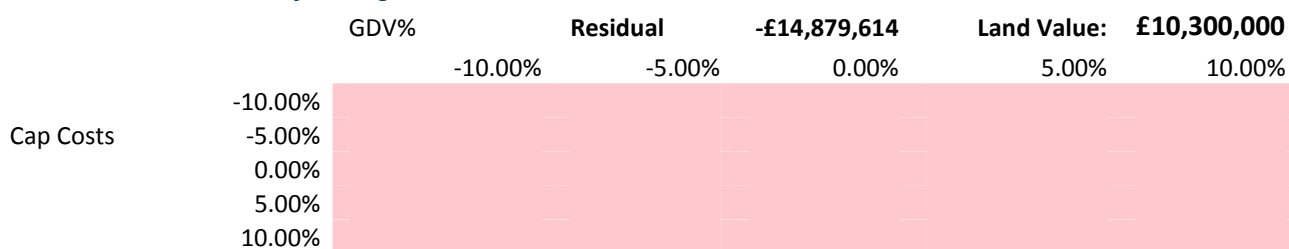
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



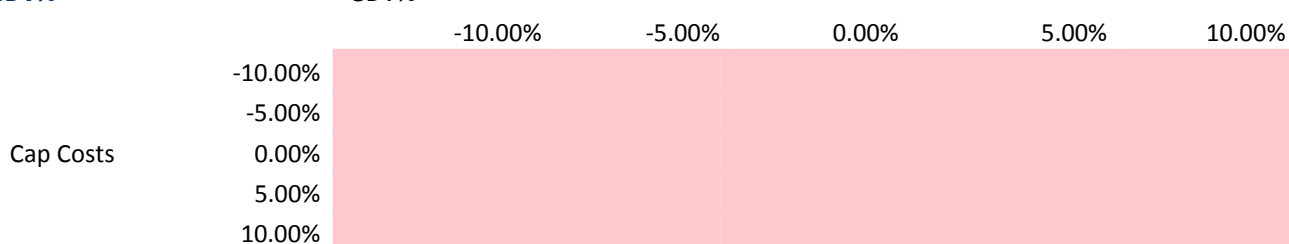
**Scheme 14. 1000 unit Rest of Borough Medium**



**35 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

**Table 3 - Cap Costs psf vs GDV%**



**Scheme 11. 50 unit Rest of Borough Medium**

		GDV%	Residual	-£949,007	Land Value: £300,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 12. 100 unit Rest of Borough Medium**

		GDV%	Residual	-£1,887,806	Land Value: £645,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 13. 250 unit Rest of Borough Medium**

		GDV%	Residual	-£6,649,018	Land Value: £1,870,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Scheme 14. 1000 unit Rest of Borough Medium**

		GDV%	Residual	-£28,519,482	Land Value: £10,300,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					
	0.00%					
	5.00%					
	10.00%					

**Rest of Borough Low: 35% Affordable Housing**

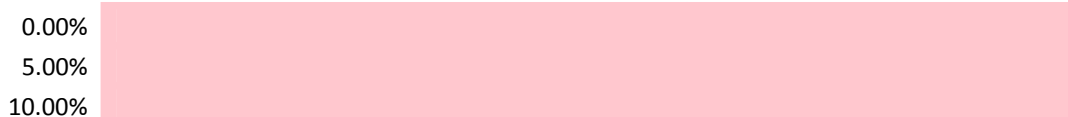
**35 % Affordable**

**60%:40% Social Rent: Intermediate**

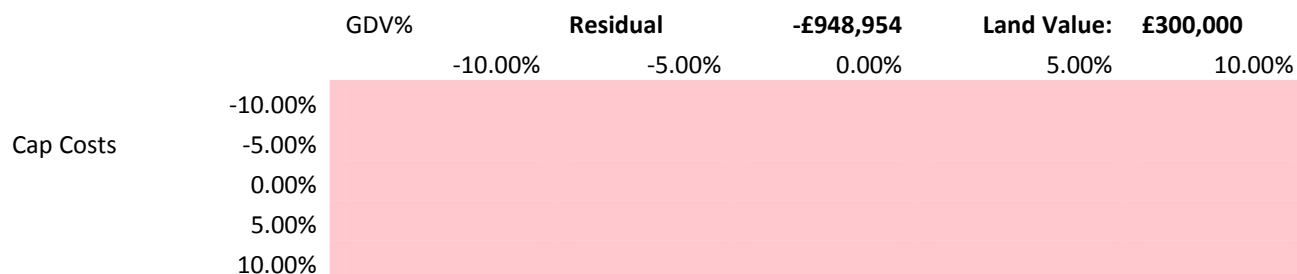
**With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

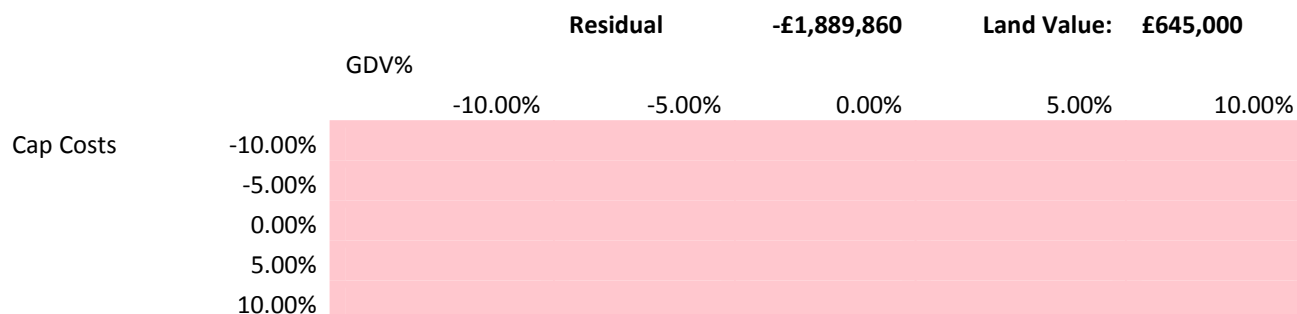
		GDV%	Residual	-£482,634	Land Value: £140,000	
		-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%					
	-5.00%					



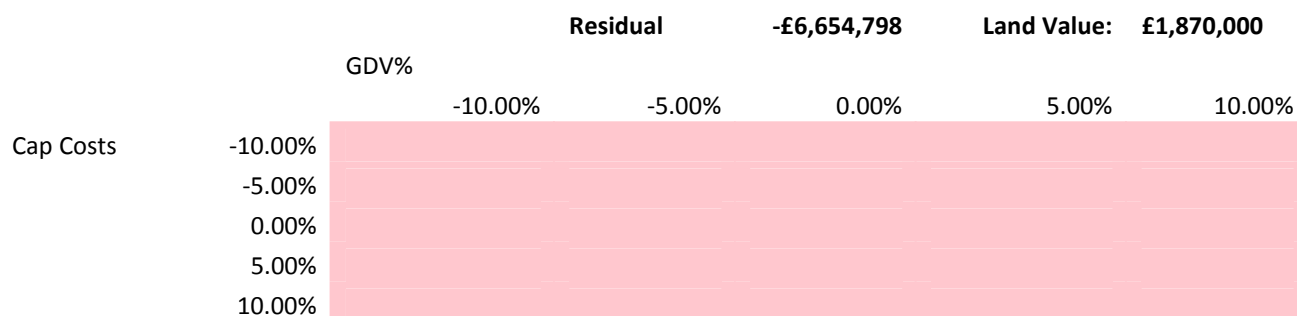
**Scheme 11. 50 unit Rest of Borough Low**



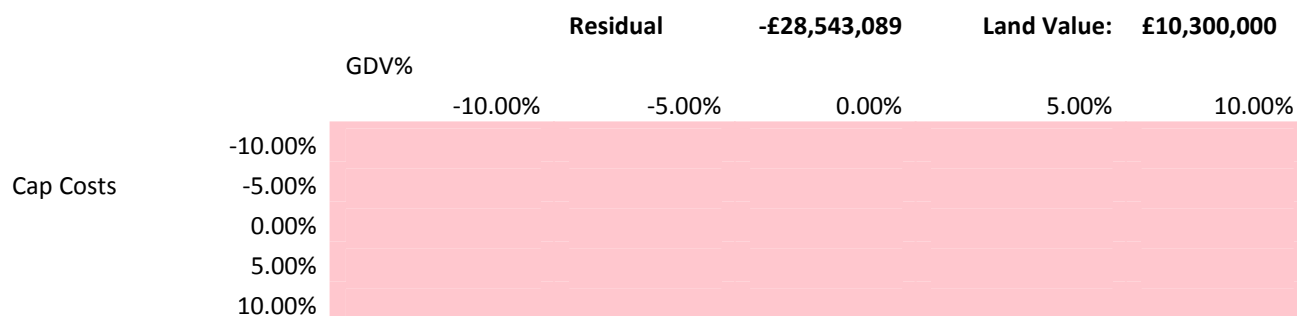
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

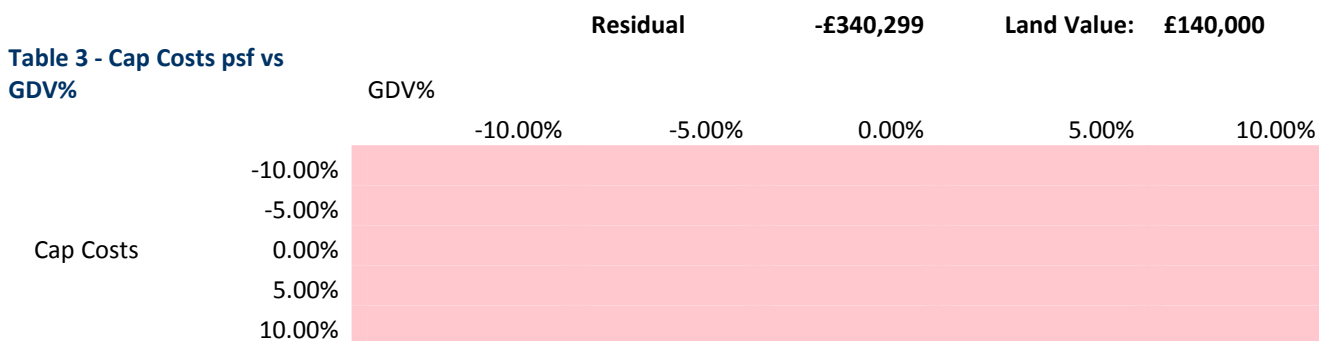


**35 % Affordable**

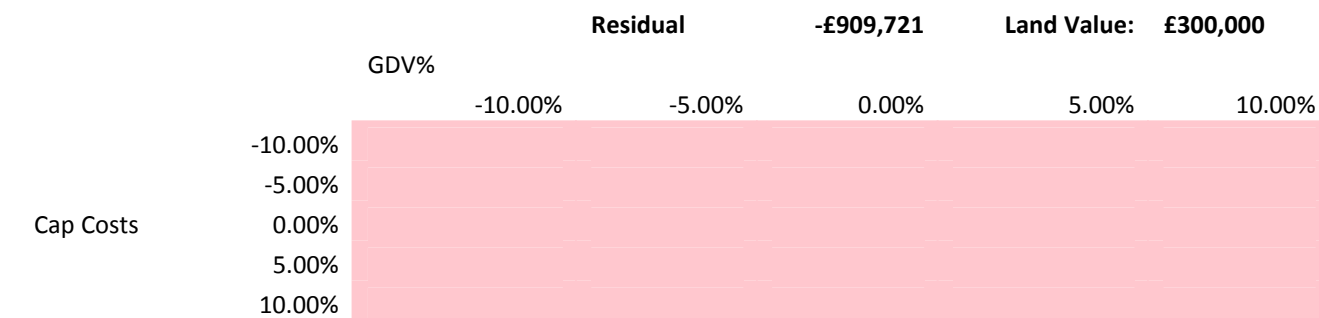
**60%:40% Affordable Rent: Intermediate**

**With Grant**

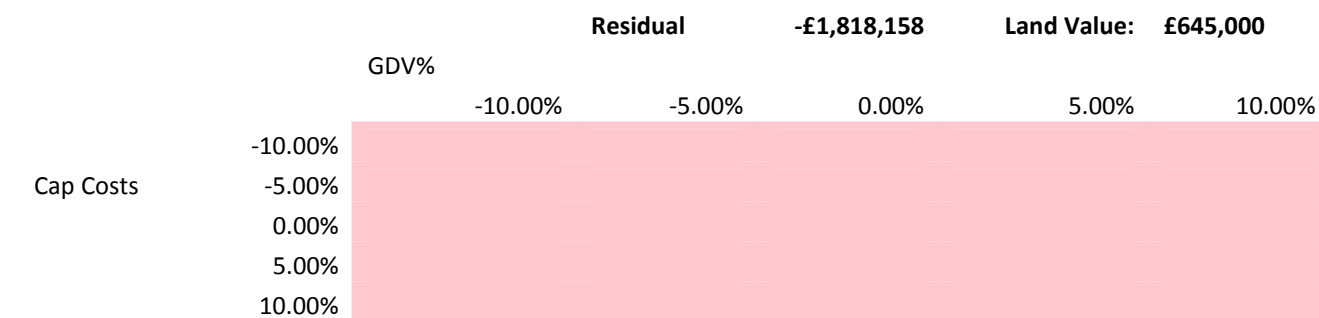
**Scheme 10. 20 unit Rest of Borough Low**



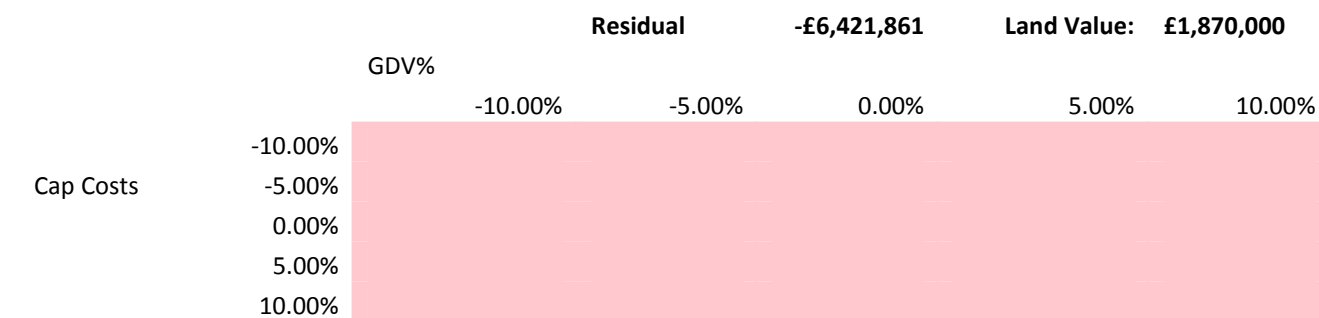
**Scheme 11. 50 unit Rest of Borough Low**



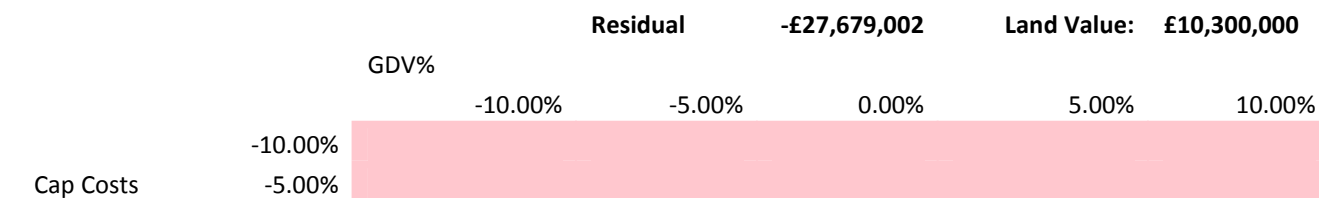
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

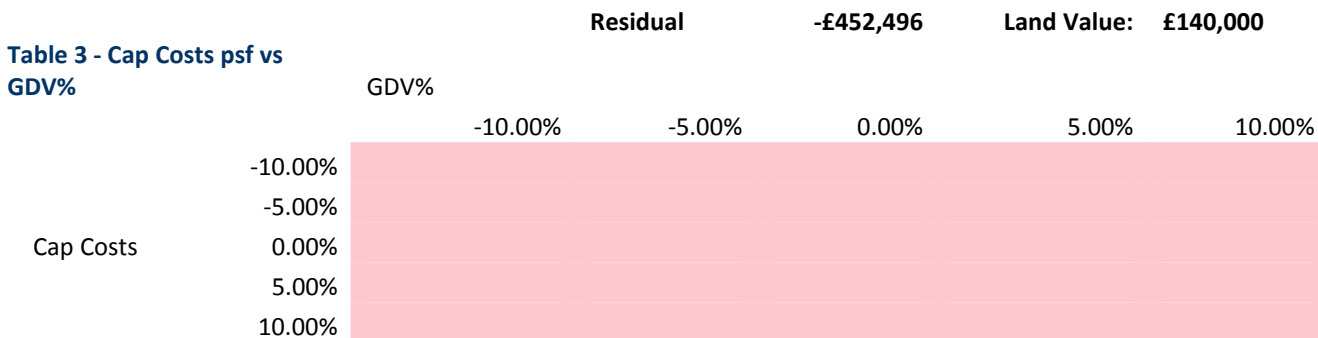


0.00%  
5.00%  
10.00%

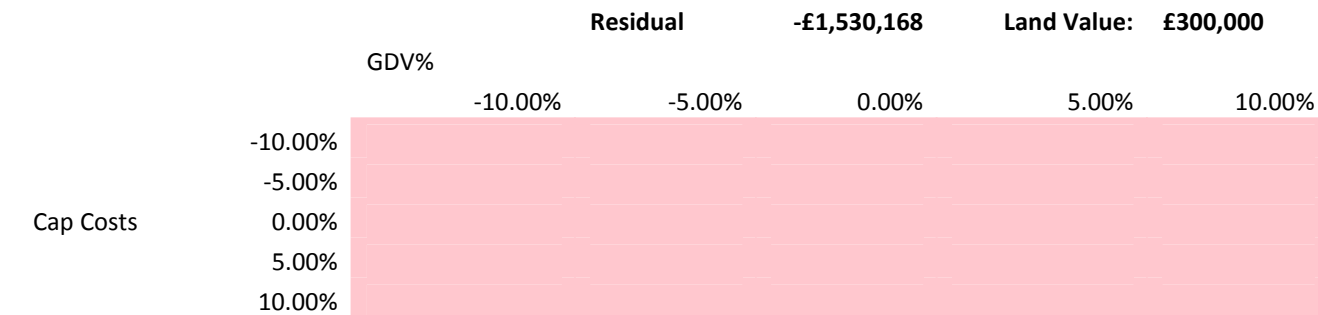


**35 % Affordable**  
**100% Social Rent**  
**With Grant**

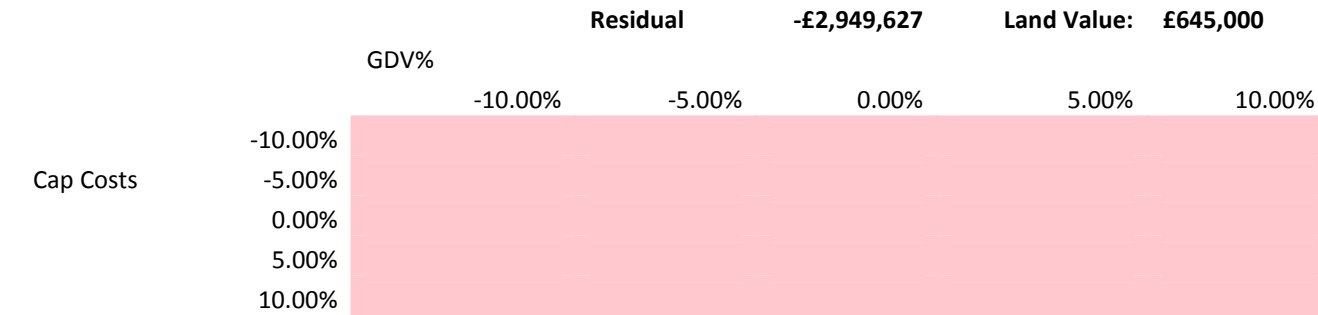
**Scheme 10. 20 unit Rest of Borough Low**



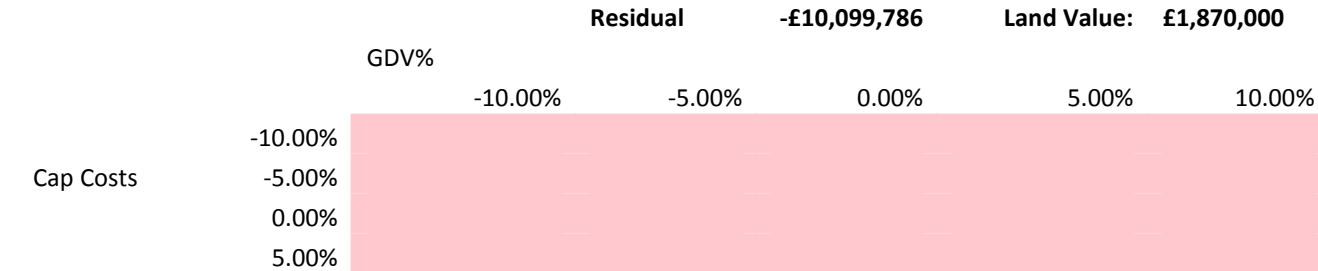
**Scheme 11. 50 unit Rest of Borough Low**

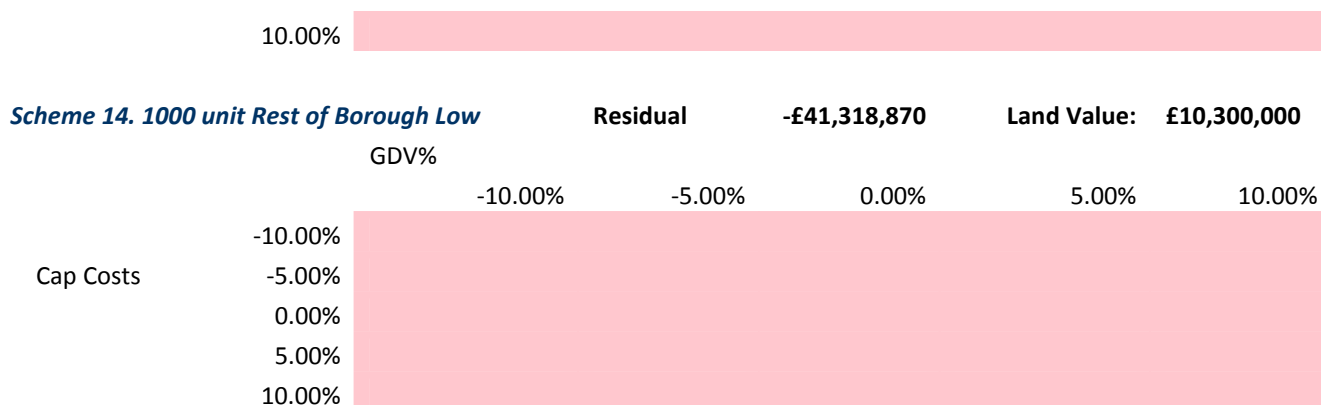


**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**





**“Future” 2016 Market Appraisals: Schemes above the Affordable Housing Threshold WITH GRANT**

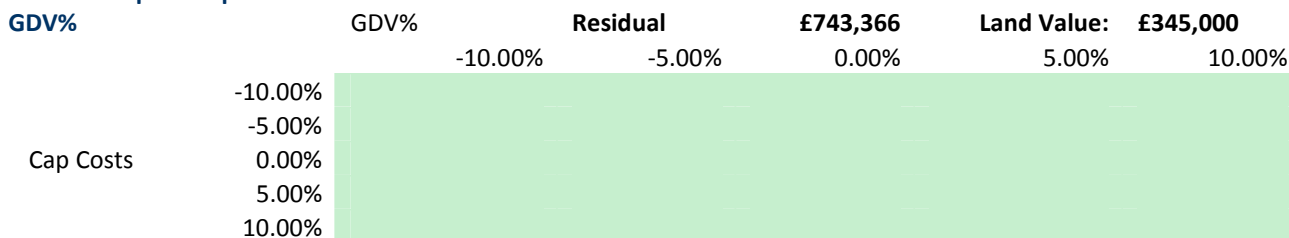
The tables below set out the indicative residual land values for Schemes 3,4,5,6,7,10,11,12,13 & 14 at a range of 10%, 25% and 35% affordable housing WITH GRANT. These residual land values have been compared to the benchmark land values as set out in Table 9 of the main report.

**Barking Town Centre: 10% Affordable Housing**

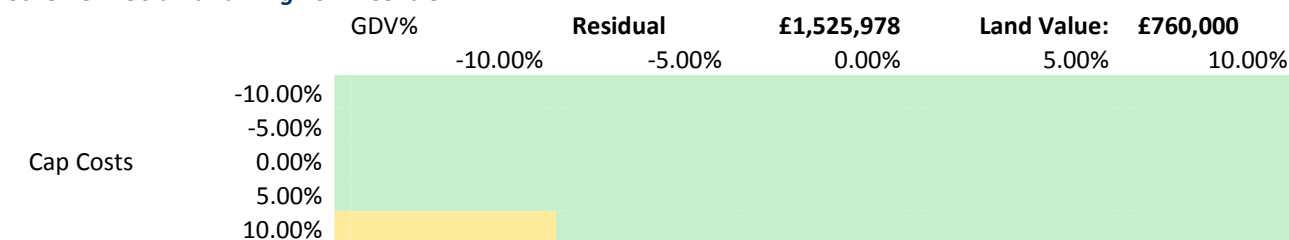
**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

**Scheme 3. 20 unit Barking Town Centre**

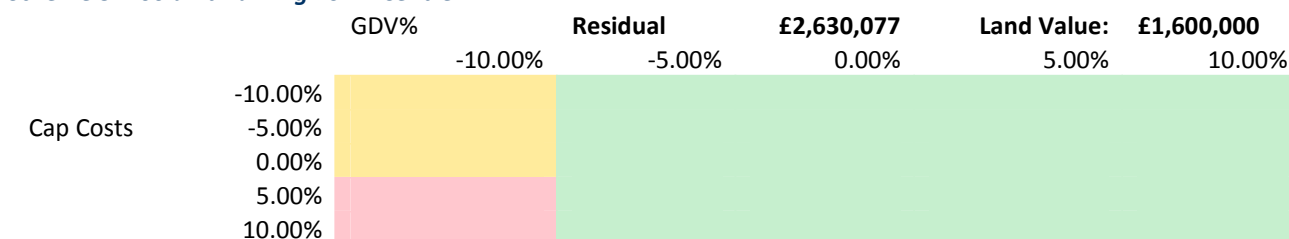
**Table 3 - Cap Costs psf vs**



**Scheme 4. 50 unit Barking Town Centre**

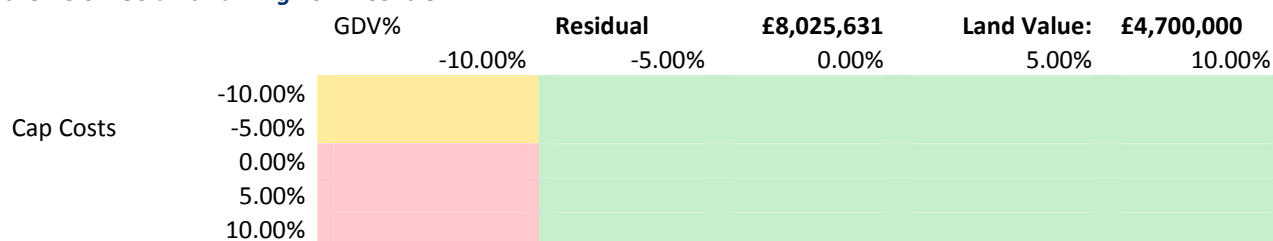


**Scheme 5. 100 unit Barking Town Centre**

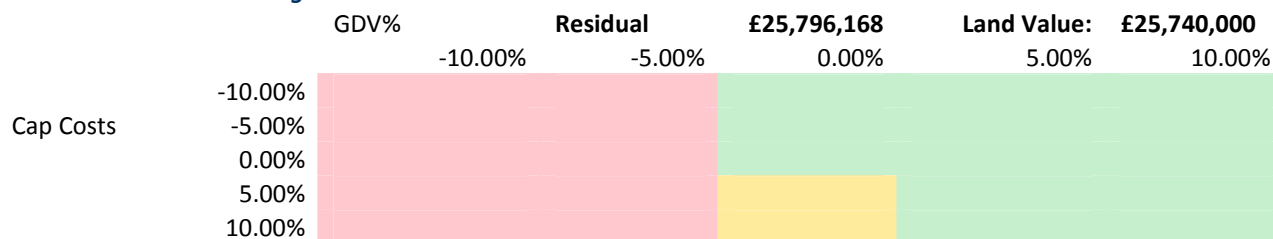




**Scheme 6. 250 unit Barking Town Centre**



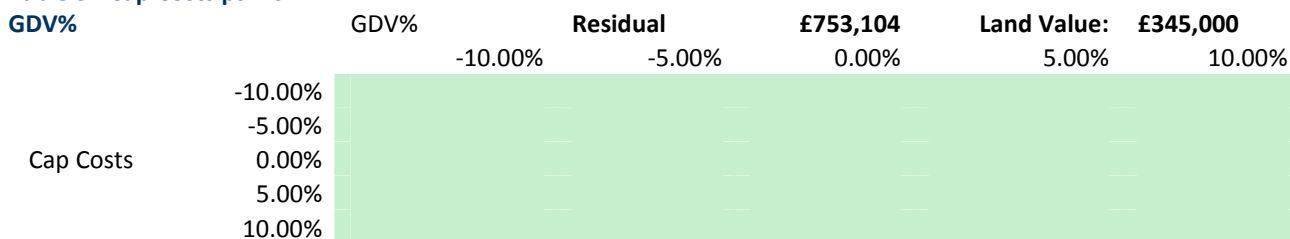
**Scheme 7. 1000 unit Barking Town Centre**



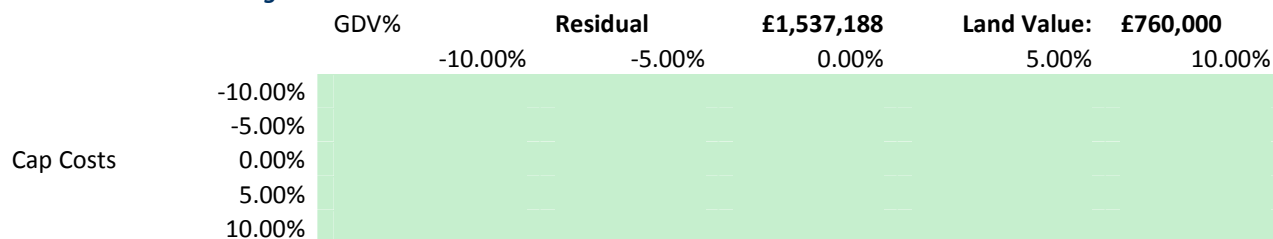
**10 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

**Scheme 3. 20 unit Barking Town Centre**

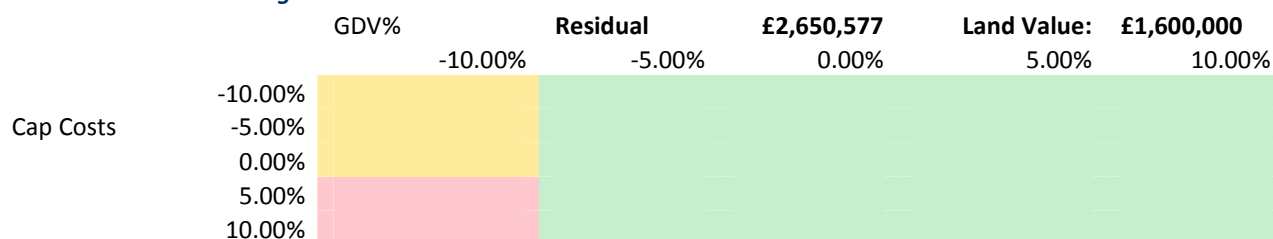
**Table 3 - Cap Costs psf vs**



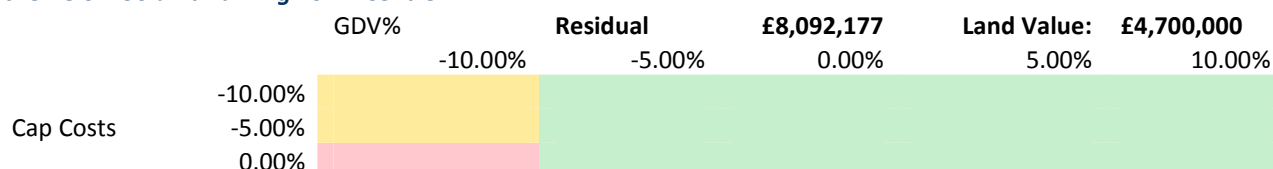
**Scheme 4. 50 unit Barking Town Centre**

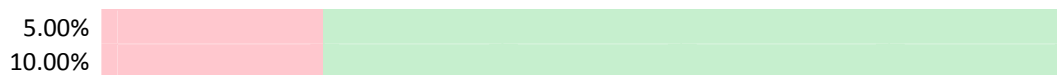


**Scheme 5. 100 unit Barking Town Centre**

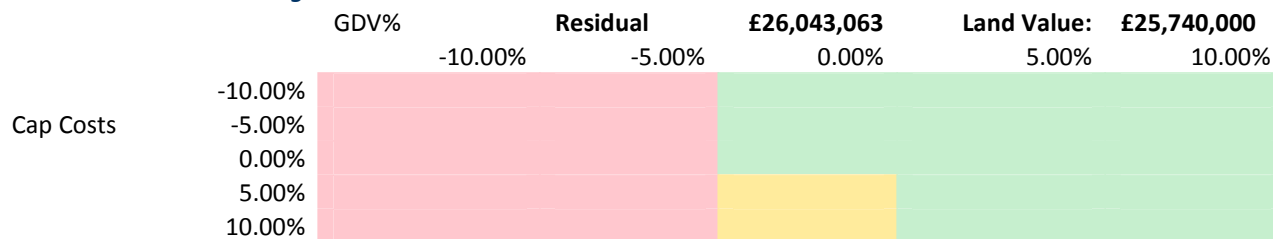


**Scheme 6. 250 unit Barking Town Centre**





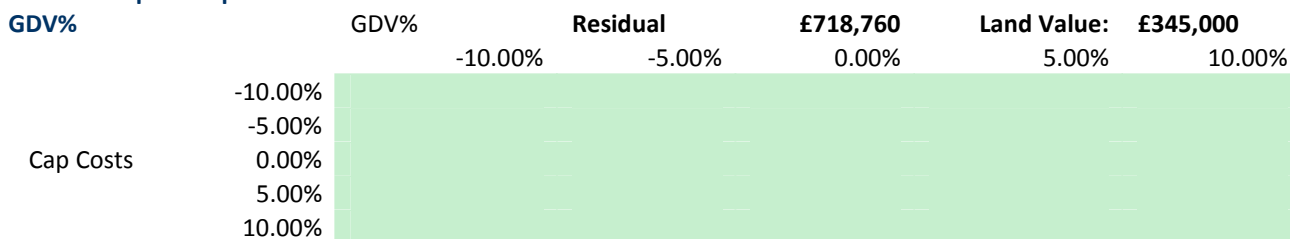
**Scheme 7. 1000 unit Barking Town Centre**



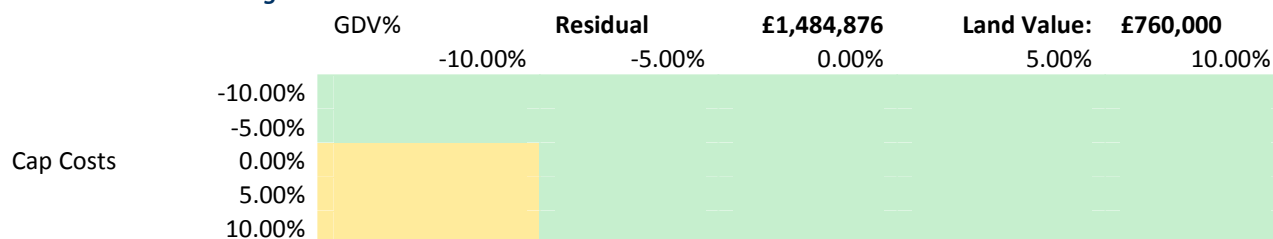
**10 % Affordable  
100% Social Rent  
With Grant**

**Scheme 3. 20 unit Barking Town Centre**

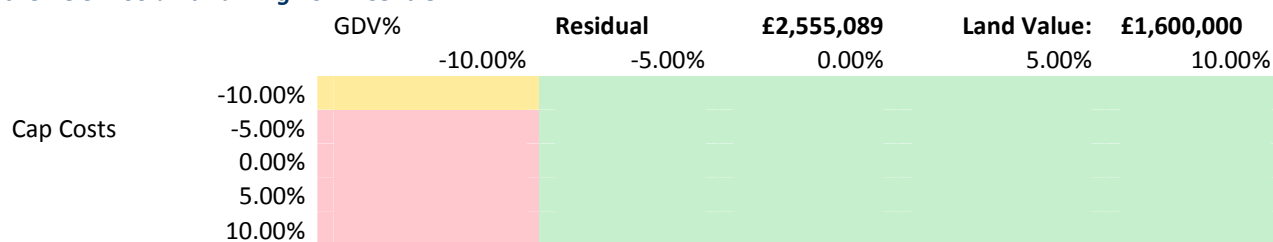
**Table 3 - Cap Costs psf vs**



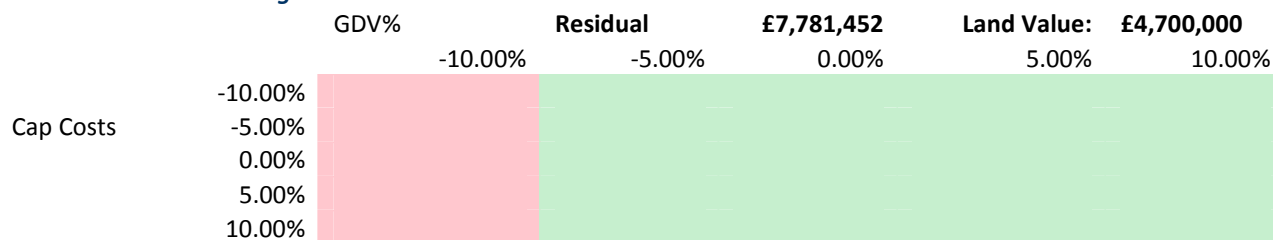
**Scheme 4. 50 unit Barking Town Centre**



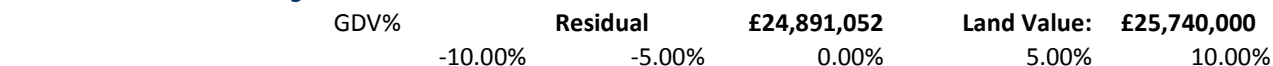
**Scheme 5. 100 unit Barking Town Centre**

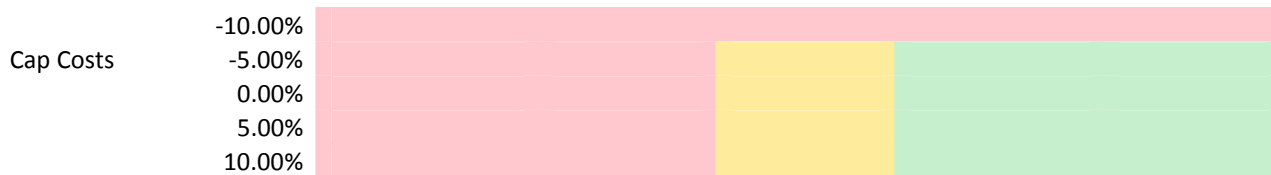


**Scheme 6. 250 unit Barking Town Centre**



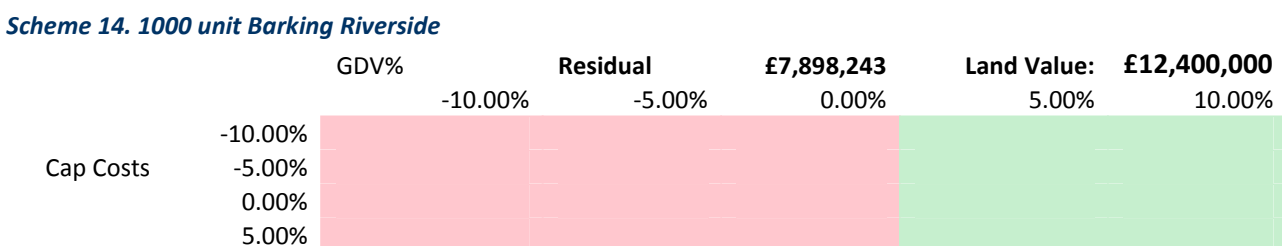
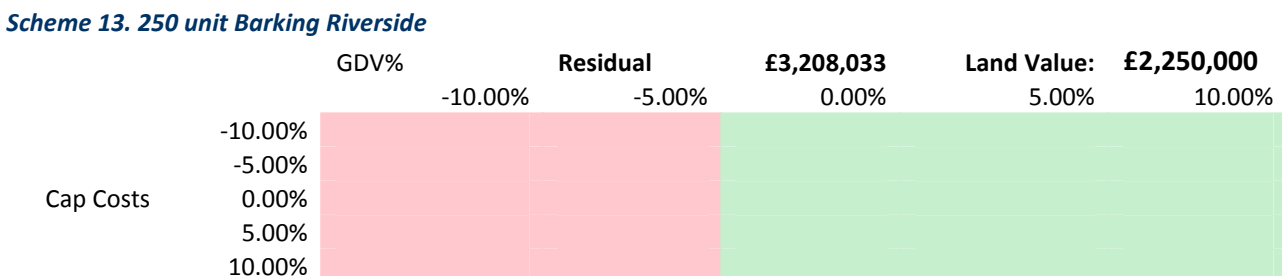
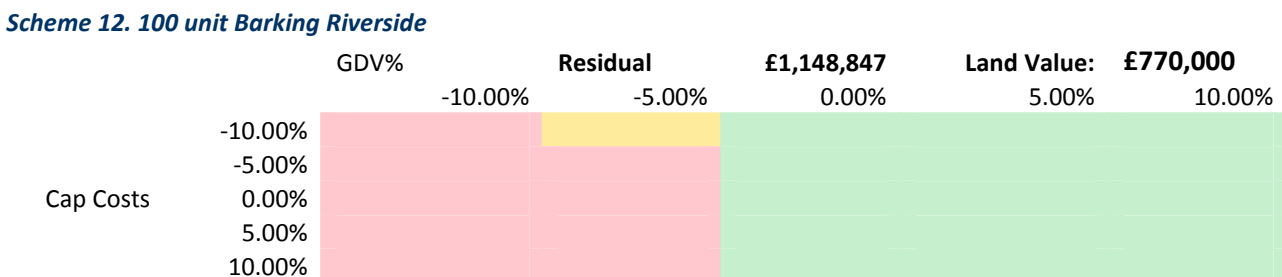
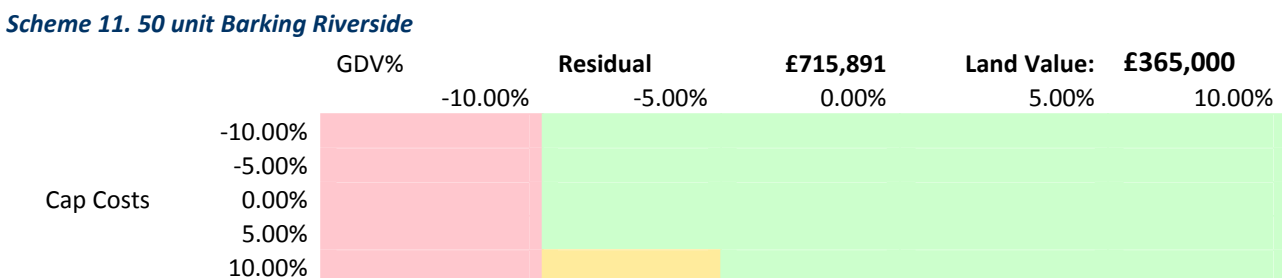
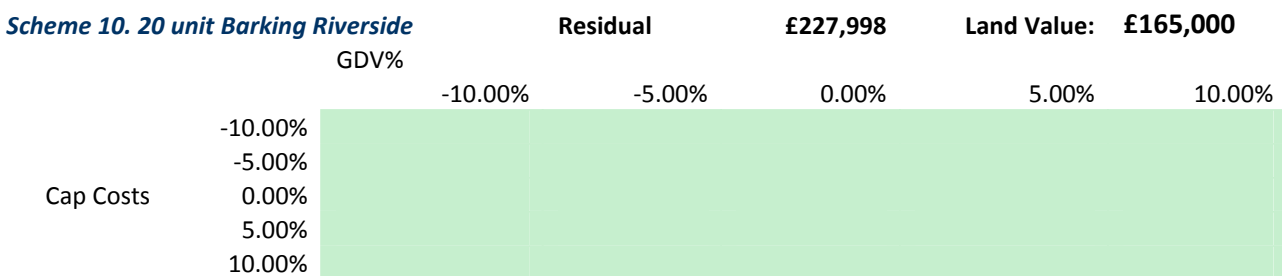
**Scheme 7. 1000 unit Barking Town Centre**





**Barking Riverside: 10% Affordable Housing**

**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

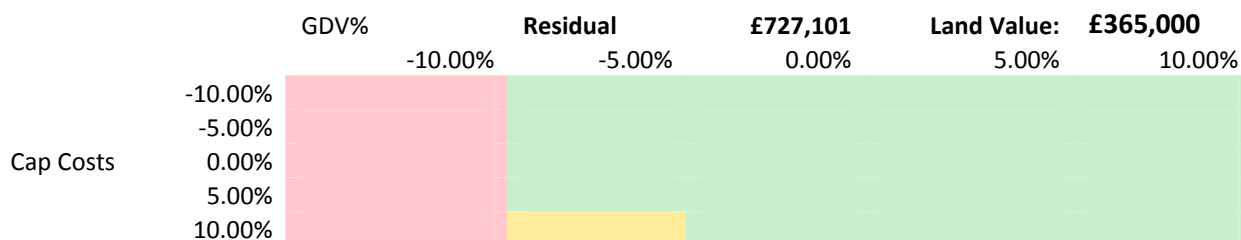


**10 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

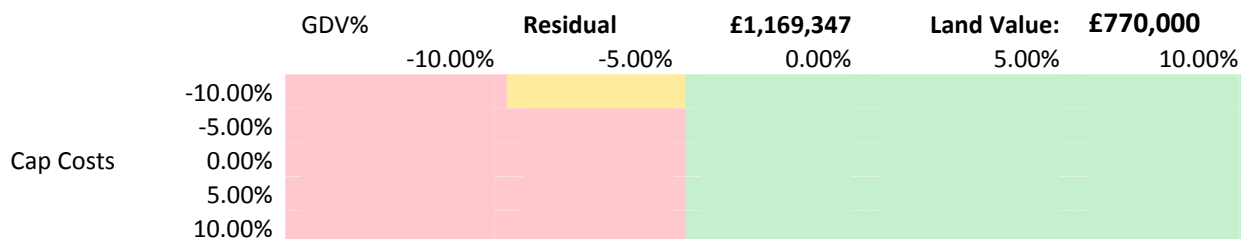
**Scheme 10. 20 unit Barking Riverside**



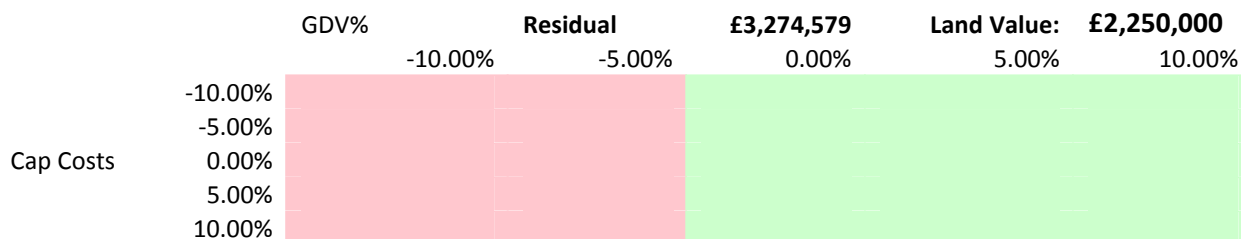
**Scheme 11. 50 unit Barking Riverside**



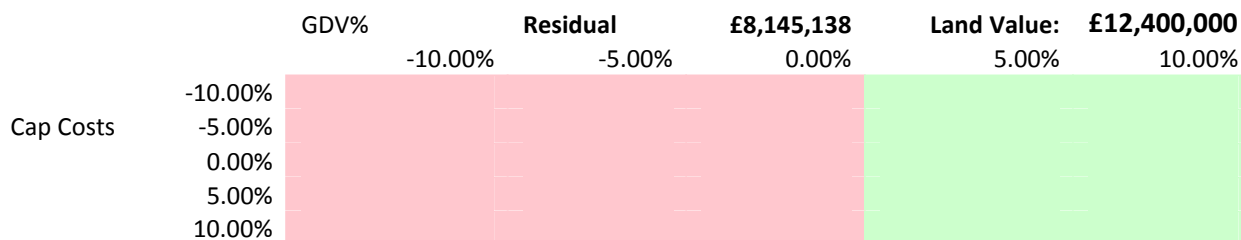
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



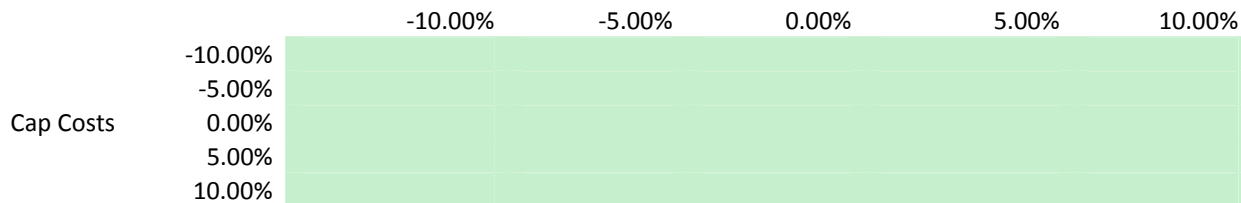
**Scheme 14. 1000 unit Barking Riverside**



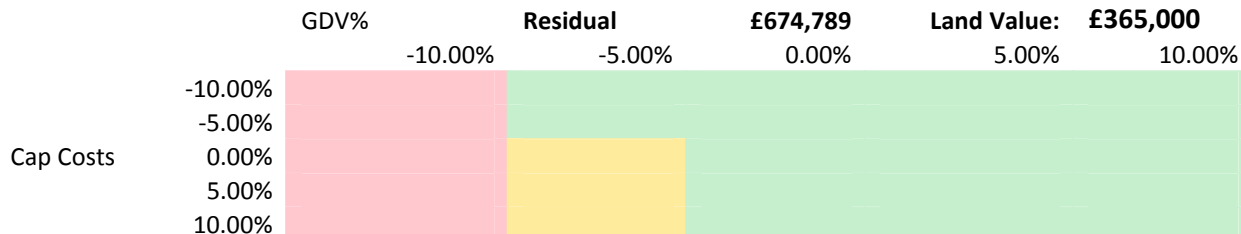
**10 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Barking Riverside**

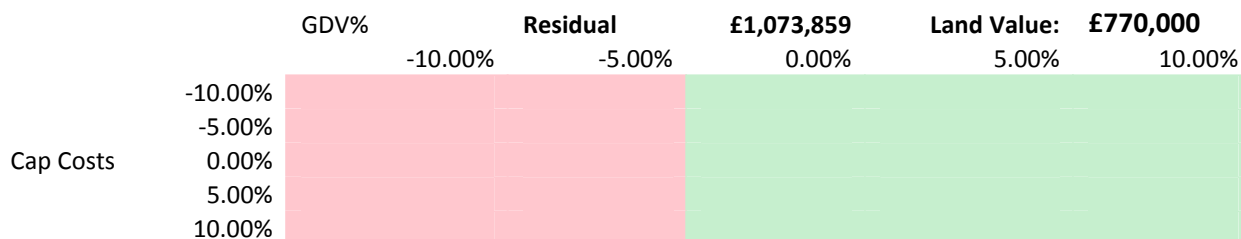




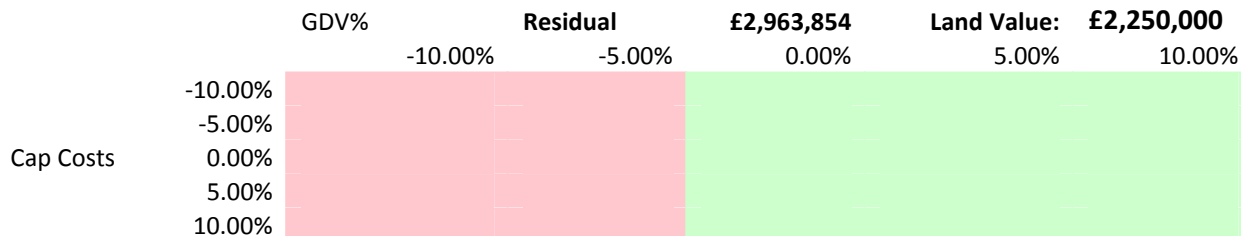
**Scheme 11. 50 unit Barking Riverside**



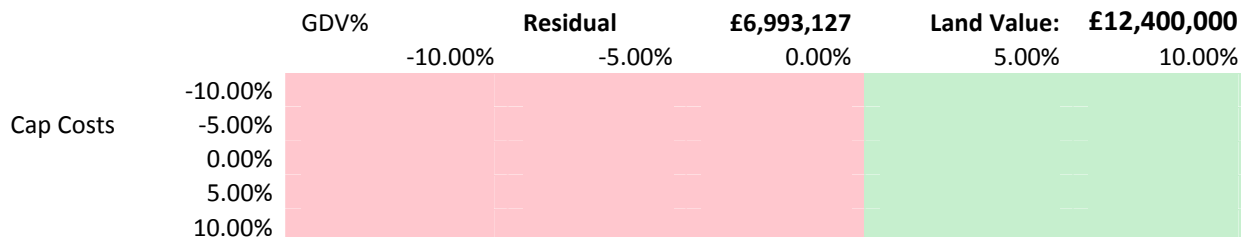
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



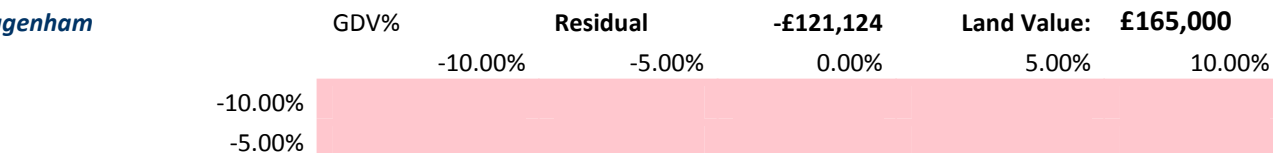
**Scheme 14. 1000 unit Barking Riverside**



**South Dagenham: 10% Affordable Housing**

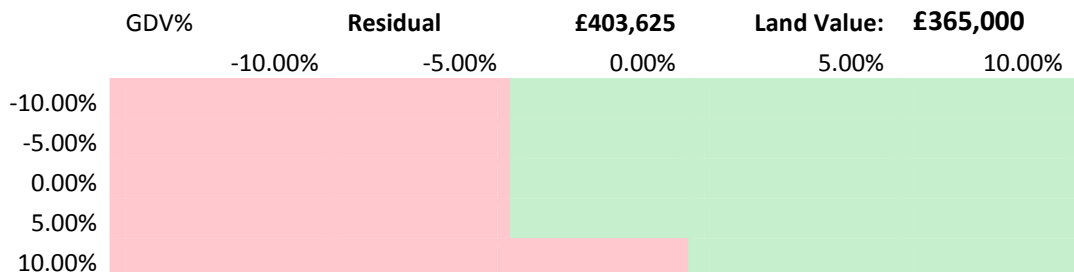
**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit South Dagenham**

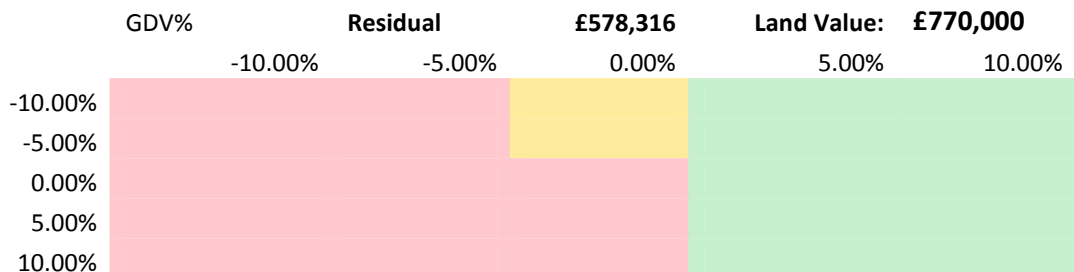




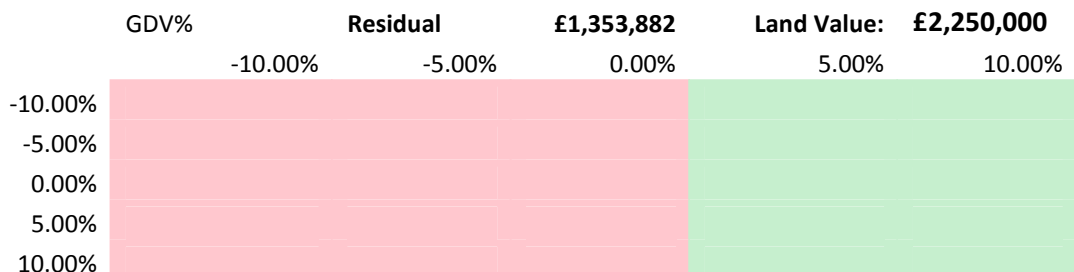
**Scheme 11. 50 unit South Dagenham**



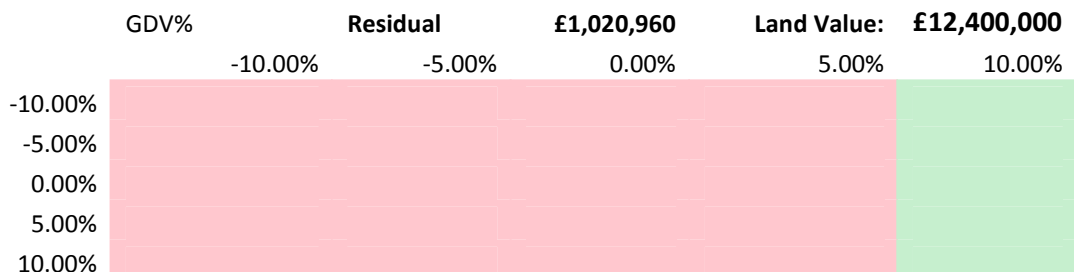
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**

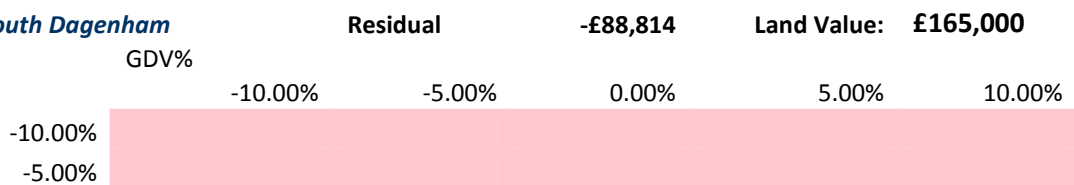


**Scheme 14. 1000 units South Dagenham**



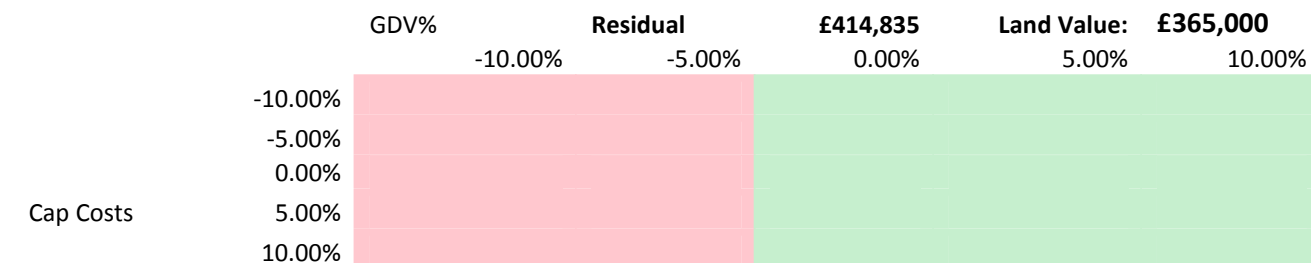
**10 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

**Scheme 10. 20 unit South Dagenham**

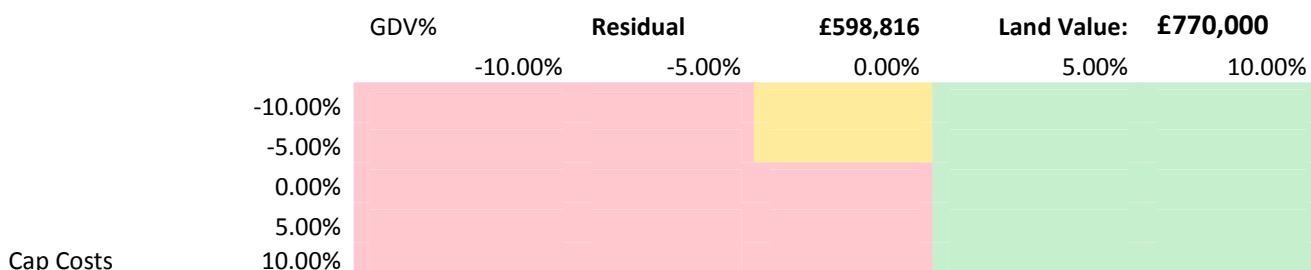




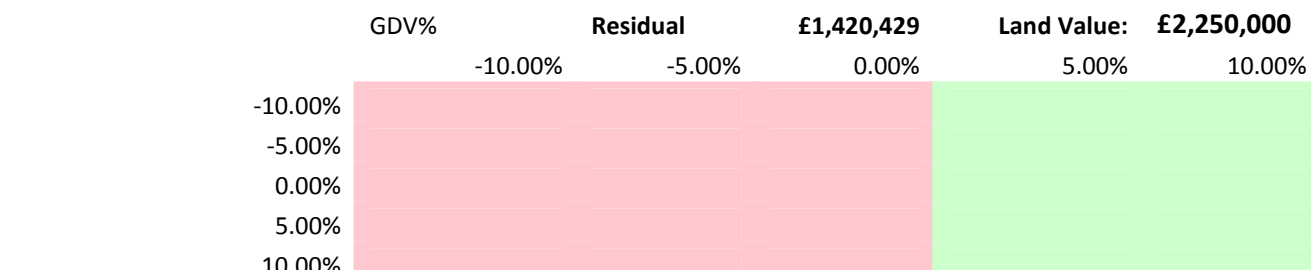
**Scheme 11. 50 unit South Dagenham**



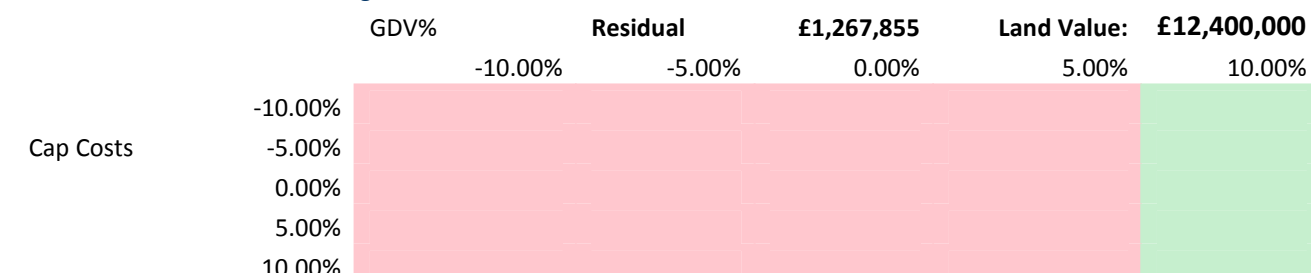
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**

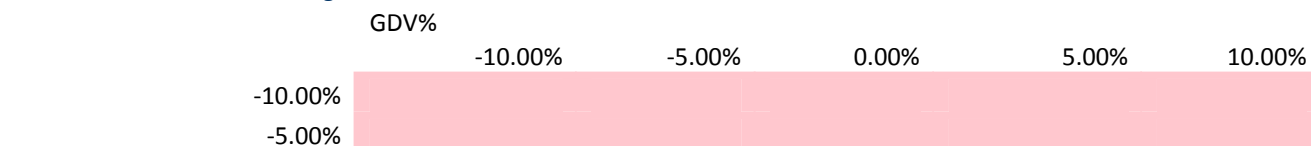


**Scheme 14. 1000 units South Dagenham**



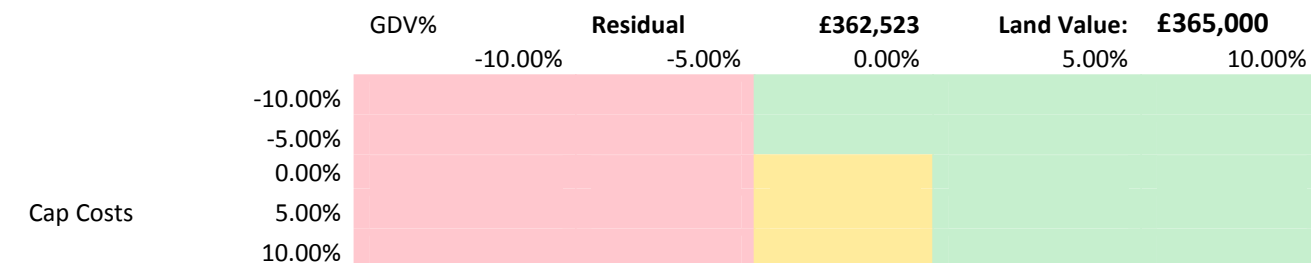
**10 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit South Dagenham**

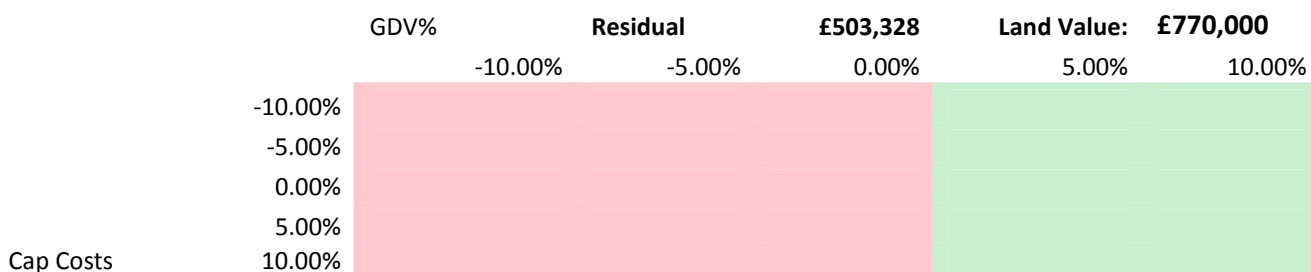




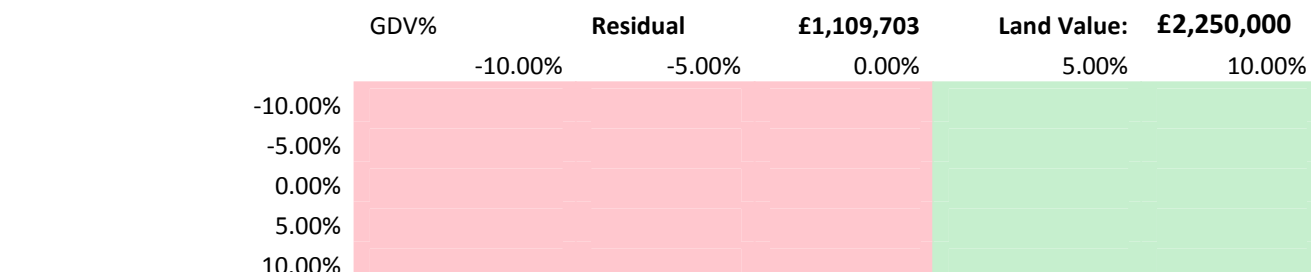
**Scheme 11. 50 unit South Dagenham**



**Scheme 12. 100 unit South Dagenham**

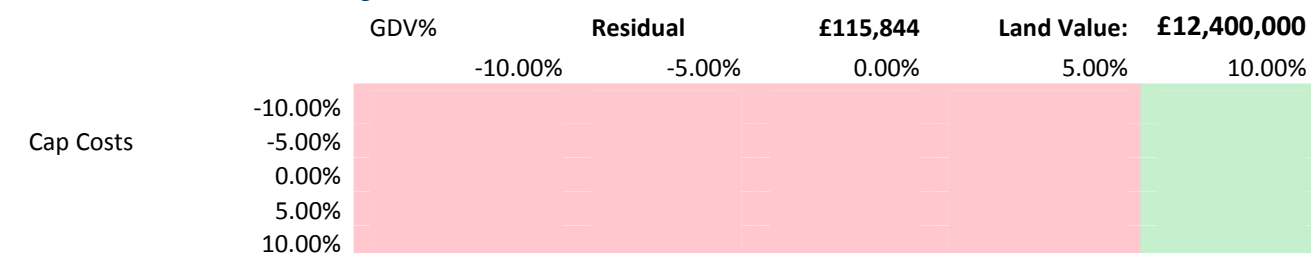


**Scheme 13. 250 unit South Dagenham**



Cap Costs

**Scheme 14. 1000 units South Dagenham**

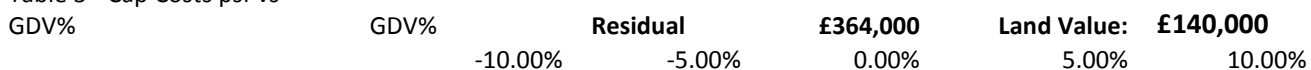


**Rest of the Borough Medium: 10% Affordable Housing**

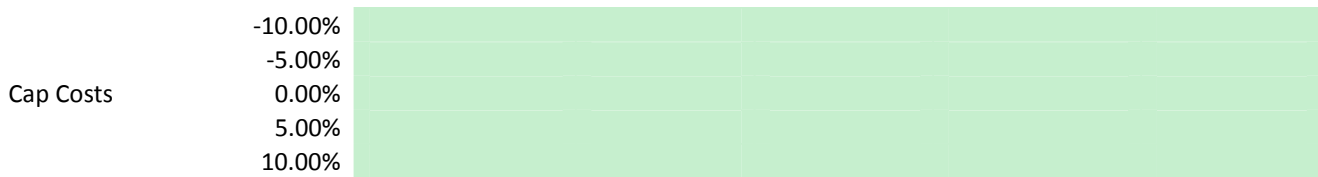
**10 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

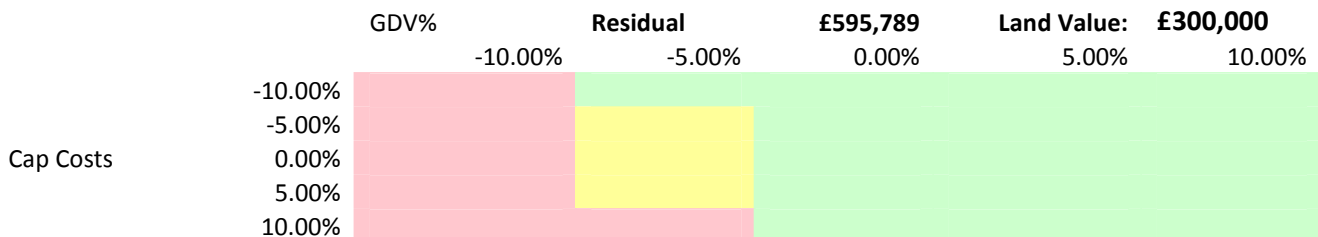
Table 3 - Cap Costs psf vs



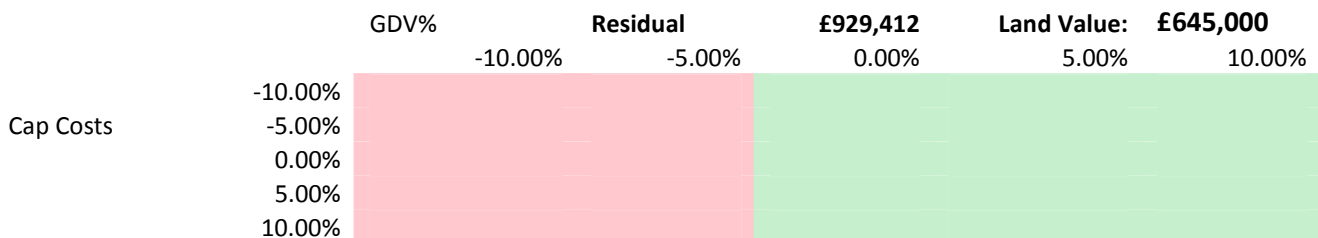




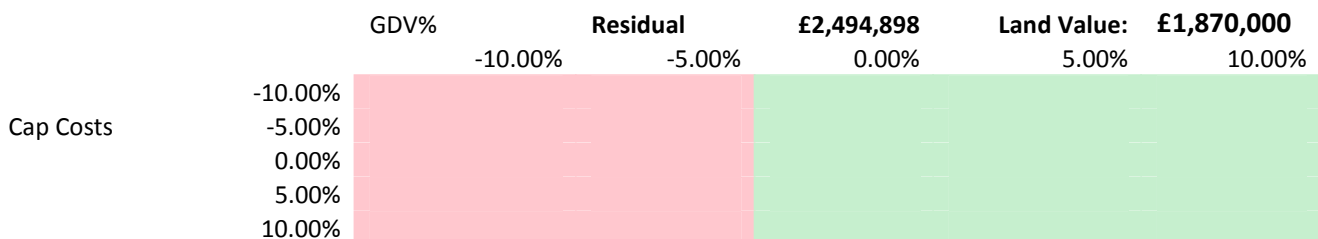
**Scheme 11. 50 unit Rest of Borough Medium**



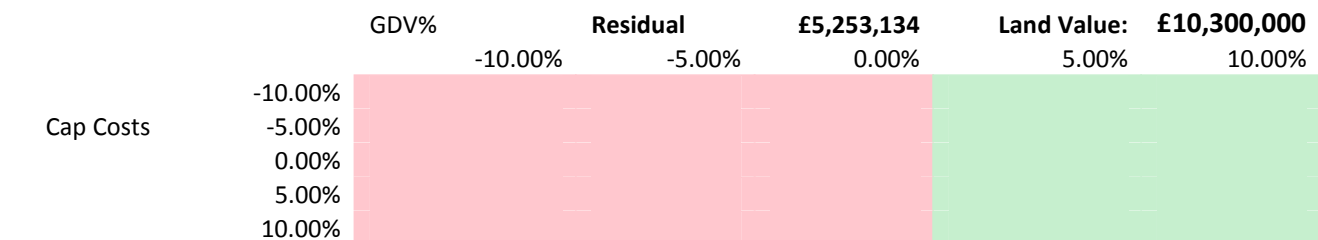
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



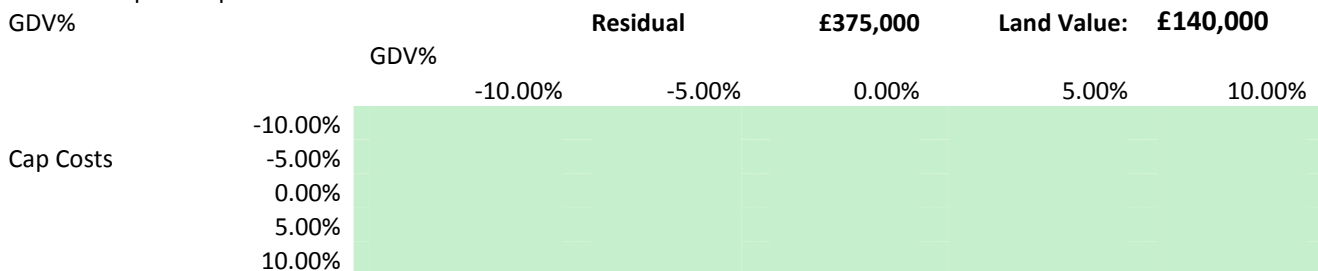
**Scheme 14. 1000 unit Rest of Borough Medium**



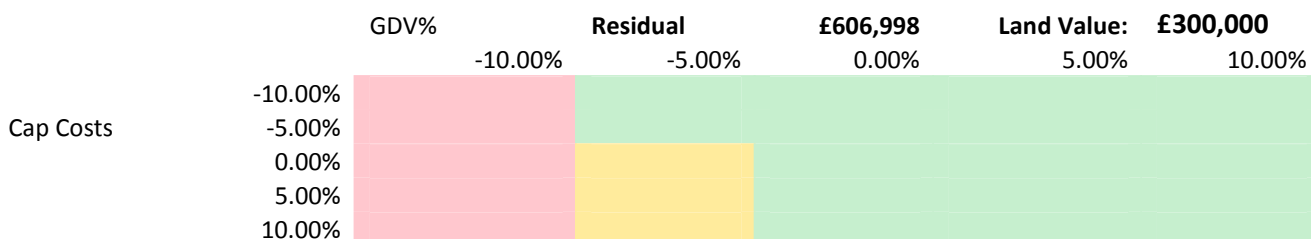
**10 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

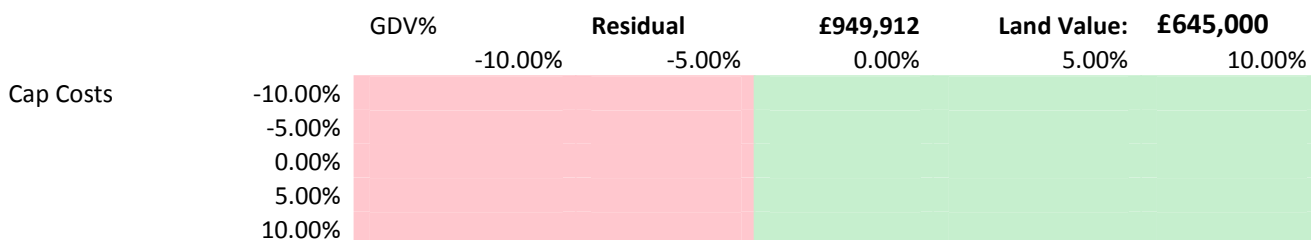
Table 3 - Cap Costs psf vs



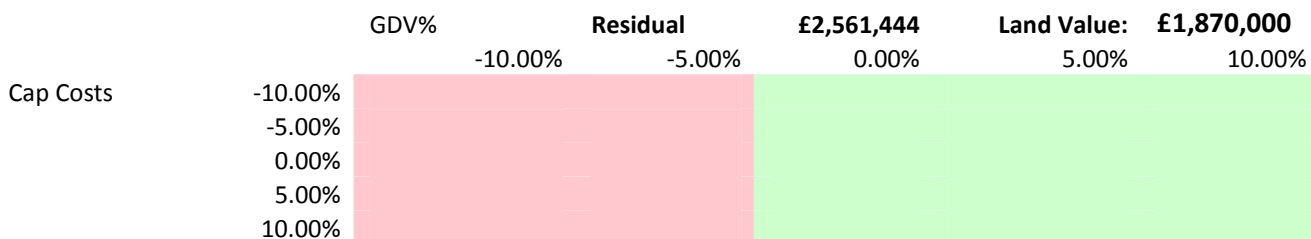
**Scheme 11. 50 unit Rest of Borough Medium**



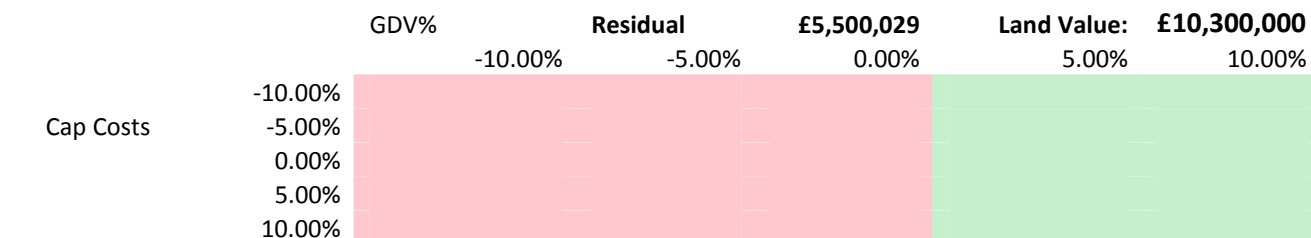
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



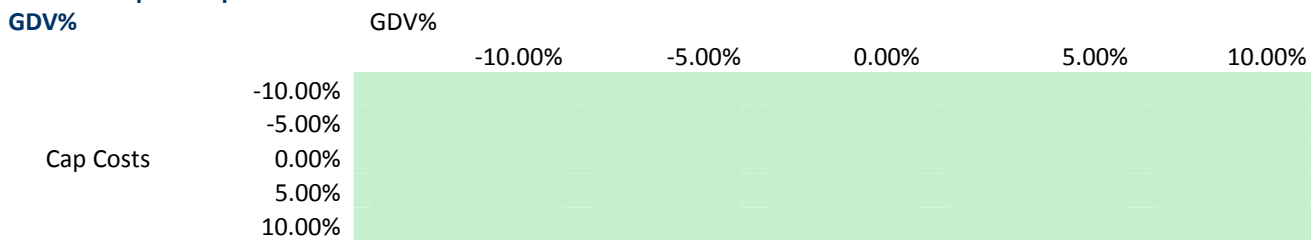
**Scheme 14. 1000 unit Rest of Borough Medium**



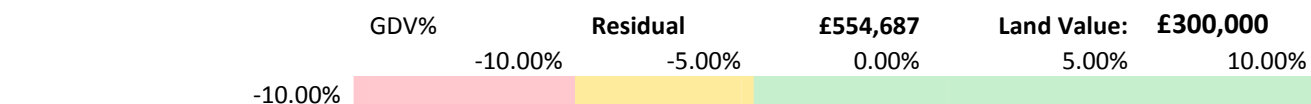
**10 % Affordable  
100% Social Rent  
With Grant**

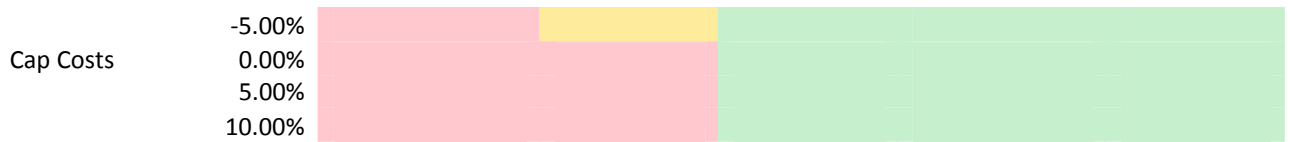
**Scheme 10. 20 unit Rest of Borough Medium**

**Table 3 - Cap Costs psf vs**

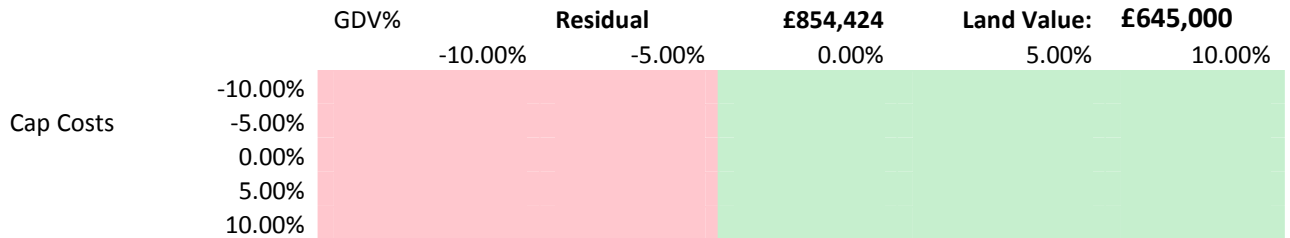


**Scheme 11. 50 unit Rest of Borough Medium**

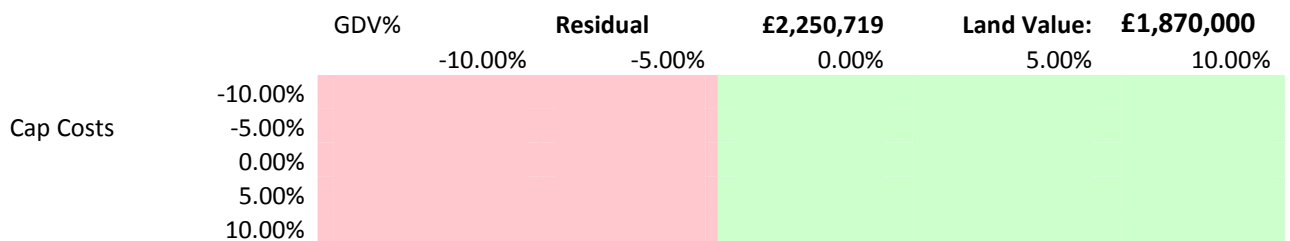




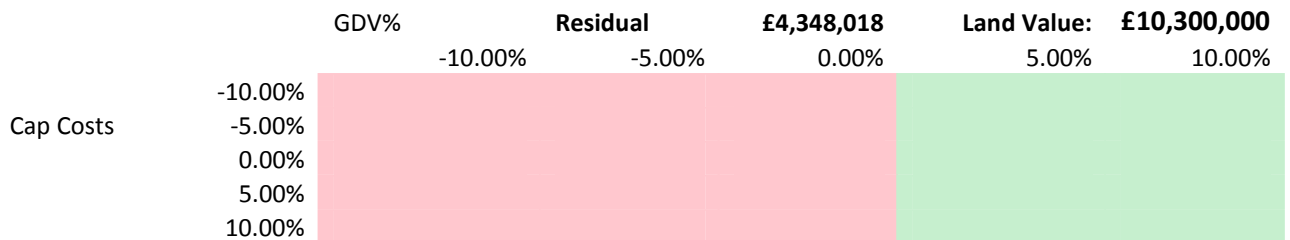
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



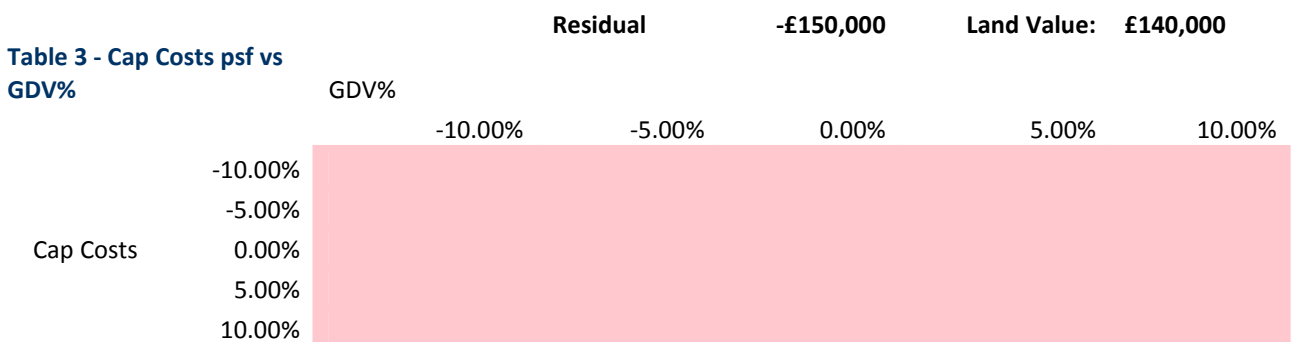
Rest of the Borough Low: 10% Affordable Housing

10 % Affordable

60%:40% Social Rent: Intermediate

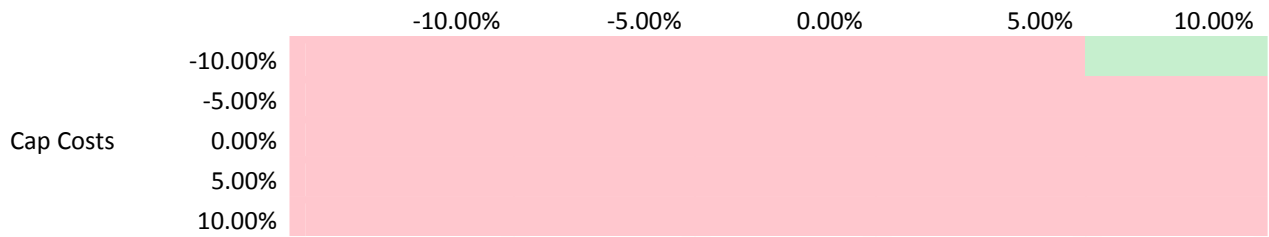
With Grant

**Scheme 10. 20 unit Rest of Borough Low**

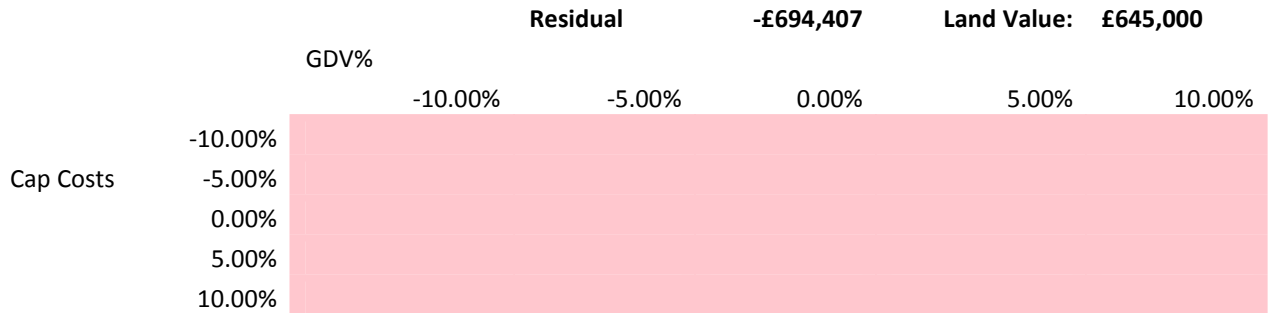


**Scheme 11. 50 unit Rest of Borough Low**

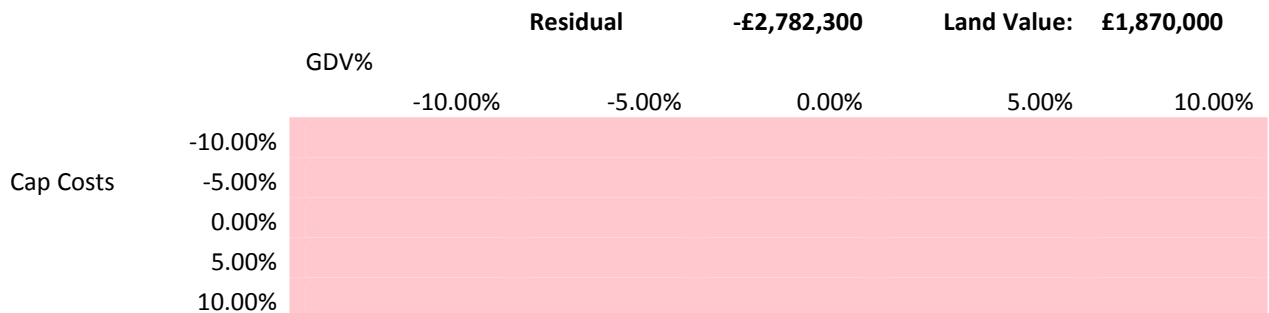




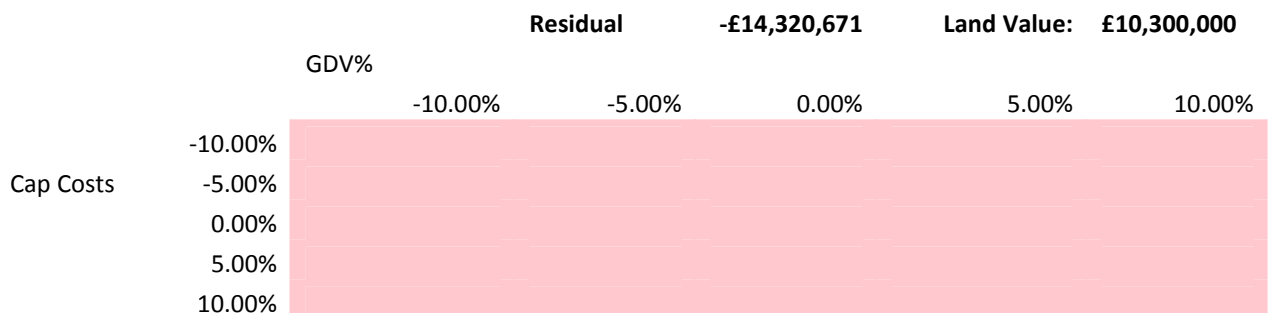
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**

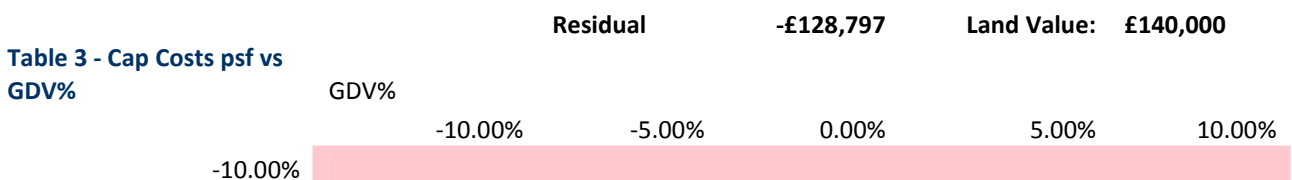


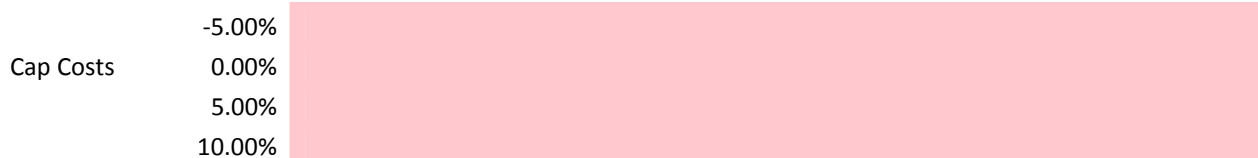
**Scheme 14. 1000 unit Rest of Borough Low**



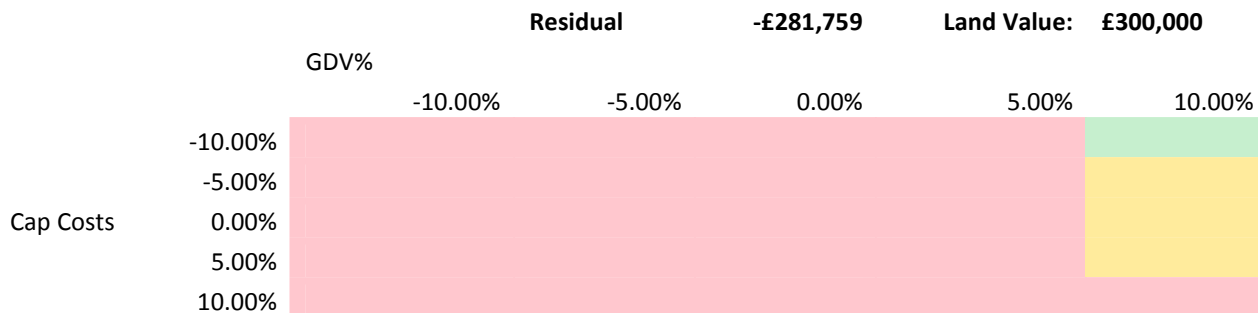
**10 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

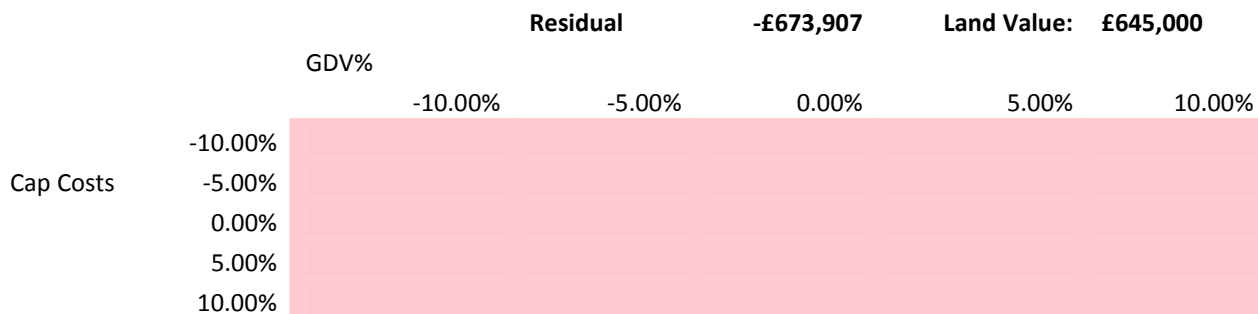




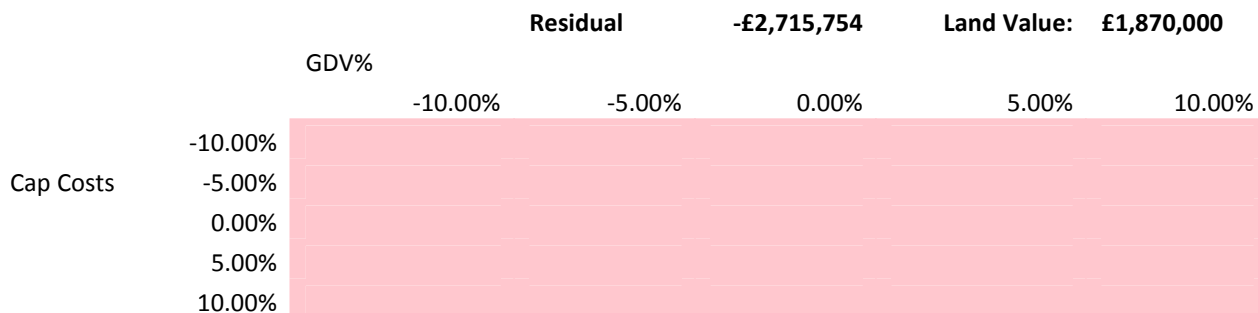
**Scheme 11. 50 unit Rest of Borough Low**



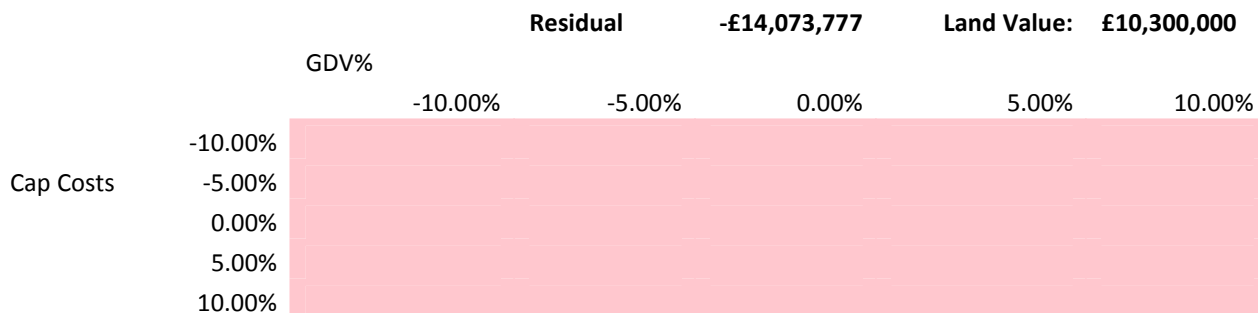
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



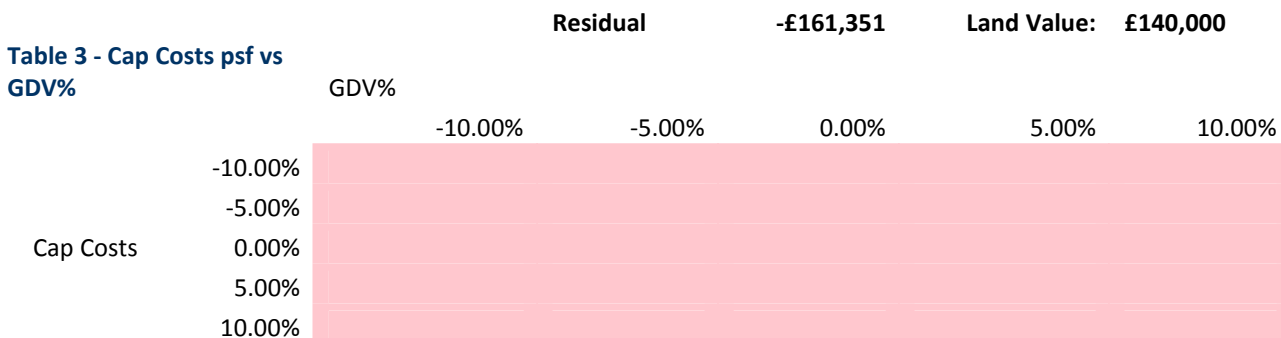
**Scheme 14. 1000 unit Rest of Borough Low**



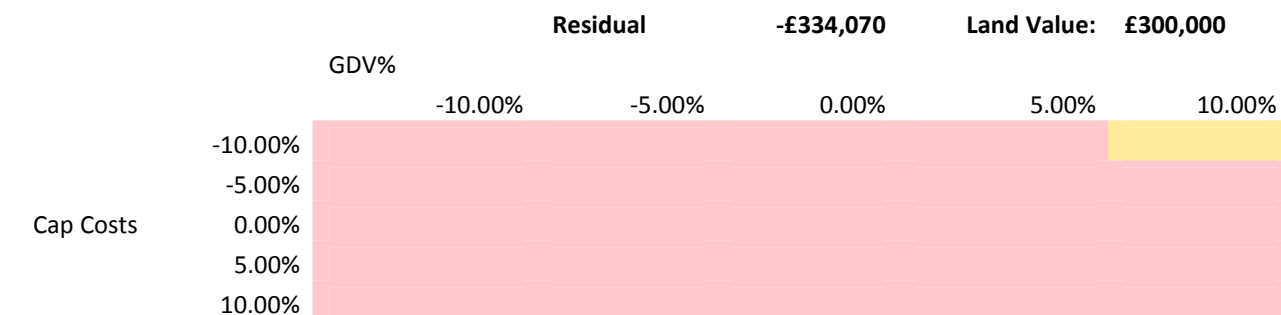
**10 % Affordable**

**100% Social Rent  
With Grant**

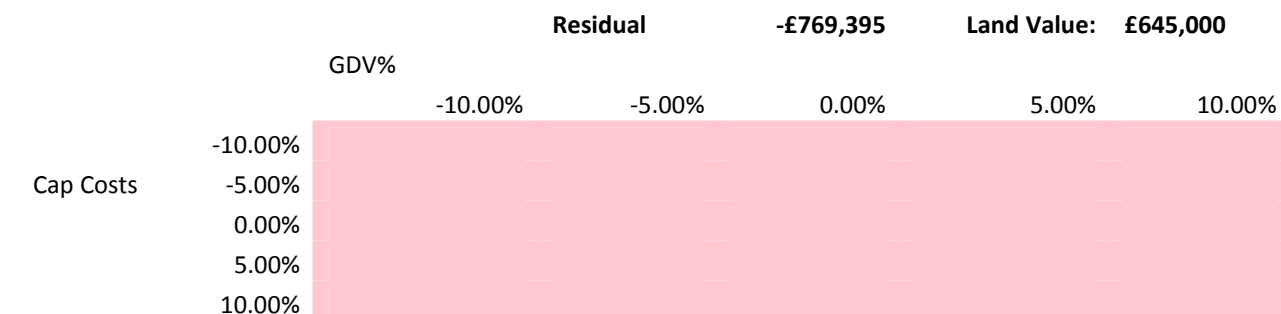
**Scheme 10. 20 unit Rest of Borough Low**



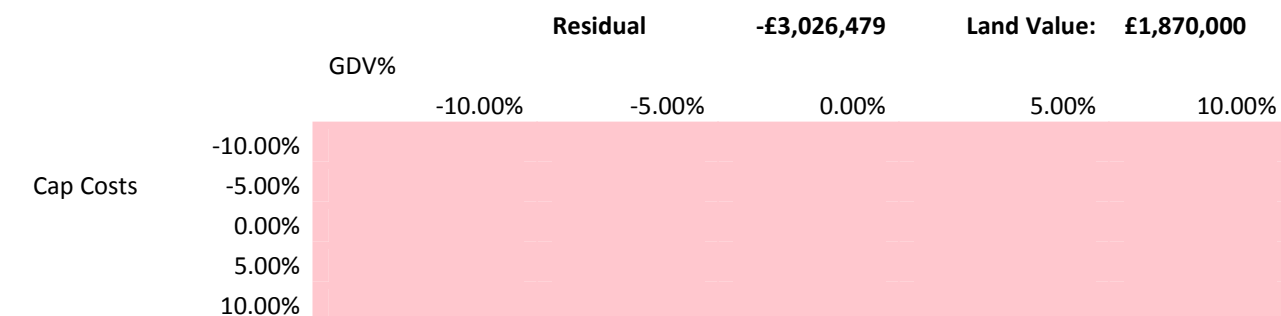
**Scheme 11. 50 unit Rest of Borough Low**



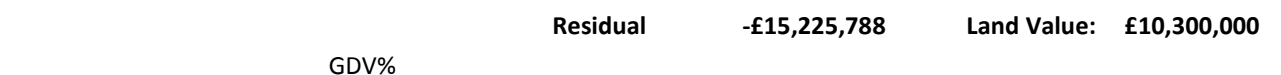
**Scheme 12. 100 unit Rest of Borough Low**

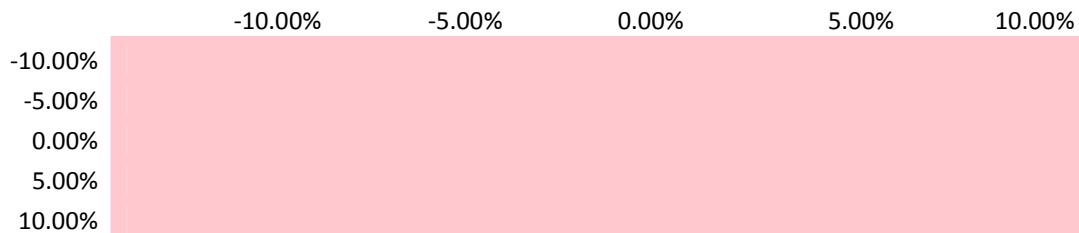


**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**

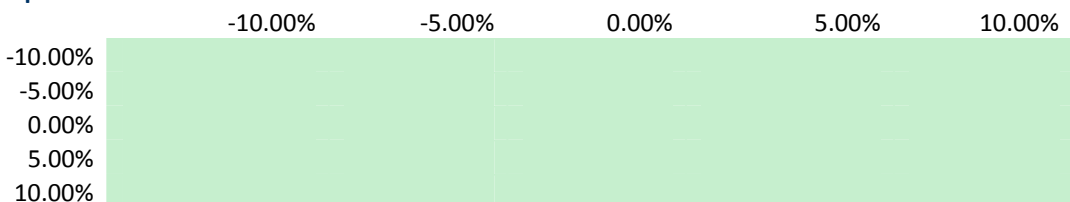




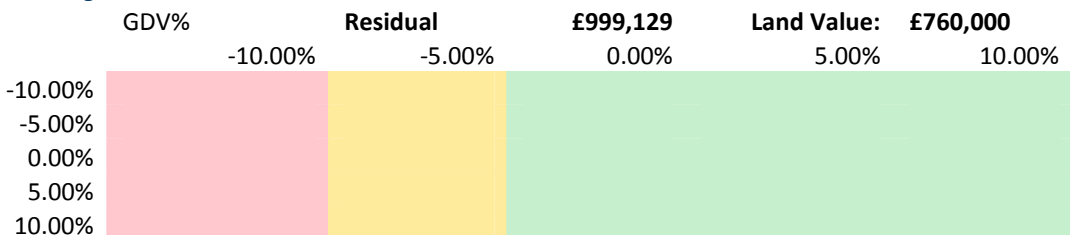
**Barking Town Centre: 25% Affordable Housing**

**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

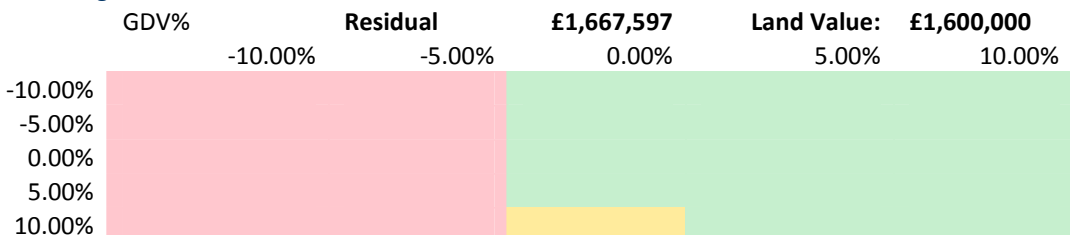
**Scheme 3. 20 unit Barking Town Centre**      **Residual**      **£621,060**      **Land Value: £345,000**  
**Table 3 - Cap Costs psf vs**  
**GDV%**



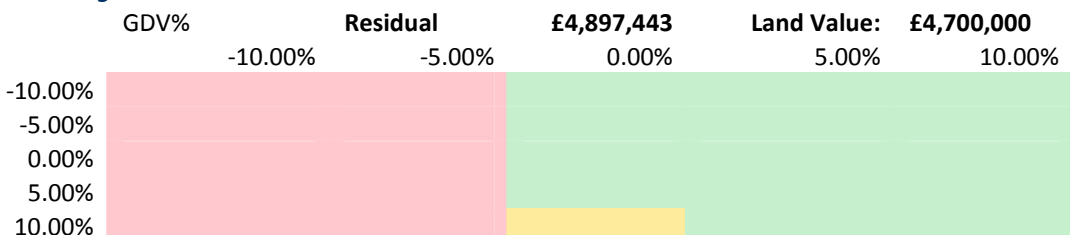
**Scheme 4. 50 unit Barking Town Centre**



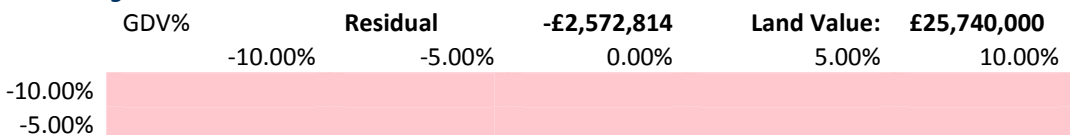
**Scheme 5. 100 unit Barking Town Centre**

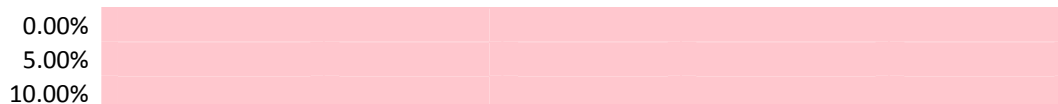


**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**

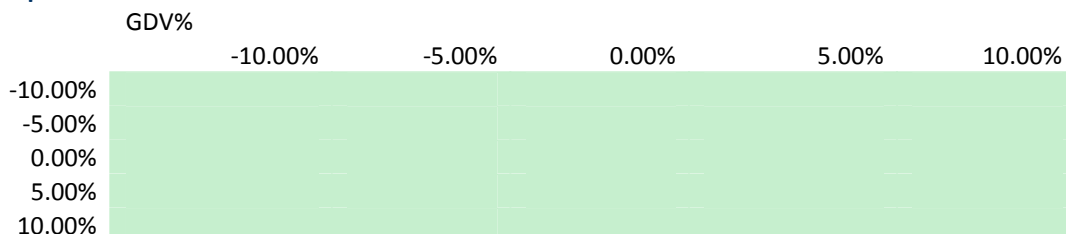




**25 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**

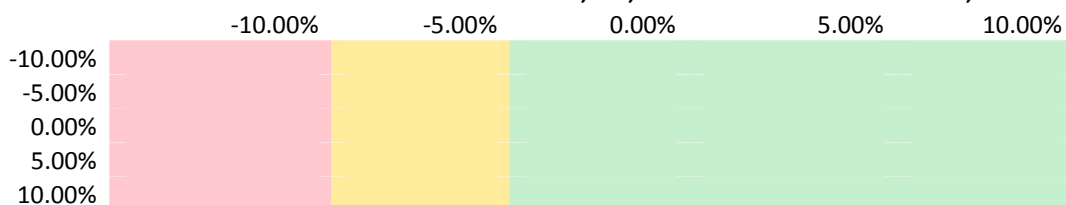
**Scheme 3. 20 unit Barking Town Centre**      **Residual**      **£623,441**      **Land Value: £345,000**

**Table 3 - Cap Costs psf vs GDV%**



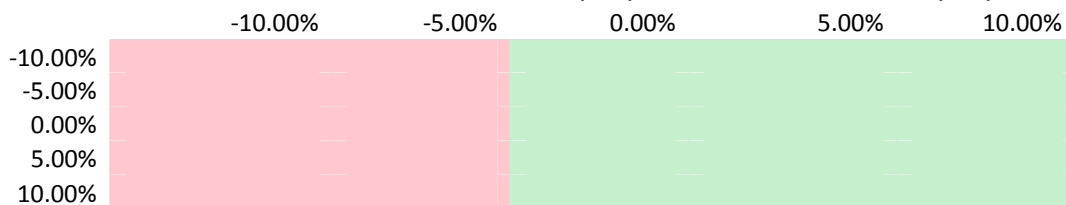
**Scheme 4. 50 unit Barking Town Centre**

**GDV%**      **Residual**      **£1,027,153**      **Land Value: £760,000**



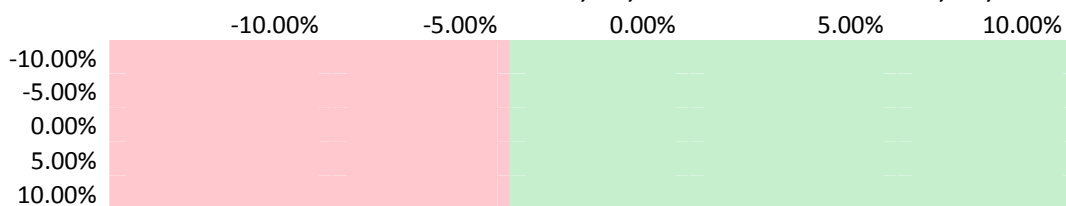
**Scheme 5. 100 unit Barking Town Centre**

**GDV%**      **Residual**      **£1,718,798**      **Land Value: £1,600,000**



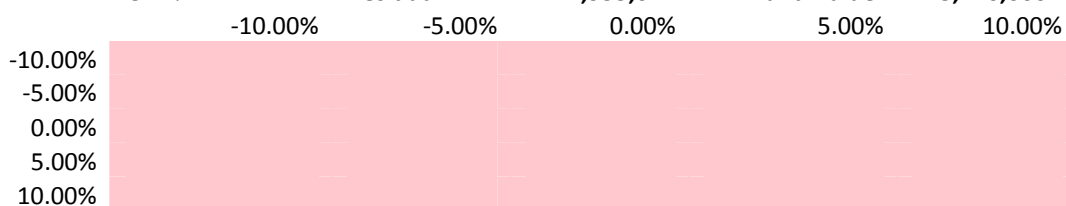
**Scheme 6. 250 unit Barking Town Centre**

**GDV%**      **Residual**      **£5,063,833**      **Land Value: £4,700,000**



**Scheme 7. 1000 unit Barking Town Centre**

**GDV%**      **Residual**      **-£1,955,622**      **Land Value: £25,740,000**



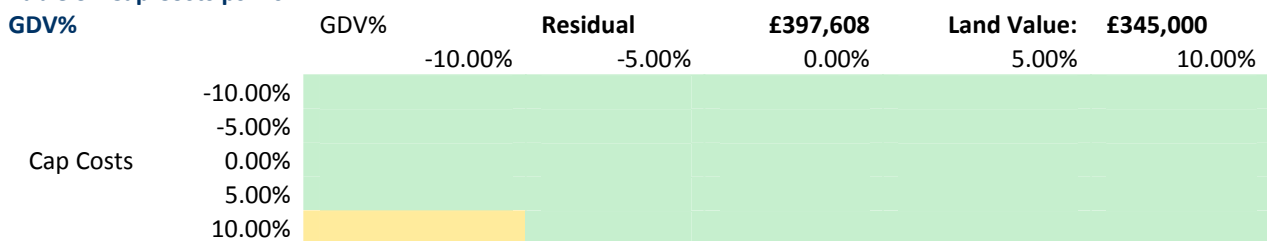
**25 % Affordable**  
**100% Social Rent**



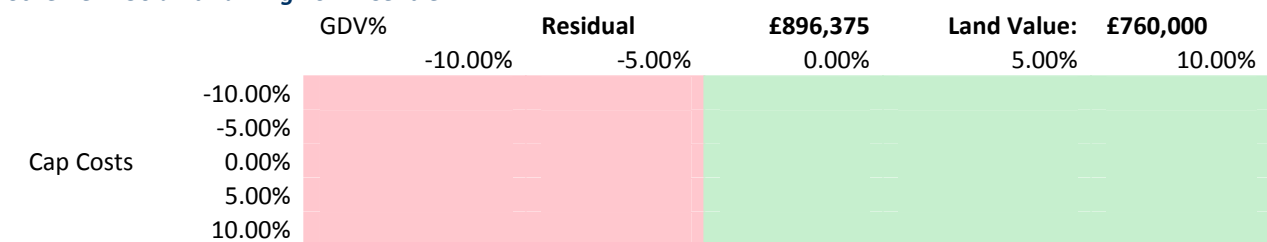
**With Grant**

**Scheme 3. 20 unit Barking Town Centre**

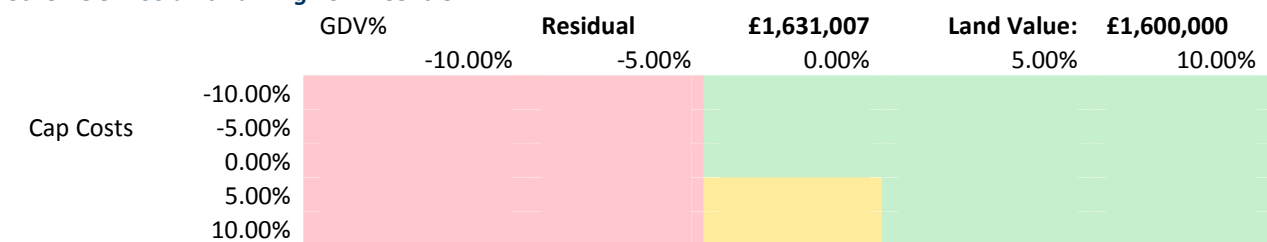
**Table 3 - Cap Costs psf vs**



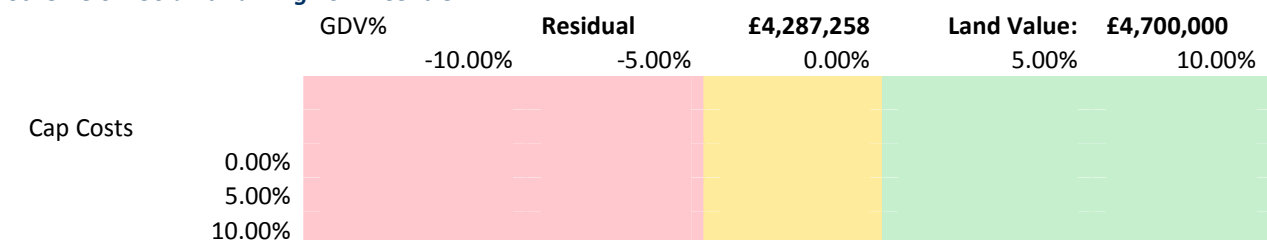
**Scheme 4. 50 unit Barking Town Centre**



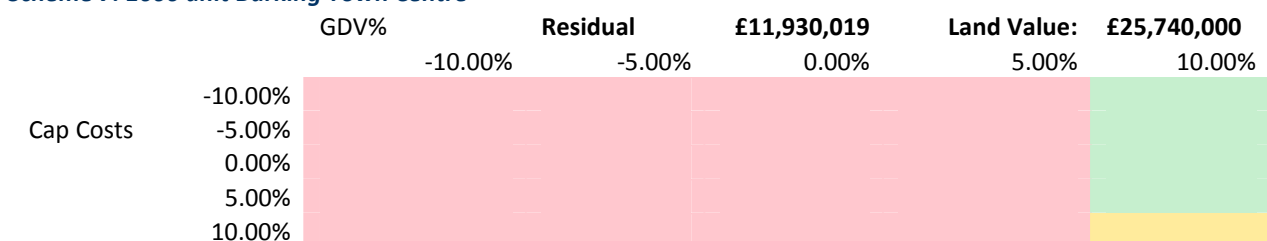
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**



**Barking Riverside: 25% Affordable Housing**

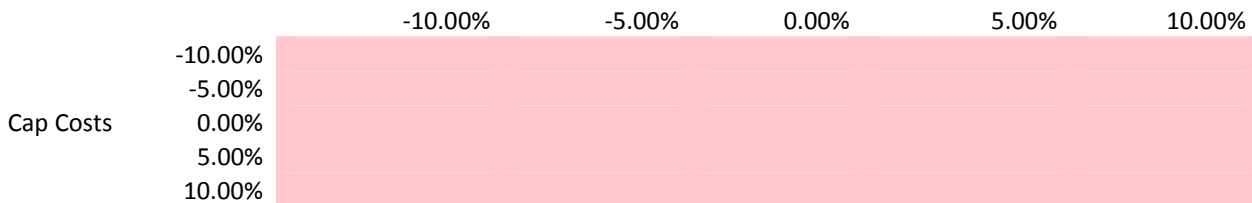
**25 % Affordable**

**60%:40% Social Rent: Intermediate**

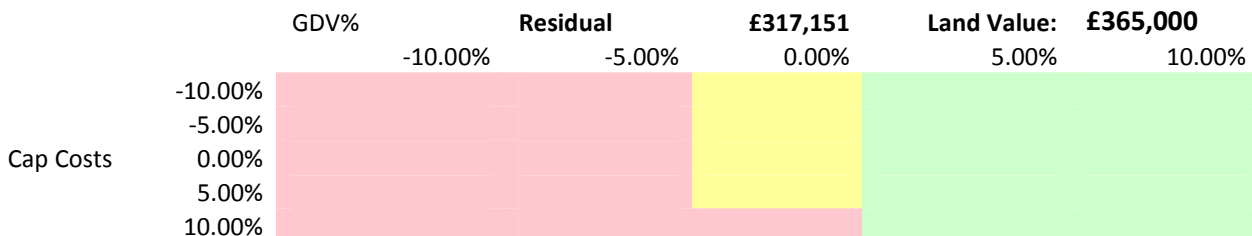
**With Grant**

**Scheme 10. 20 unit Barking Riverside**

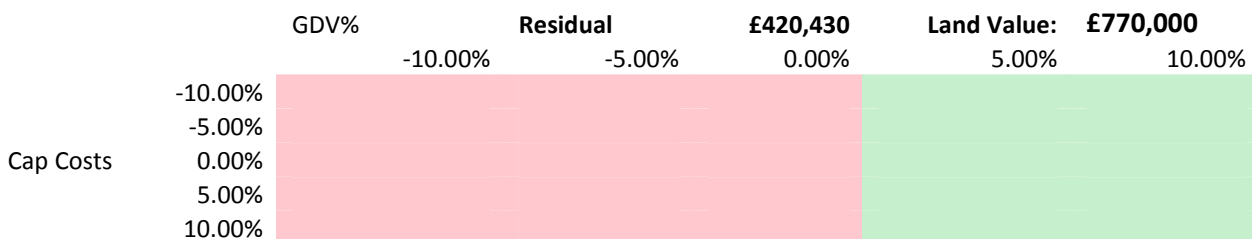




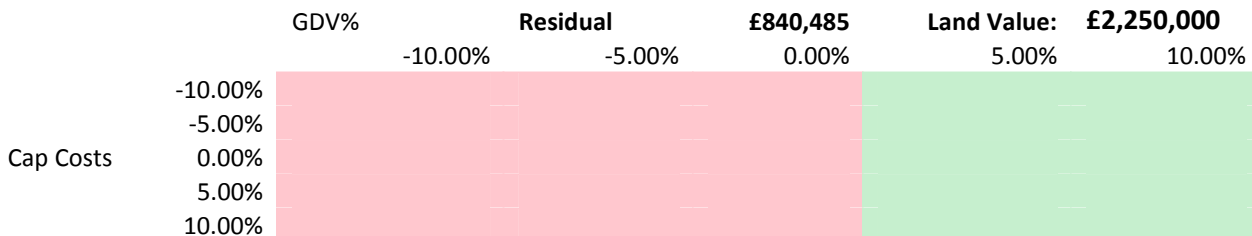
**Scheme 11. 50 unit Barking Riverside**



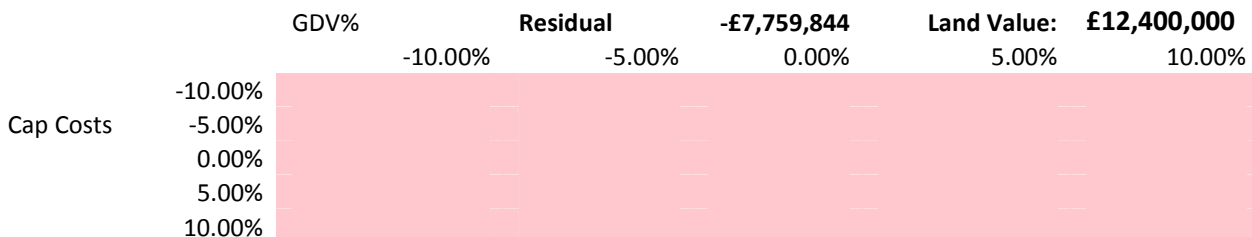
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Town Centre**



**Scheme 14. 1000 unit Barking Town Centre**

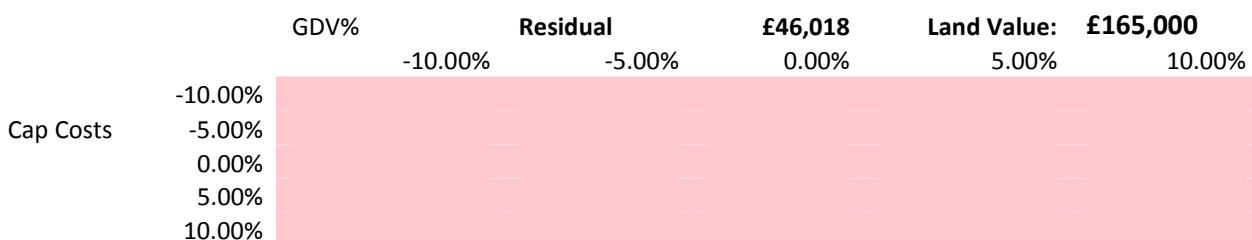


**25 % Affordable**

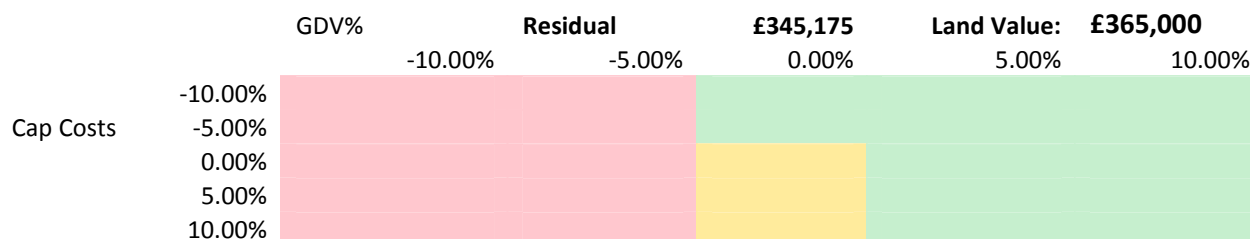
**60%:40% Affordable Rent: Intermediate**

**With Grant**

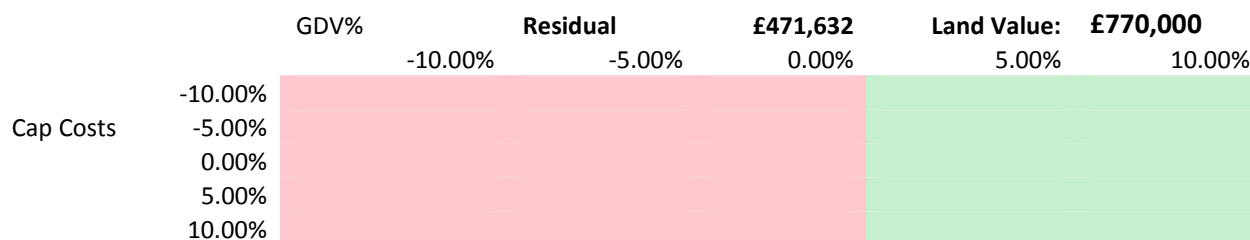
**Scheme 10. 20 unit Barking Riverside**



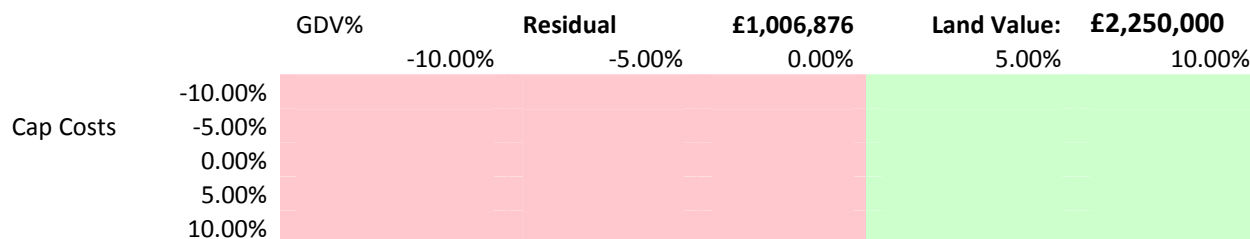
**Scheme 11. 50 unit Barking Riverside**



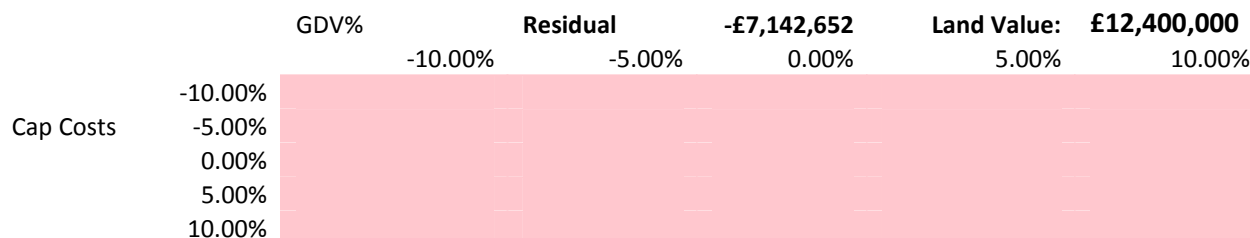
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**

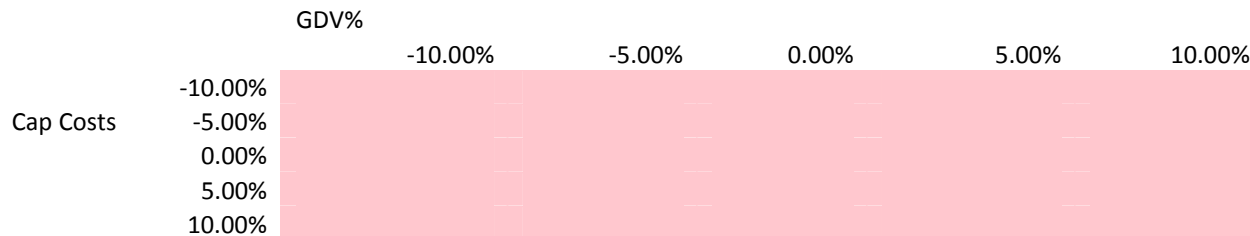


**Scheme 14. 1000 unit Barking Riverside**

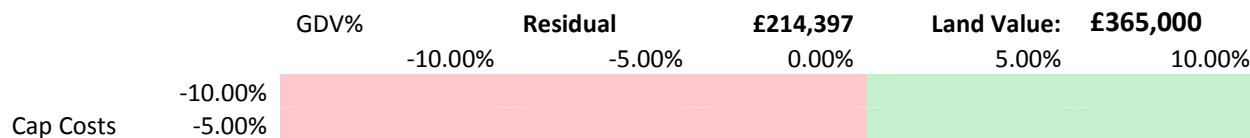


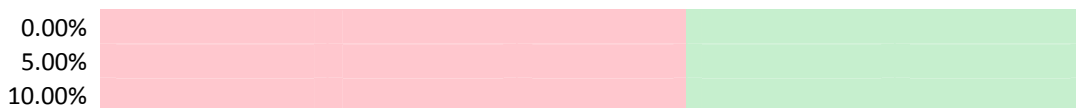
**25 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Barking Riverside**

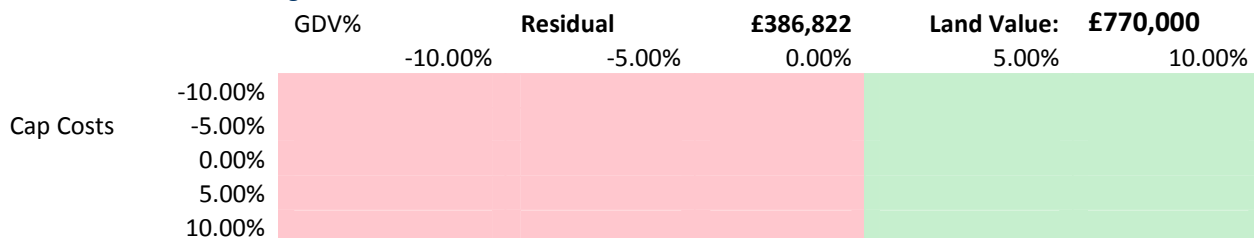


**Scheme 11. 50 unit Barking Riverside**

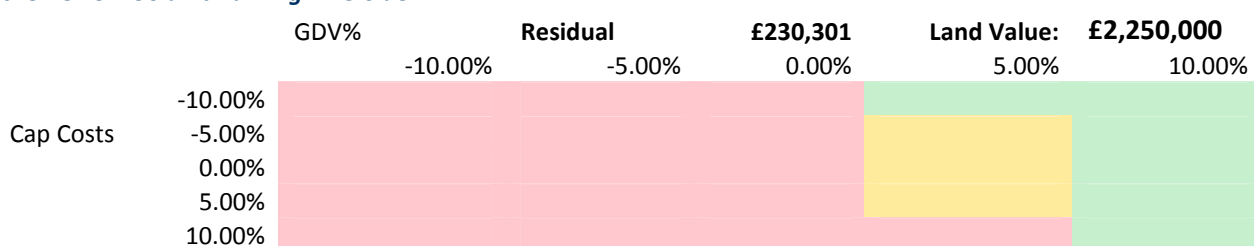




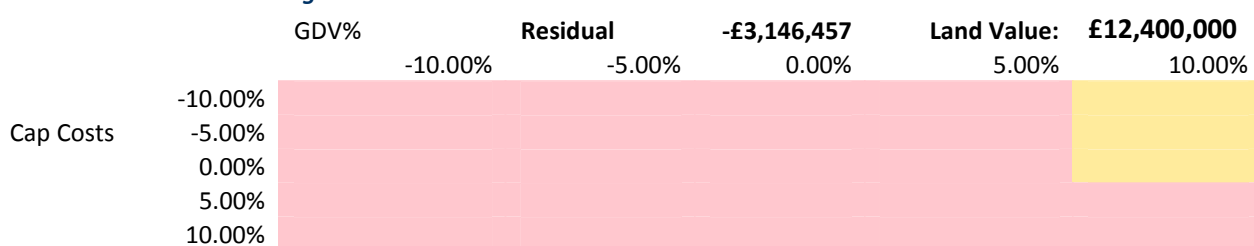
**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**



**Scheme 14. 1000 unit Barking Riverside**



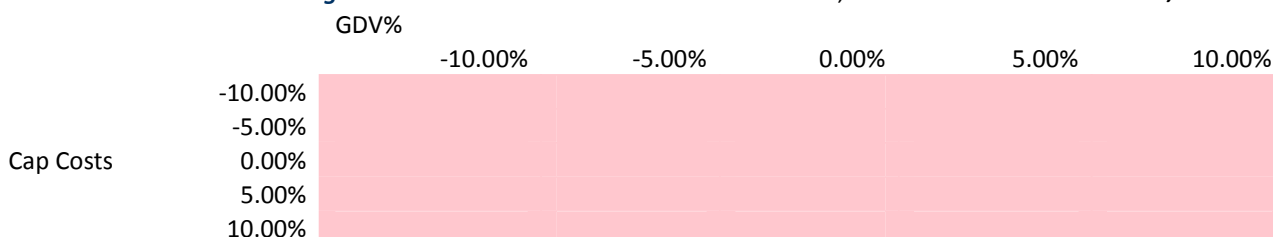
**South Dagenham: 25% Affordable Housing**

25 % Affordable

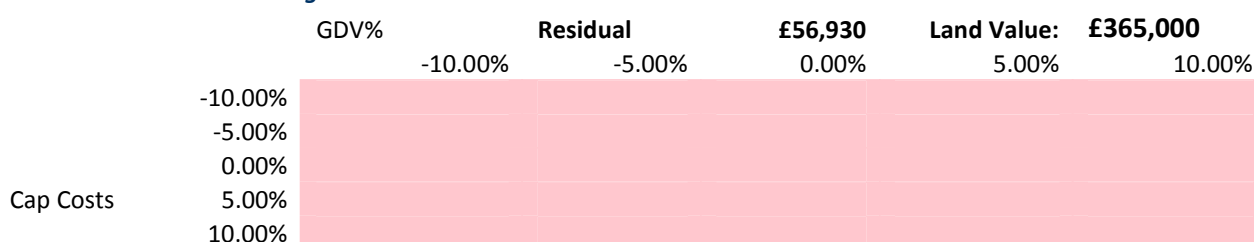
60%:40% Social Rent: Intermediate

With Grant

**Scheme 10. 20 unit South Dagenham**



**Scheme 11. 50 unit South Dagenham**



**Scheme 12. 100 unit South Dagenham**

	GDV%	Residual	-£55,012	Land Value: £770,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
	-5.00%				
	0.00%				
Cap Costs	5.00%				
	10.00%				

**Scheme 13. 250 unit South Dagenham**

	GDV%	Residual	-£704,655	Land Value: £2,250,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
	-5.00%				
	0.00%				
Cap Costs	5.00%				
	10.00%				

Cap Costs

**Scheme 14. 1000 units South Dagenham**

	GDV%	Residual	-£9,670,201	Land Value: £12,400,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
Cap Costs	-5.00%				
	0.00%				
	5.00%				
	10.00%				

25 % Affordable

60%:40% Affordable Rent: Intermediate

With Grant

**Scheme 10. 20 unit South Dagenham**

	GDV%	Residual	-£42,709	Land Value: £165,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
Cap Costs	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 11. 50 unit South Dagenham**

	GDV%	Residual	£84,954	Land Value: £365,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
	-5.00%				
	0.00%				
Cap Costs	5.00%				
	10.00%				

**Scheme 12. 100 unit South Dagenham**

	GDV%	Residual	-£3,811	Land Value: £770,000	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
	-5.00%				
	0.00%				

Cap Costs	5.00%				
	10.00%				

**Scheme 13. 250 unit South Dagenham**

	GDV%	<b>Residual</b>	<b>-£538,265</b>	<b>Land Value: £2,250,000</b>	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

Cap Costs

**Scheme 14. 1000 units South Dagenham**

	GDV%	<b>Residual</b>	<b>-£9,053,009</b>	<b>Land Value: £12,400,000</b>	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**25 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit South Dagenham**

	GDV%	<b>Residual</b>	<b>-£121,084</b>	<b>Land Value: £165,000</b>	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 11. 50 unit South Dagenham**

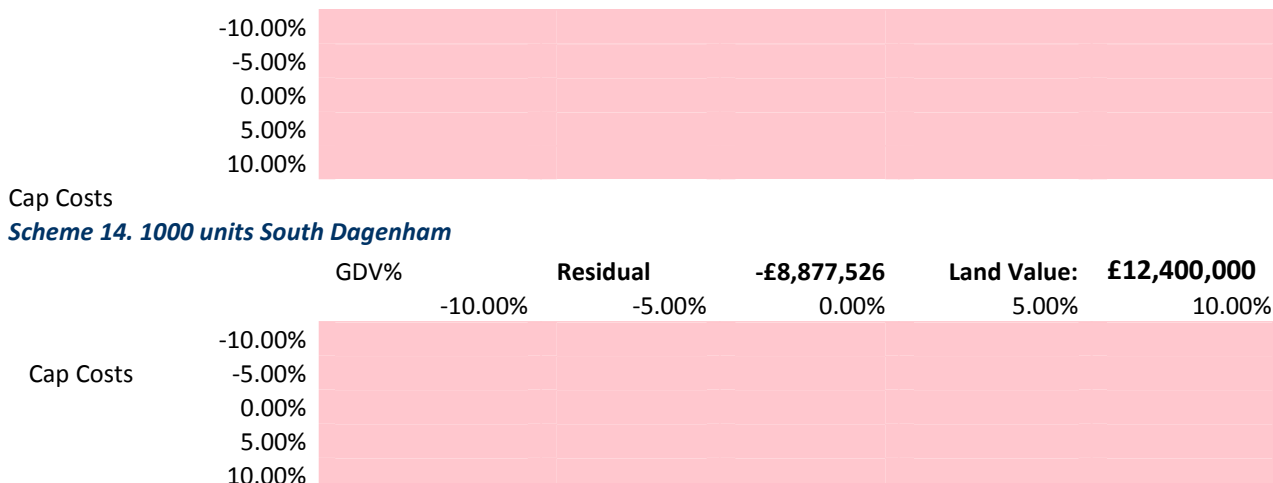
	GDV%	<b>Residual</b>	<b>-£45,824</b>	<b>Land Value: £365,000</b>	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 12. 100 unit South Dagenham**

	GDV%	<b>Residual</b>	<b>-£88,620</b>	<b>Land Value: £770,000</b>	
	-10.00%	-5.00%	0.00%	5.00%	10.00%
Cap Costs	-10.00%				
	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**Scheme 13. 250 unit South Dagenham**

	GDV%	<b>Residual</b>	<b>-£1,314,840</b>	<b>Land Value: £2,250,000</b>	
	-10.00%	-5.00%	0.00%	5.00%	10.00%

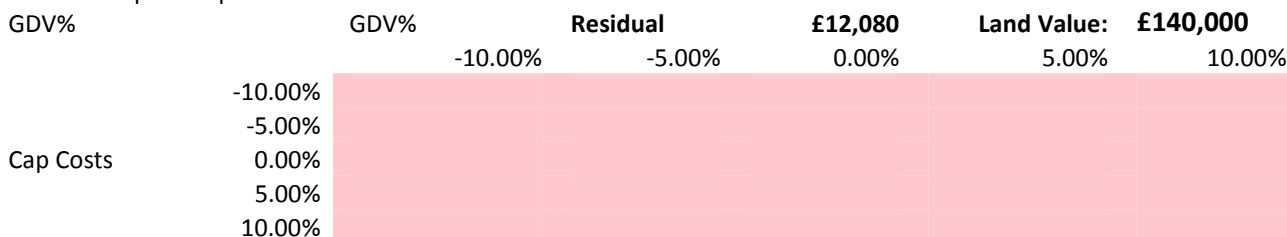


Rest of the Borough Medium: 25% Affordable Housing

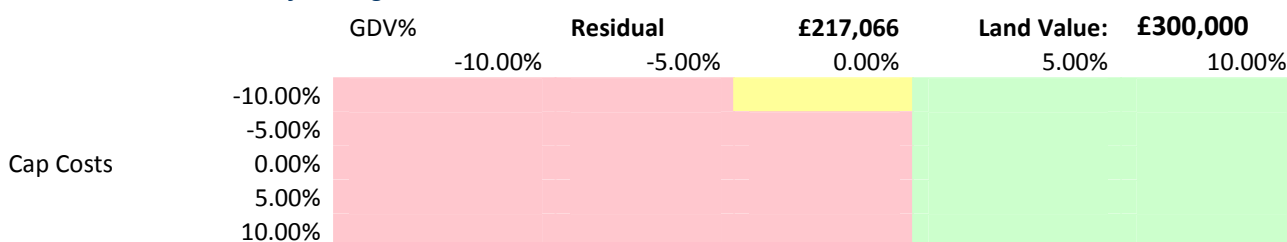
25 % Affordable  
 60%:40% Social Rent: Intermediate  
 With Grant

**Scheme 10. 20 unit Rest of Borough Medium**

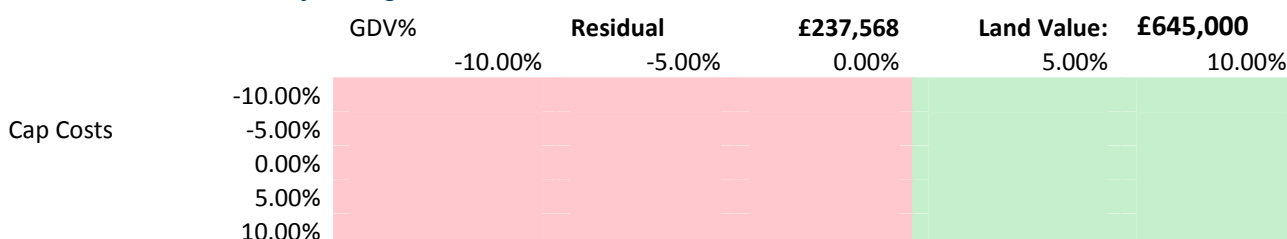
Table 3 - Cap Costs psf vs



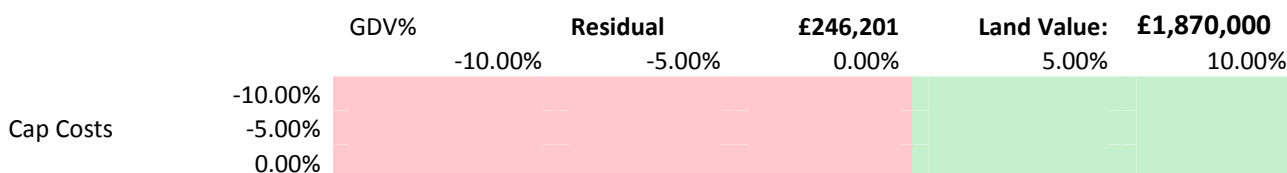
**Scheme 11. 50 unit Rest of Borough Medium**

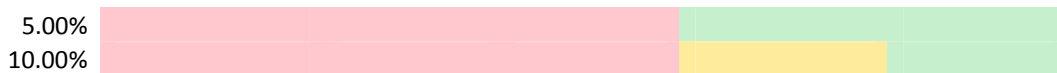


**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**





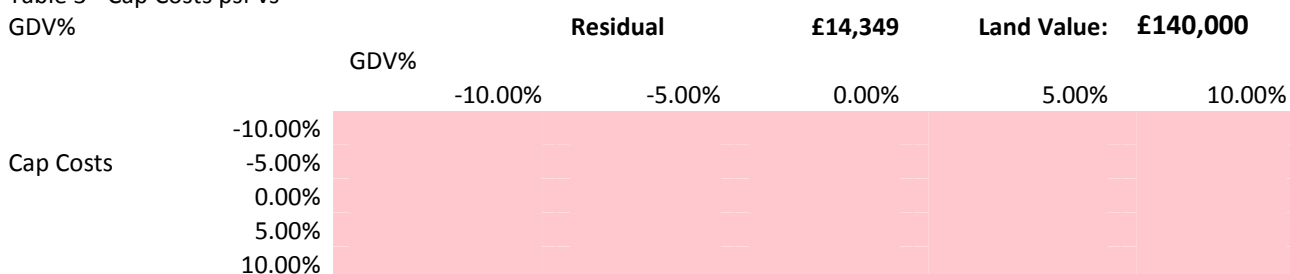
**Scheme 14. 1000 unit Rest of Borough Medium**



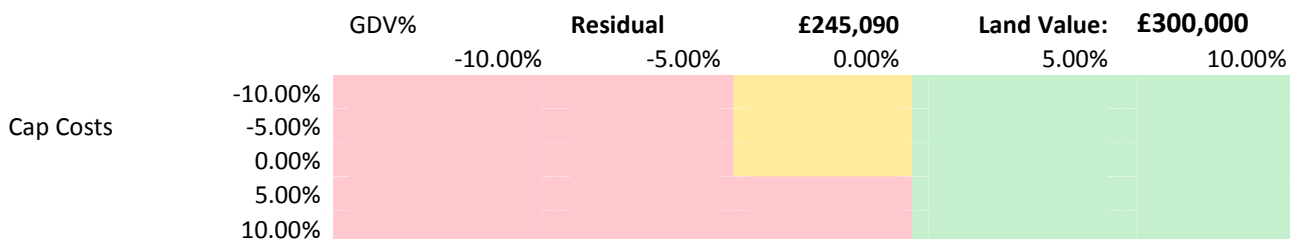
**25 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

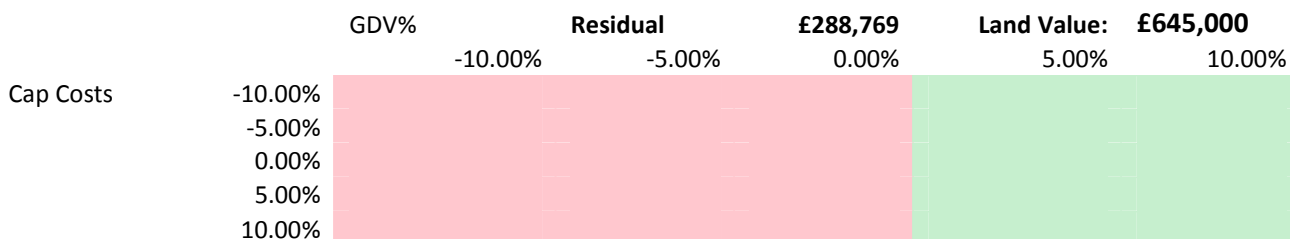
Table 3 - Cap Costs psf vs GDV%



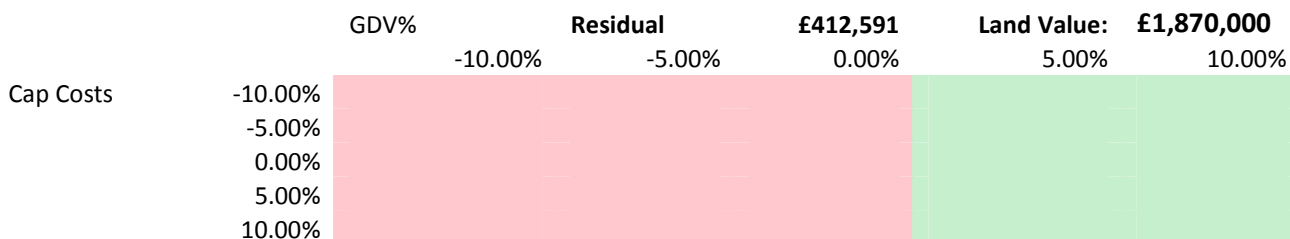
**Scheme 11. 50 unit Rest of Borough Medium**



**Scheme 12. 100 unit Rest of Borough Medium**



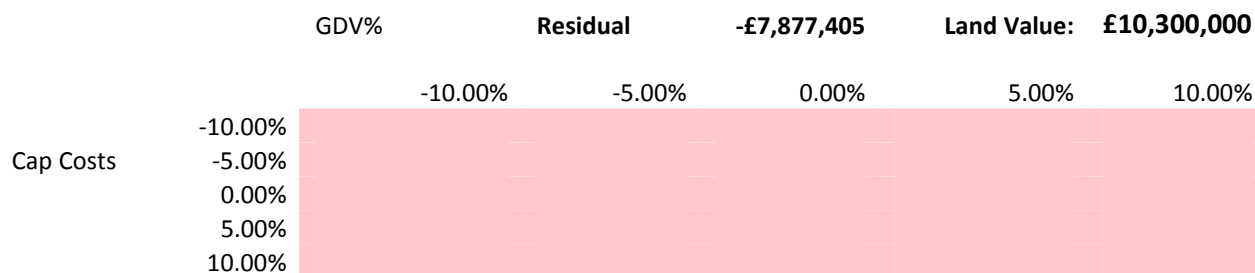
**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



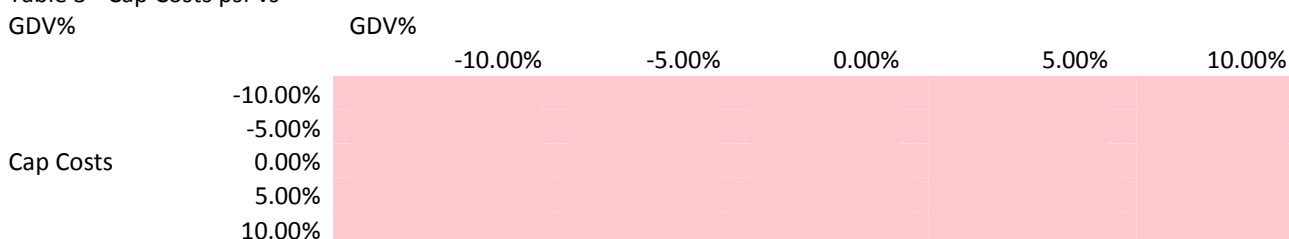
**7. 1000 unit Rest of Borough Medium**



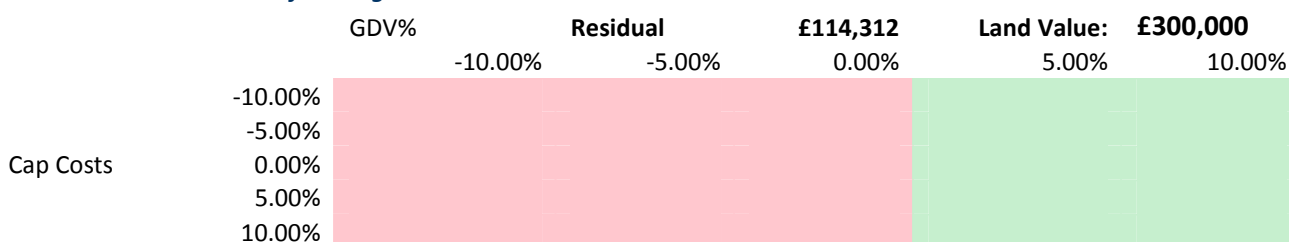
**25 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

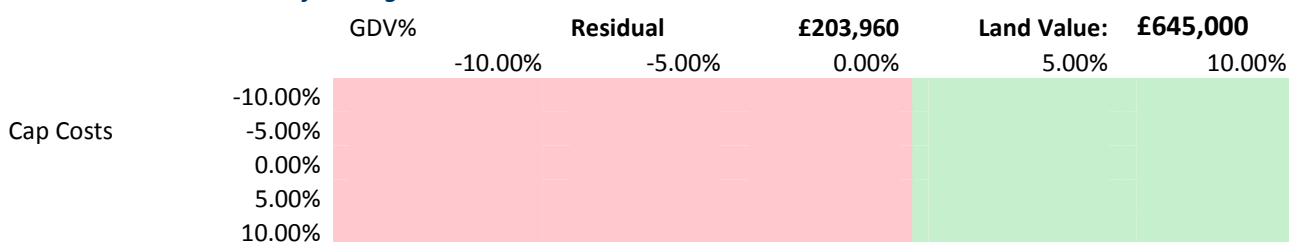
Table 3 - Cap Costs psf vs



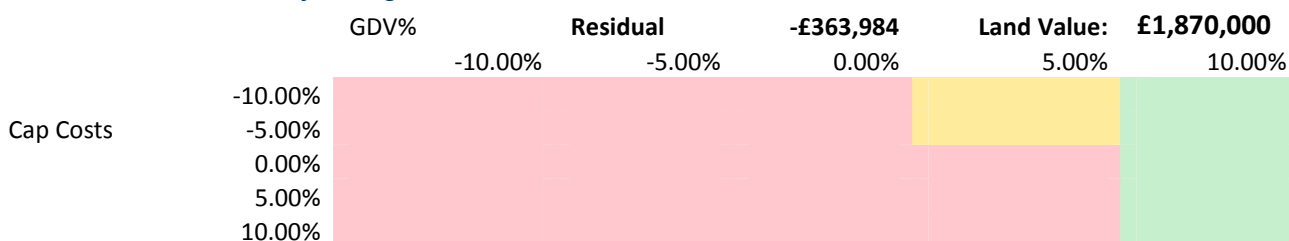
**Scheme 11. 50 unit Rest of Borough Medium**



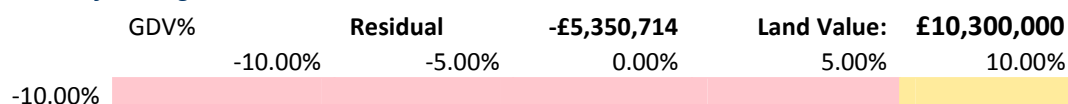
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**



Cap Costs	-5.00%			
	0.00%			
	5.00%			
	10.00%			

Rest of the Borough Low: 25% Affordable Housing

**25 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£301,000</b>	<b>Land Value: £140,000</b>
Table 3 - Cap Costs psf vs GDV%	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
	Cap Costs	-10.00%		
		-5.00%		
	0.00%			
	5.00%			
	10.00%			

**Scheme 11. 50 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£523,564</b>	<b>Land Value: £300,000</b>
Table 3 - Cap Costs psf vs GDV%	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
	Cap Costs	-10.00%		
		-5.00%		
	0.00%			
	5.00%			
	10.00%			

**Scheme 12. 100 unit Rest of Borough Low**

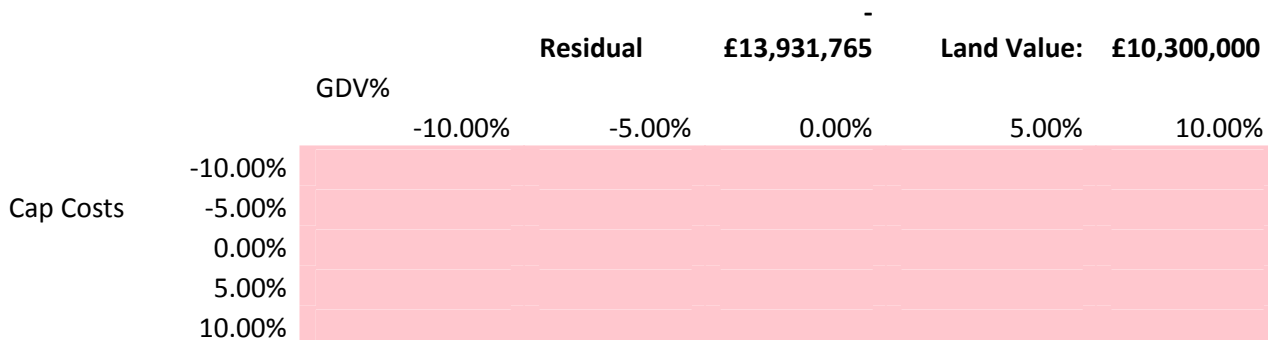
		<b>Residual</b>	<b>-£1,115,614</b>	<b>Land Value: £645,000</b>
Table 3 - Cap Costs psf vs GDV%	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
	Cap Costs	-10.00%		
		-5.00%		
	0.00%			
	5.00%			
	10.00%			

**Scheme 13. 250 unit Rest of Borough Low**

		<b>Residual</b>	<b>-£4,151,506</b>	<b>Land Value: £1,870,000</b>
Table 3 - Cap Costs psf vs GDV%	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
	Cap Costs	-10.00%		
		-5.00%		

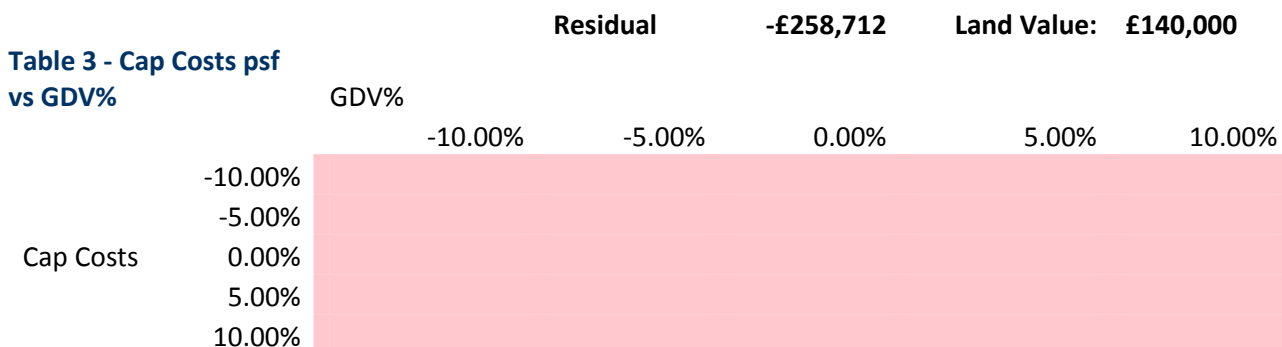


**Scheme 14. 1000 unit Rest of Borough Low**

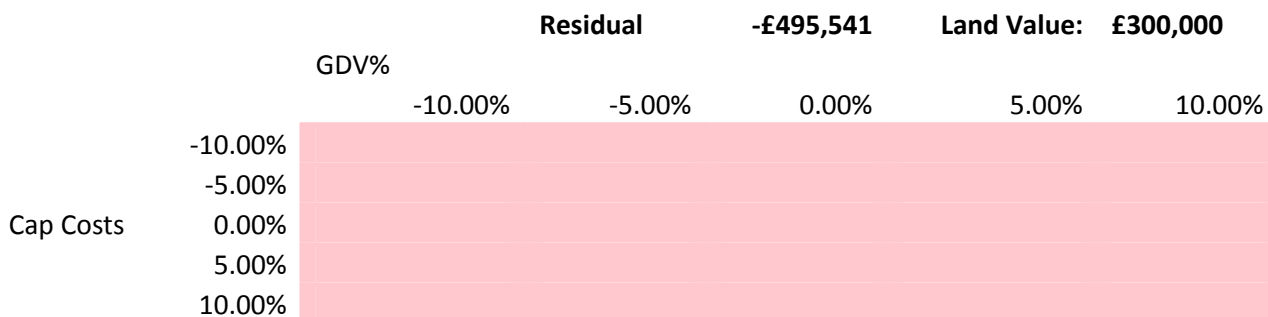


**25 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

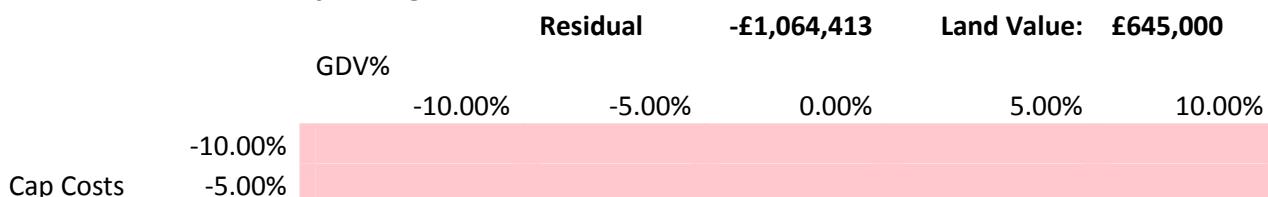
**Scheme 10. 20 unit Rest of Borough Low**



**Scheme 11. 50 unit Rest of Borough Low**

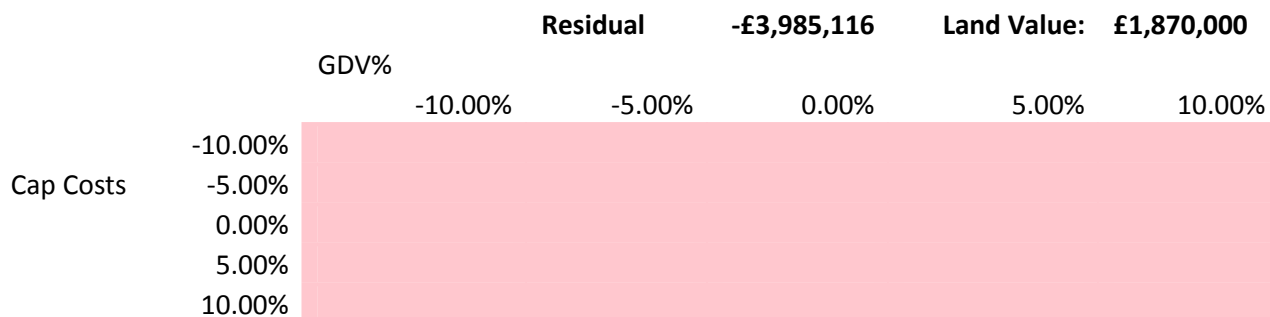


**Scheme 12. 100 unit Rest of Borough Low**

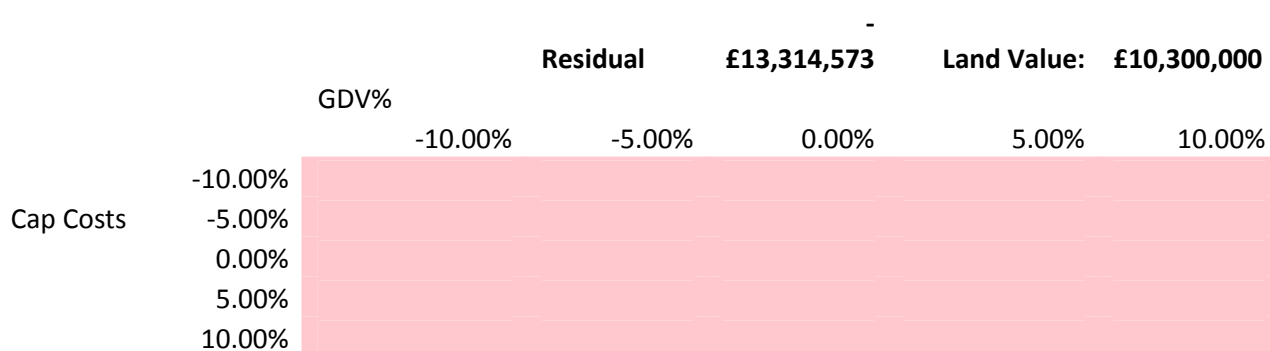




**Scheme 13. 250 unit Rest of Borough Low**

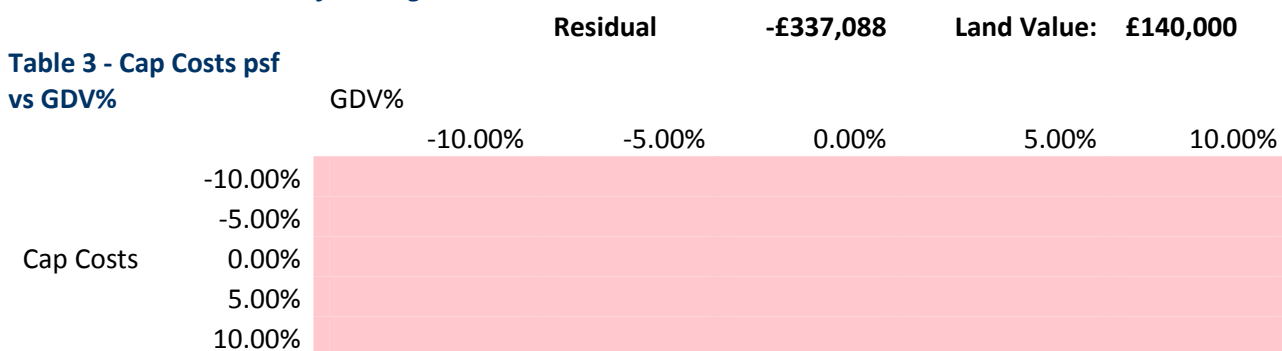


**Scheme 14. 1000 unit Rest of Borough Low**

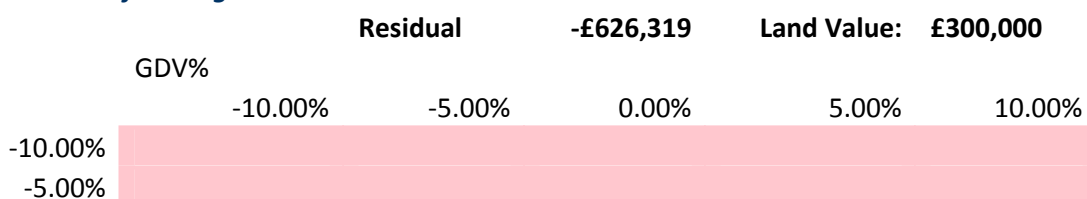


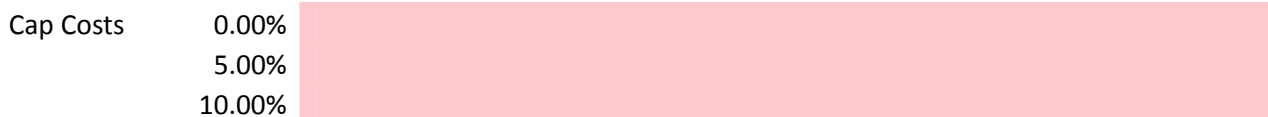
**25 % Affordable  
100% Social Rent  
With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

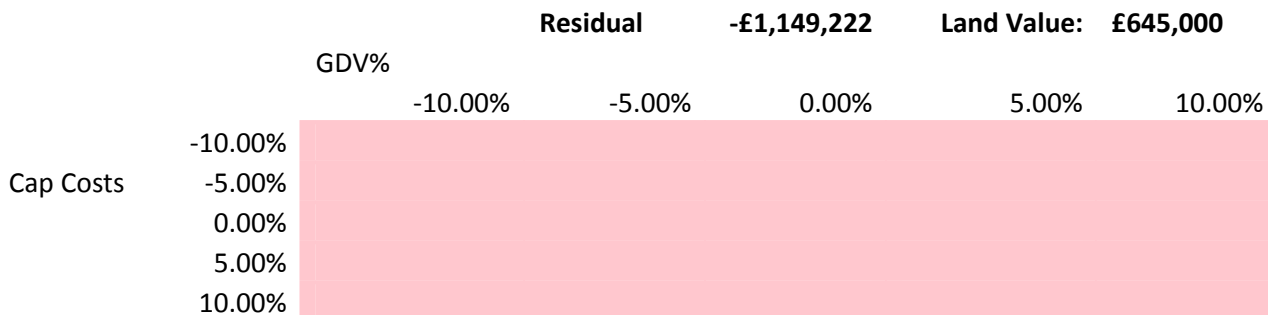


**Scheme 11. 50 unit Rest of Borough Low**

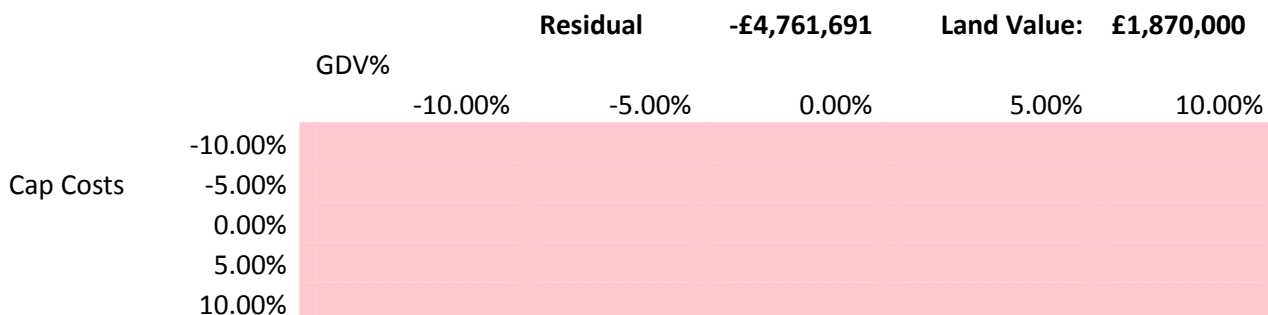




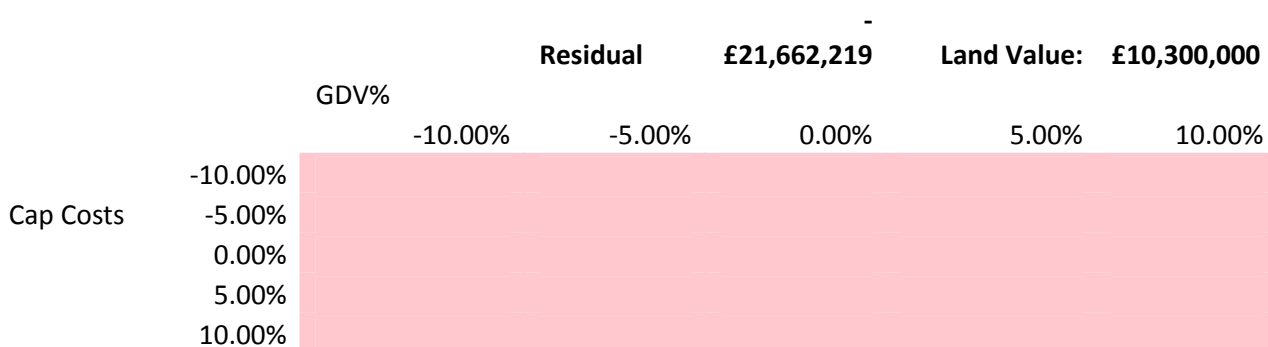
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**



**Barking Town Centre: 35% Affordable Housing**

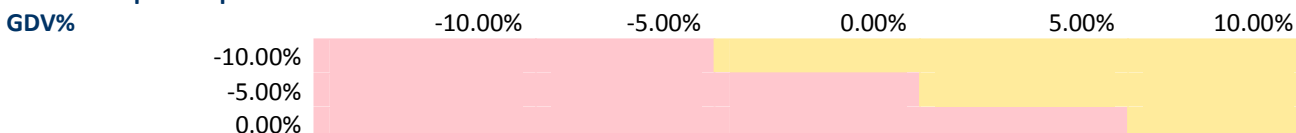
35 % Affordable

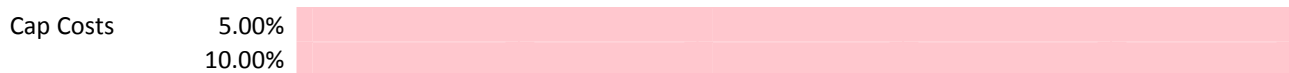
60%:40% Social Rent: Intermediate

With Grant

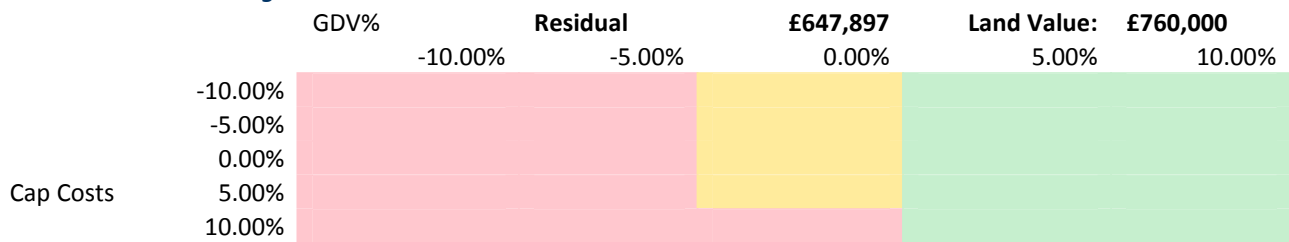
**Scheme 3. 20 unit Barking Town Centre**

Table 3 - Cap Costs psf vs

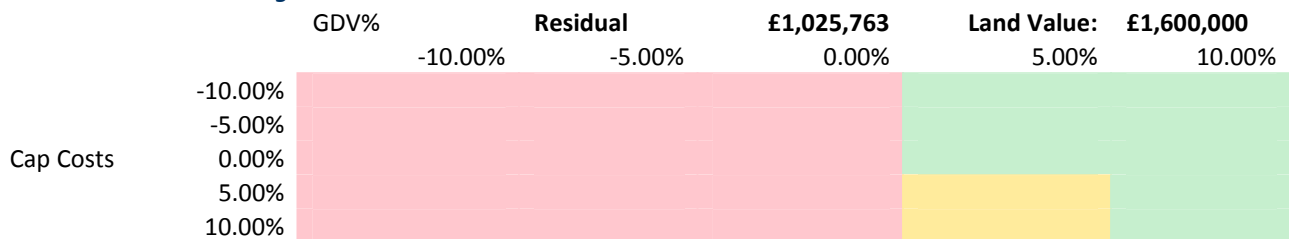




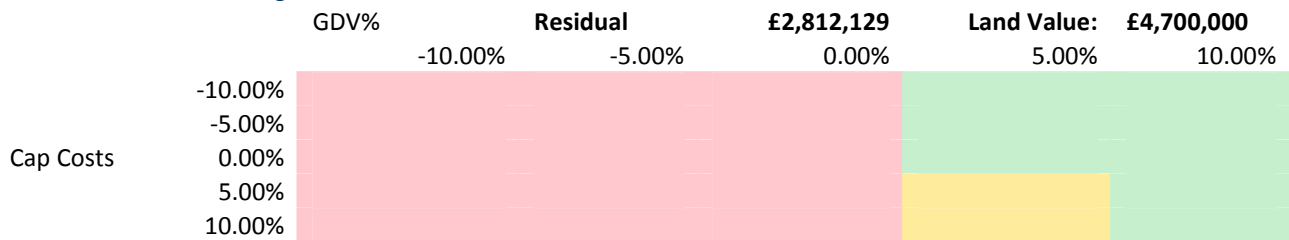
**Scheme 4. 50 unit Barking Town Centre**



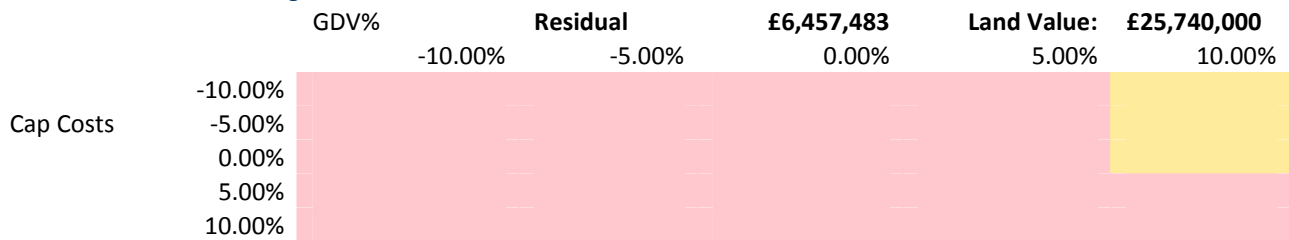
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



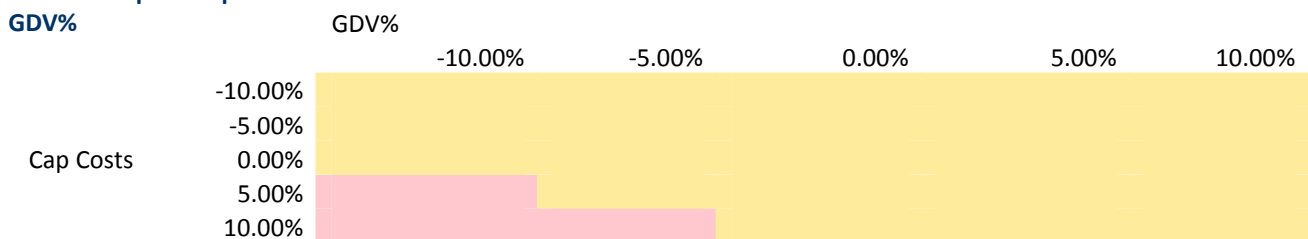
**Scheme 7. 1000 unit Barking Town Centre**



**35 % Affordable  
60%:40% Affordable Rent: Intermediate  
With Grant**

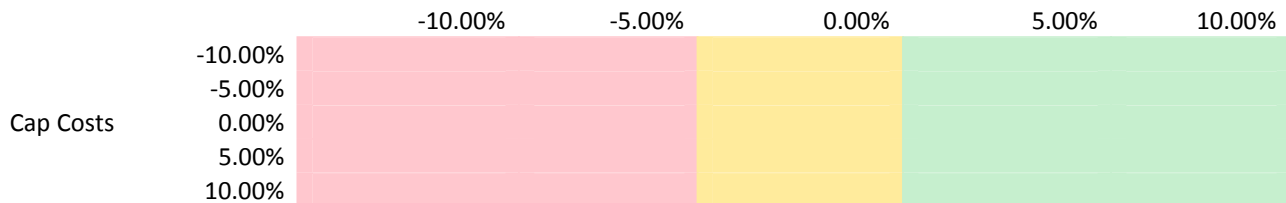
**Scheme 3. 20 unit Barking Town Centre**

Table 3 - Cap Costs psf vs

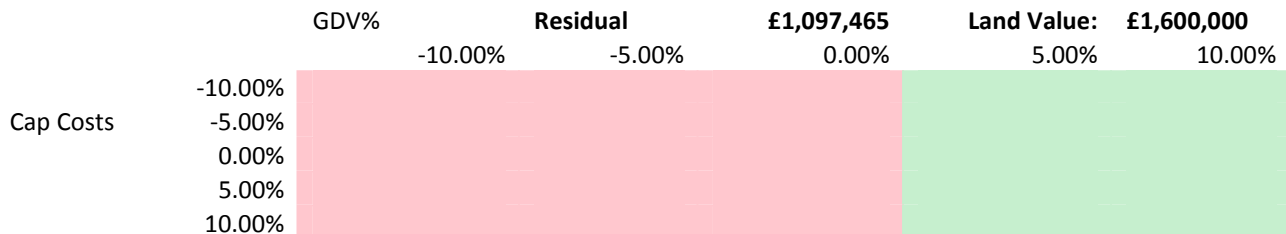


**Scheme 4. 50 unit Barking Town Centre**

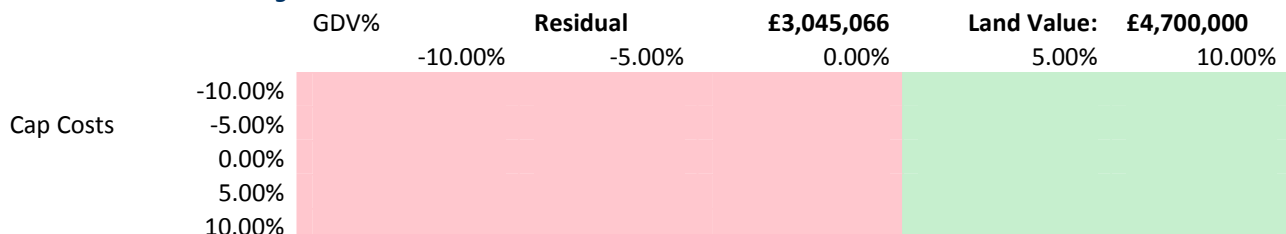




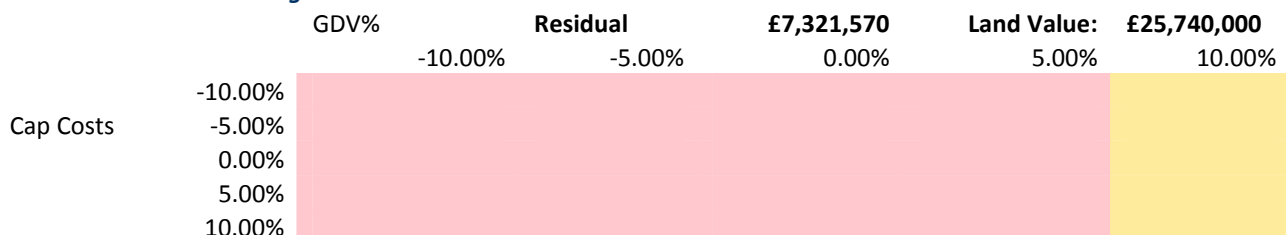
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



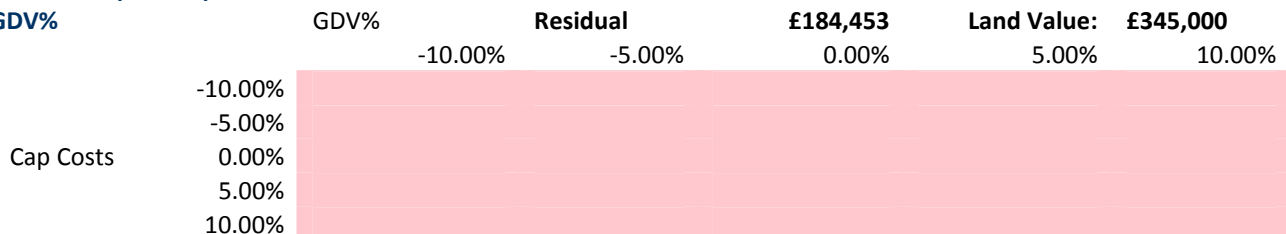
**Scheme 7. 1000 unit Barking Town Centre**



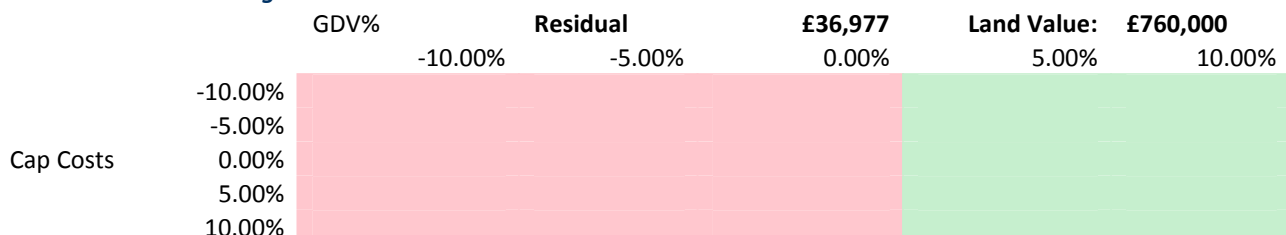
**35 % Affordable  
100% Social Rent  
With Grant**

**Scheme 3. 20 unit Barking Town Centre**

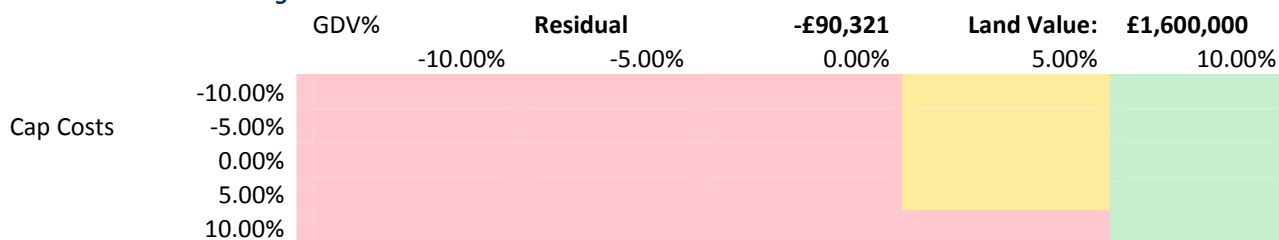
**Table 3 - Cap Costs psf vs**



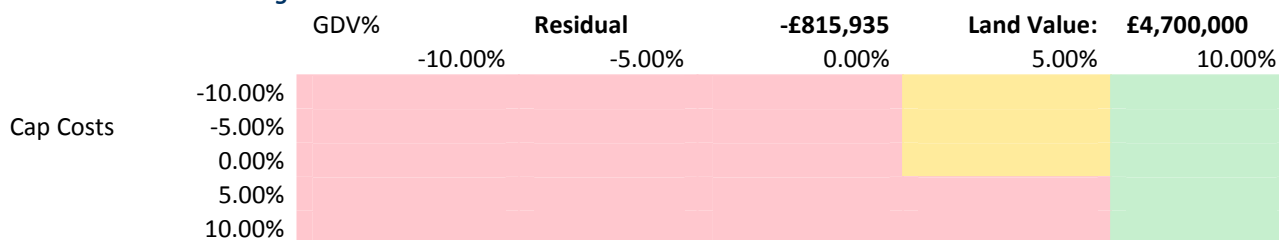
**Scheme 4. 50 unit Barking Town Centre**



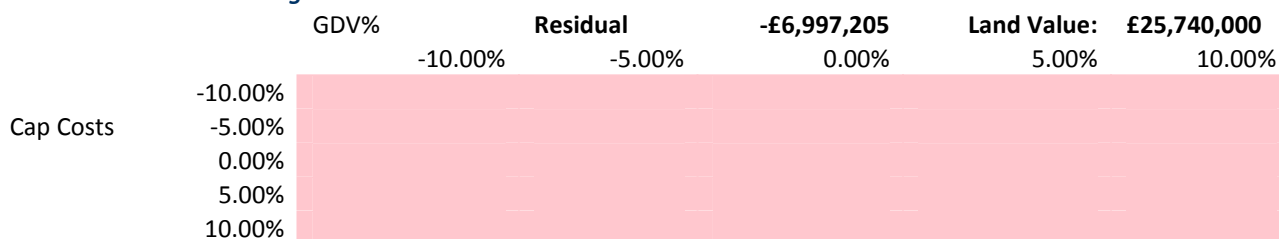
**Scheme 5. 100 unit Barking Town Centre**



**Scheme 6. 250 unit Barking Town Centre**



**Scheme 7. 1000 unit Barking Town Centre**



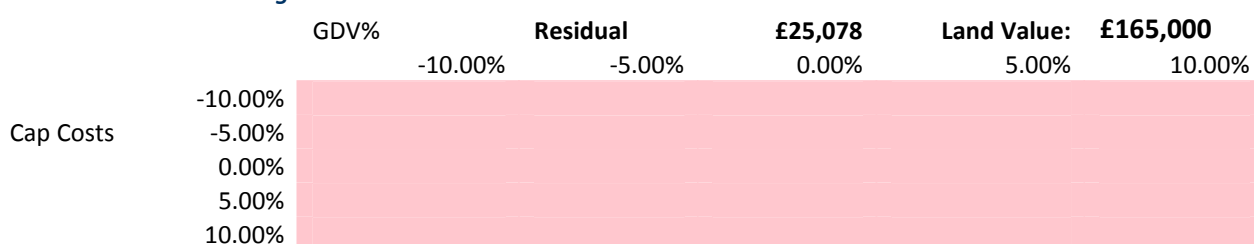
**Barking Riverside: 35% Affordable Housing**

**35 % Affordable**

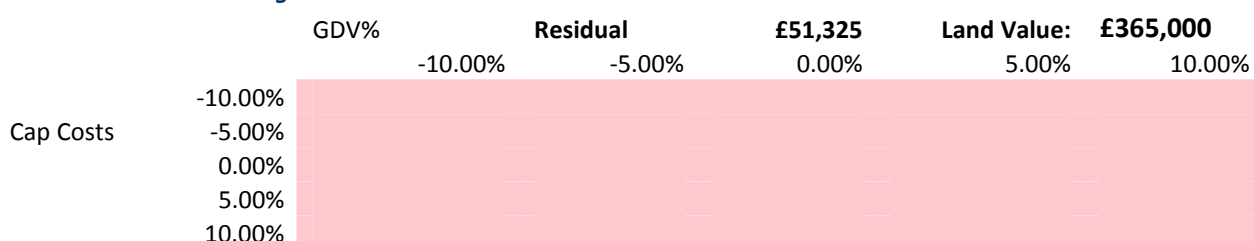
**60%:40% Social Rent: Intermediate**

**With Grant**

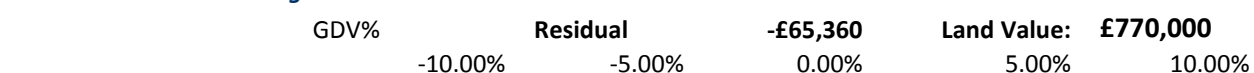
**Scheme 10. 20 unit Barking Riverside**



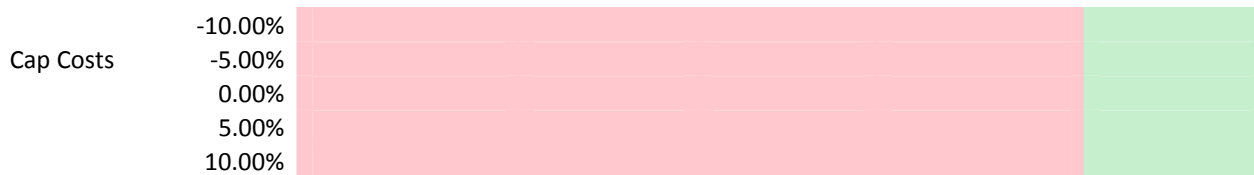
**Scheme 11. 50 unit Barking Riverside**



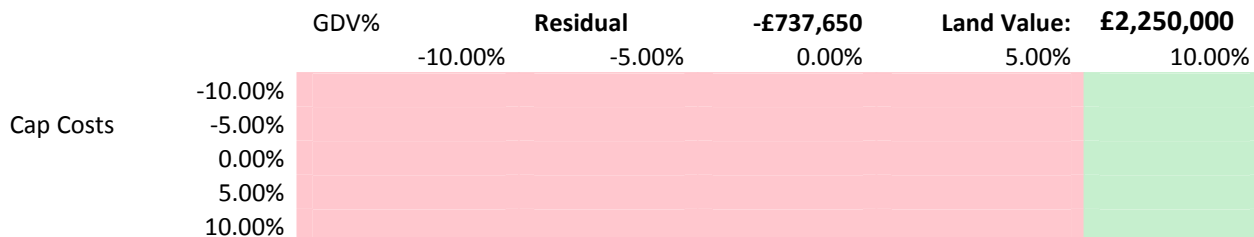
**Scheme 12. 100 unit Barking Riverside**



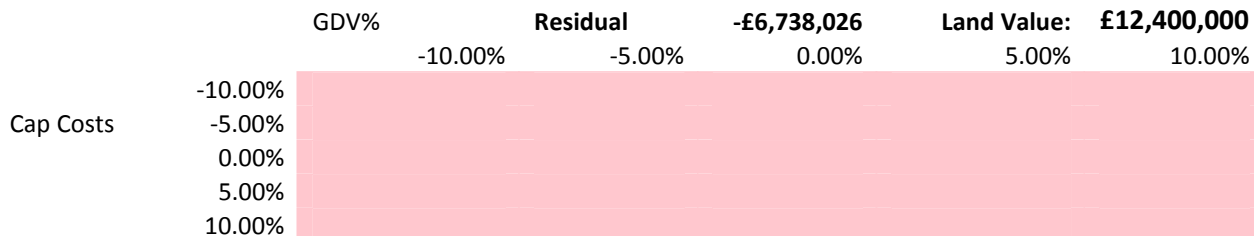




**Scheme 13. 250 unit Barking Riverside**

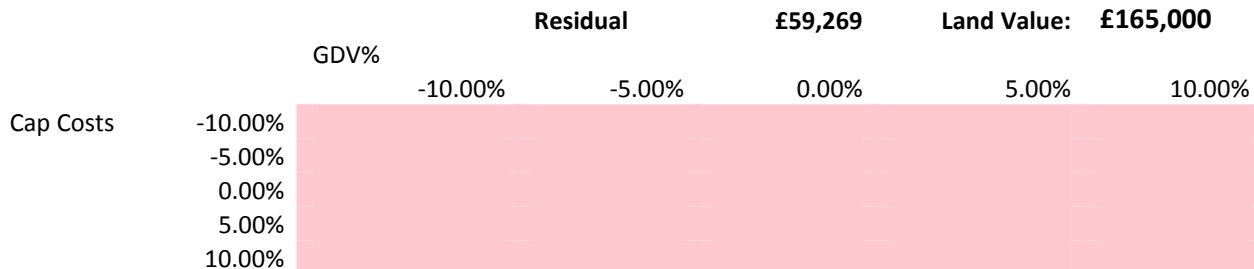


**Scheme 14. 1000 unit Barking Riverside**

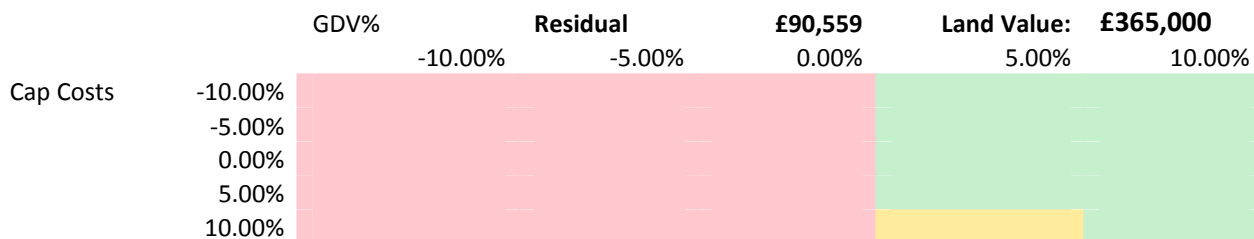


**35 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**

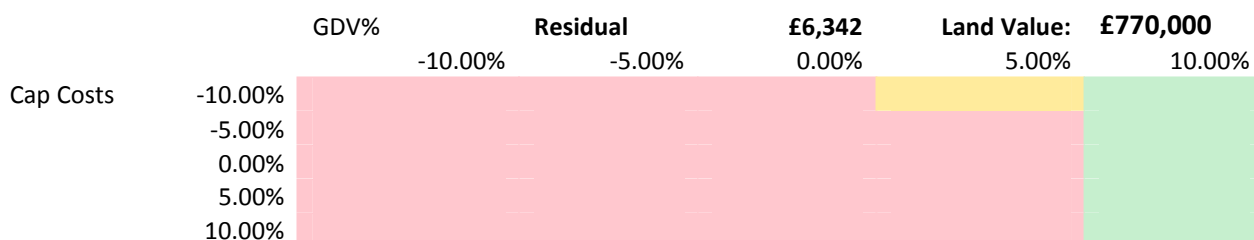
**Scheme 10. 20 unit Barking Riverside**



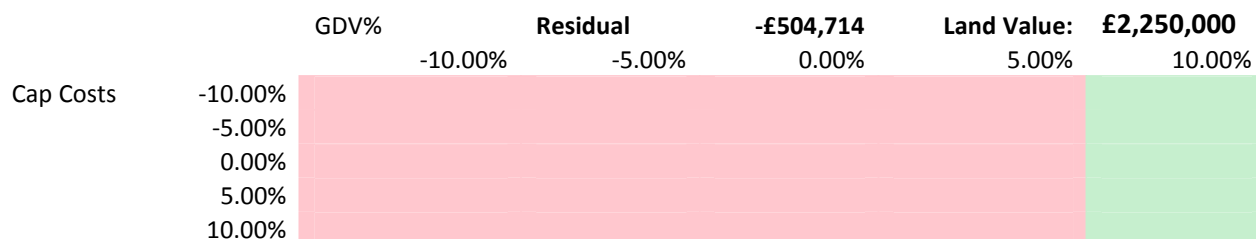
**Scheme 11. 50 unit Barking Riverside**



**Scheme 12. 100 unit Barking Riverside**



**Scheme 13. 250 unit Barking Riverside**

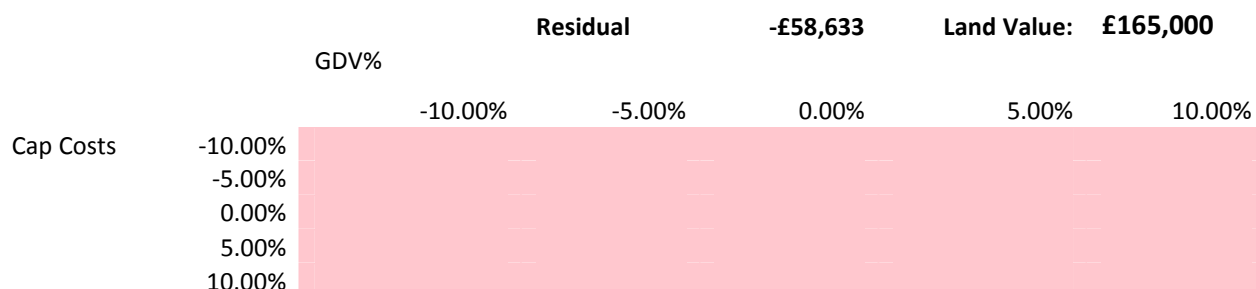


**Scheme 14. 1000 unit Barking Riverside**

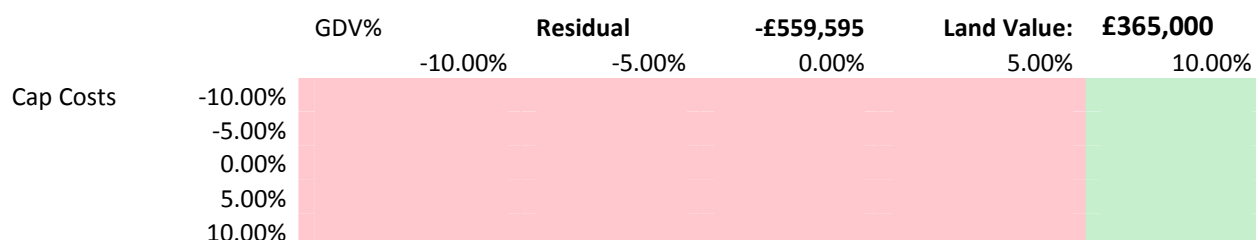


**35 % Affordable  
100% Social Rent  
With Grant**

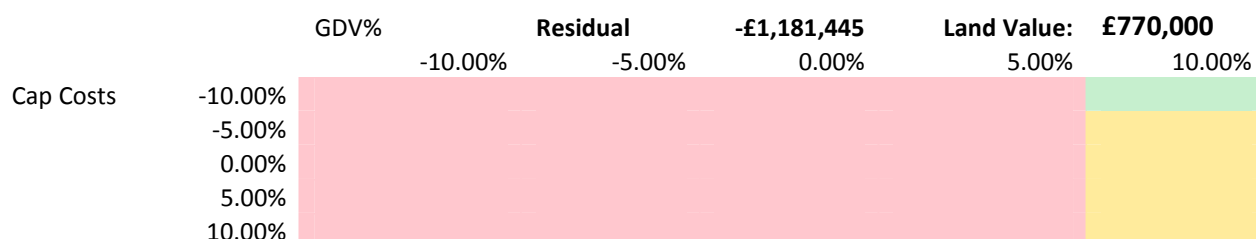
**Scheme 10. 20 unit Barking Riverside**



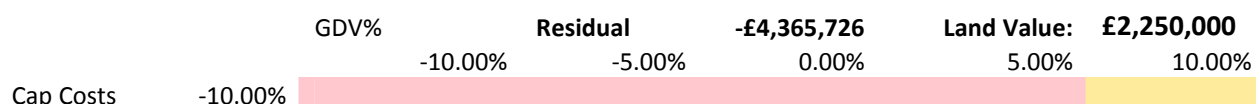
**Scheme 11. 50 unit Barking Riverside**

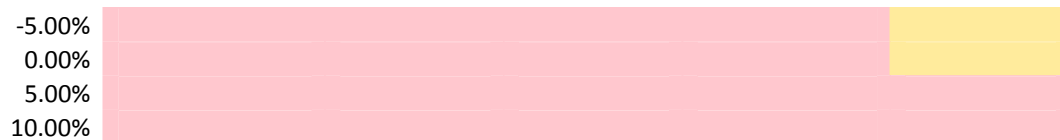


**Scheme 12. 100 unit Barking Riverside**

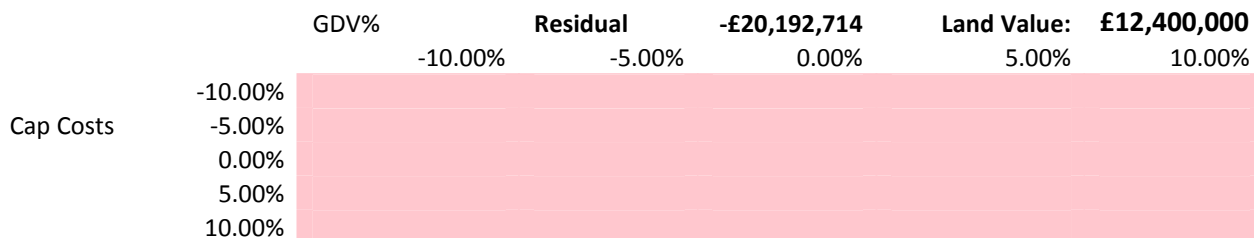


**Scheme 13. 250 unit Barking Riverside**





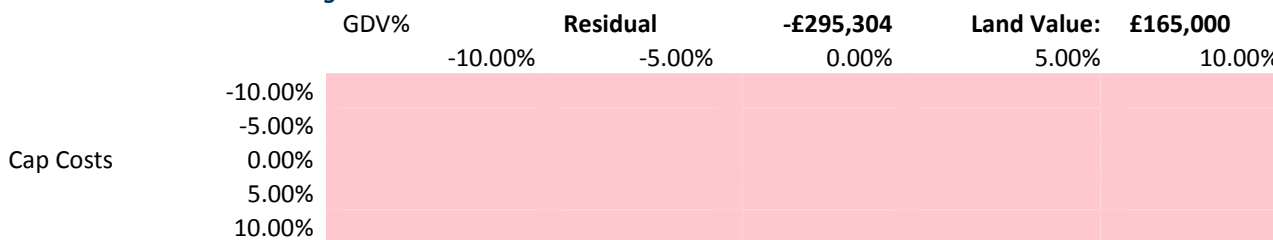
**Scheme 14. 1000 unit Barking Riverside**



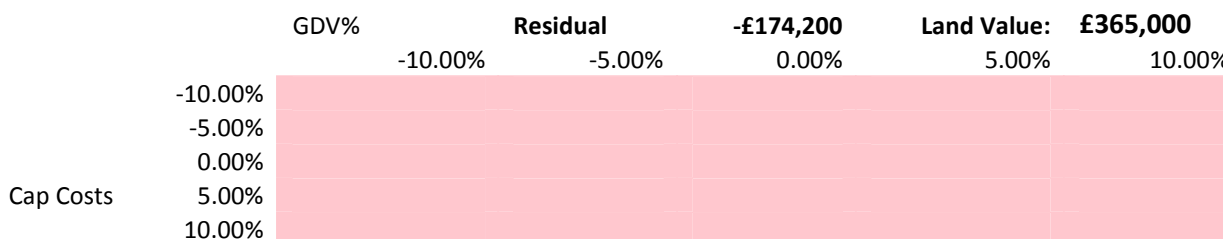
South Dagenham: 35% Affordable Housing

35 % Affordable  
60%:40% Social Rent: Intermediate  
With Grant

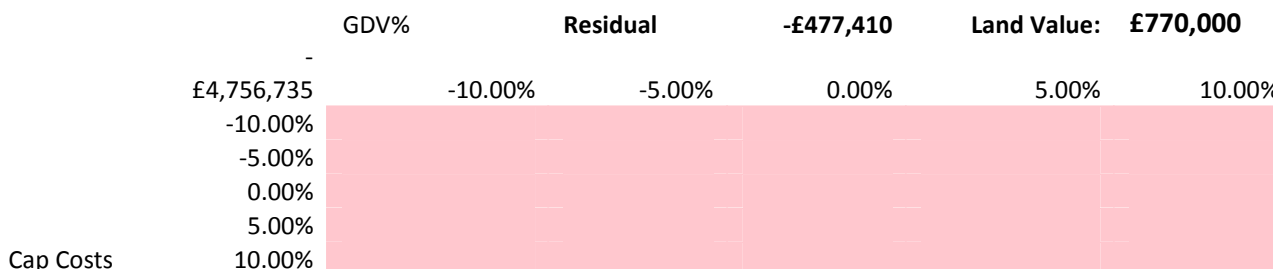
**Scheme 10. 20 unit South Dagenham**



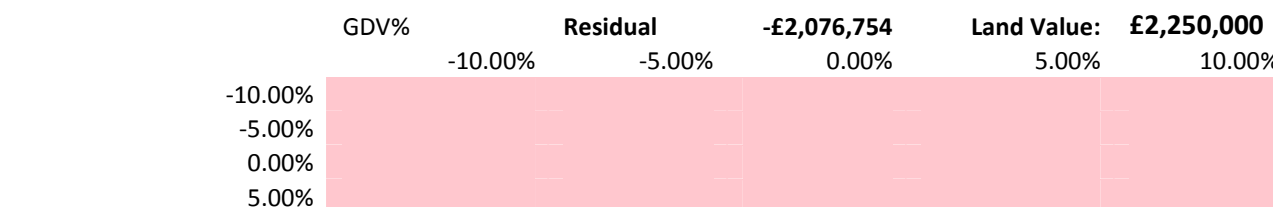
**Scheme 11. 50 unit South Dagenham**

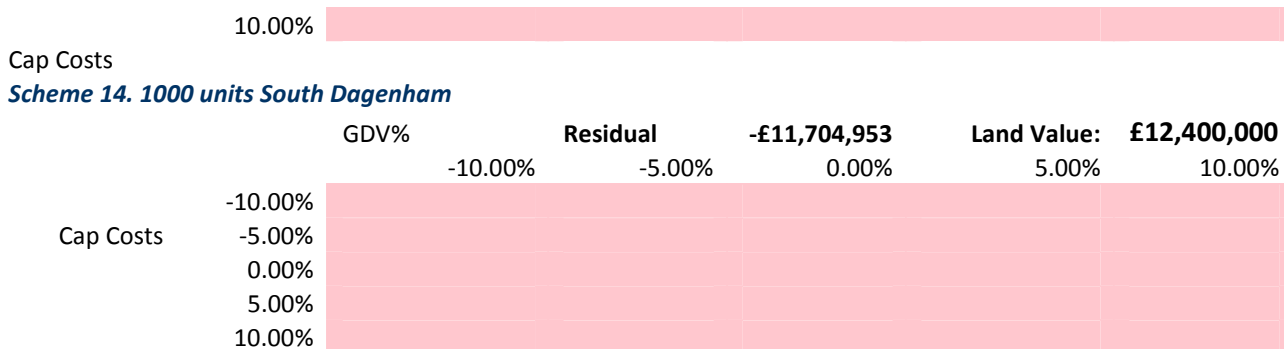


**Scheme 12. 100 unit South Dagenham**

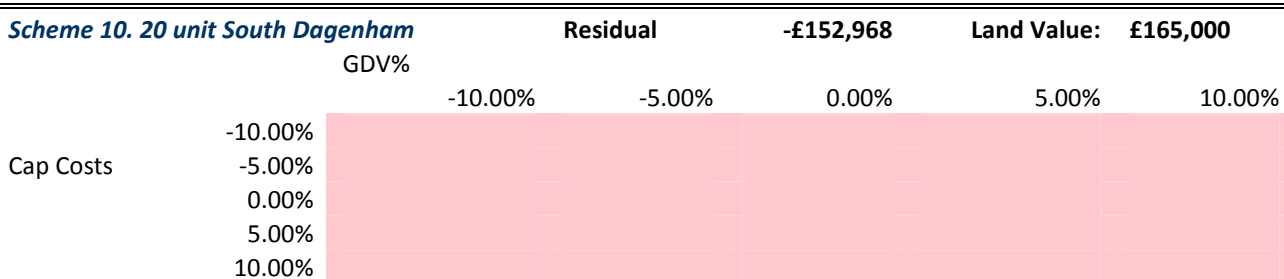


**Scheme 13. 250 unit South Dagenham**

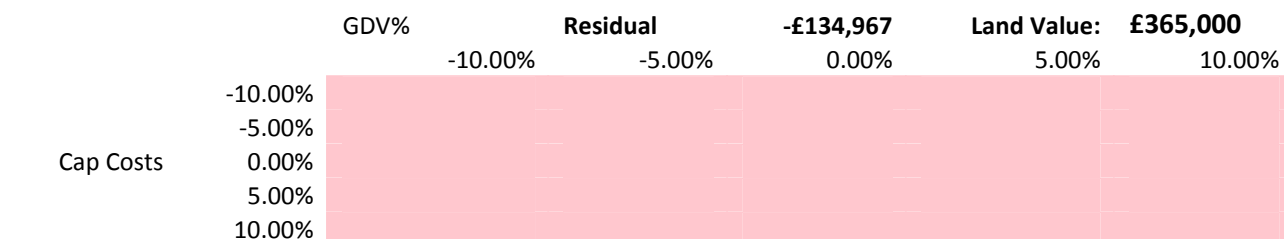




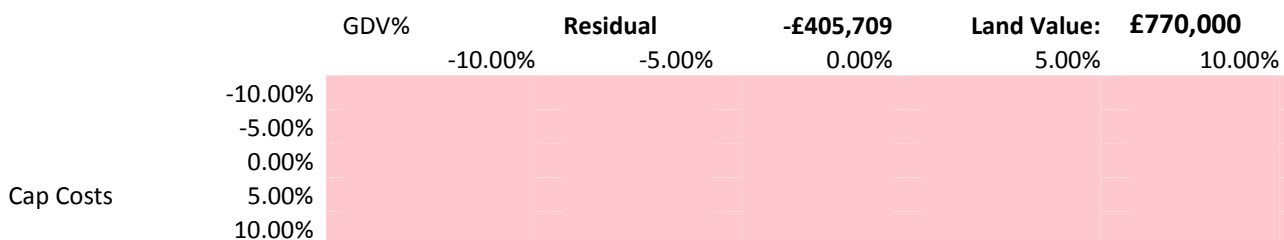
**35 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**



**Scheme 11. 50 unit South Dagenham**



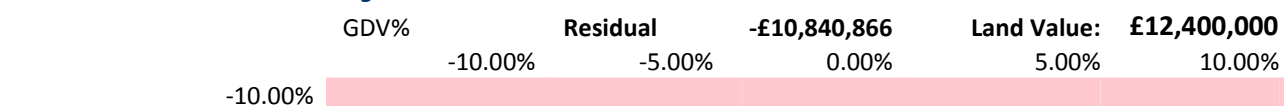
**Scheme 12. 100 unit South Dagenham**



**Scheme 13. 250 unit South Dagenham**



**Scheme 14. 1000 units South Dagenham**



Cap Costs	-5.00%				
	0.00%				
	5.00%				
	10.00%				

**35 % Affordable  
100% Social Rent  
With Grant**

<b>Scheme 10. 20 unit South Dagenham</b>		<b>Residual</b>	<b>-£265,165</b>	<b>Land Value: £165,000</b>
	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

<b>Scheme 11. 50 unit South Dagenham</b>		<b>Residual</b>	<b>-£785,120</b>	<b>Land Value: £365,000</b>
	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

<b>Scheme 12. 100 unit South Dagenham</b>		<b>Residual</b>	<b>-£1,593,495</b>	<b>Land Value: £770,000</b>
	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

<b>Scheme 13. 250 unit South Dagenham</b>		<b>Residual</b>	<b>-£5,704,830</b>	<b>Land Value: £2,250,000</b>
	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

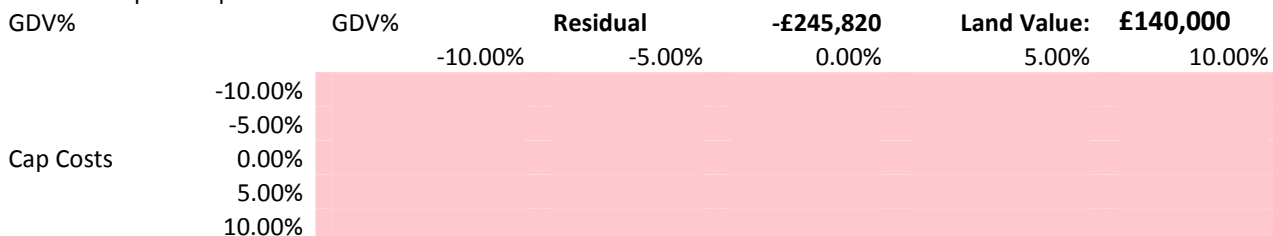
<b>Scheme 14. 1000 units South Dagenham</b>		<b>Residual</b>	<b>-£25,159,641</b>	<b>Land Value: £12,400,000</b>
	GDV%			
		-10.00%	-5.00%	0.00%
				5.00%
				10.00%
Cap Costs	-10.00%			
	-5.00%			
	0.00%			
	5.00%			
	10.00%			

Rest of the Borough Medium: 35% Affordable Housing

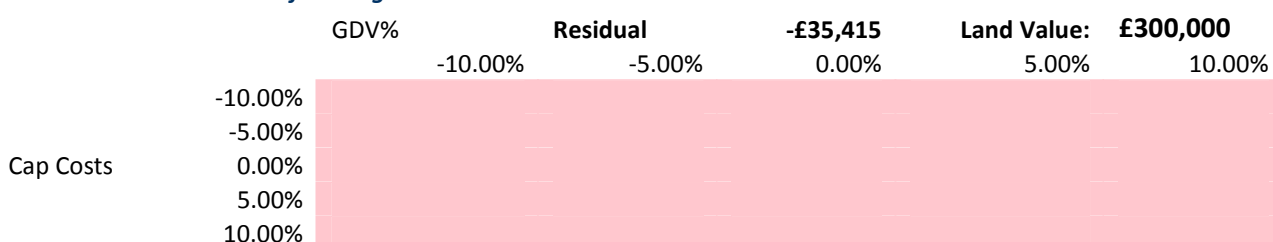
**35 % Affordable**  
**60%:40% Social Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

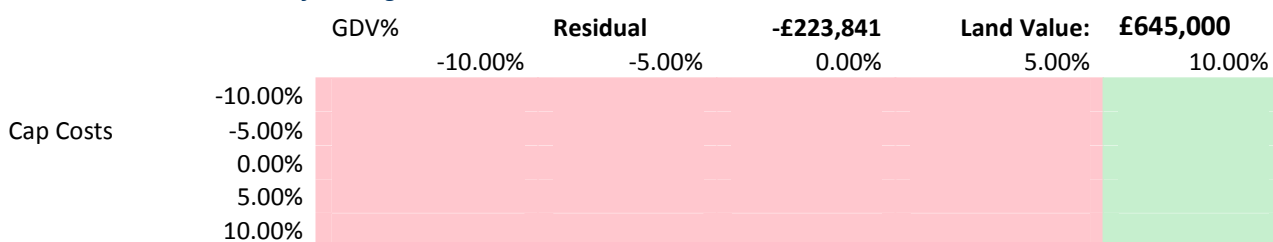
Table 3 - Cap Costs psf vs



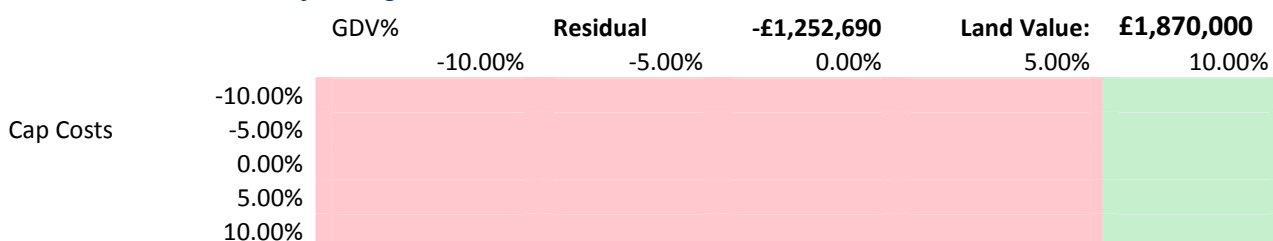
**Scheme 11. 50 unit Rest of Borough Medium**



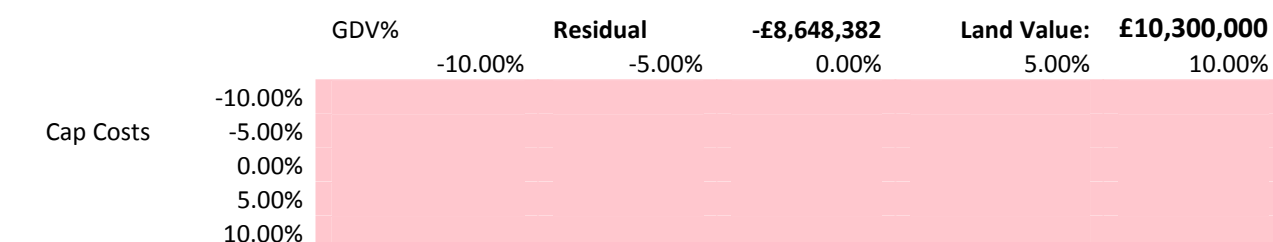
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



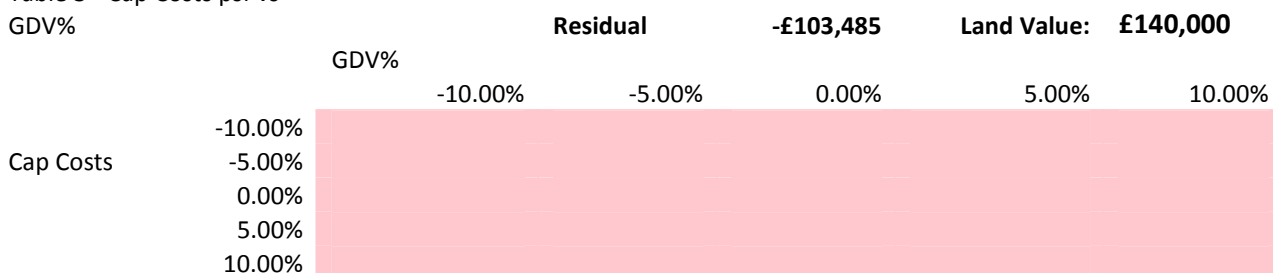
**Scheme 14. 1000 unit Rest of Borough Medium**



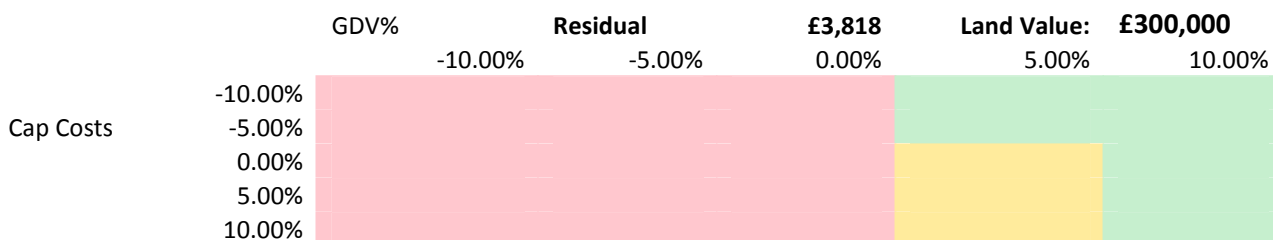
**35 % Affordable**  
**60%:40% Affordable Rent: Intermediate**  
**With Grant**

**Scheme 10. 20 unit Rest of Borough Medium**

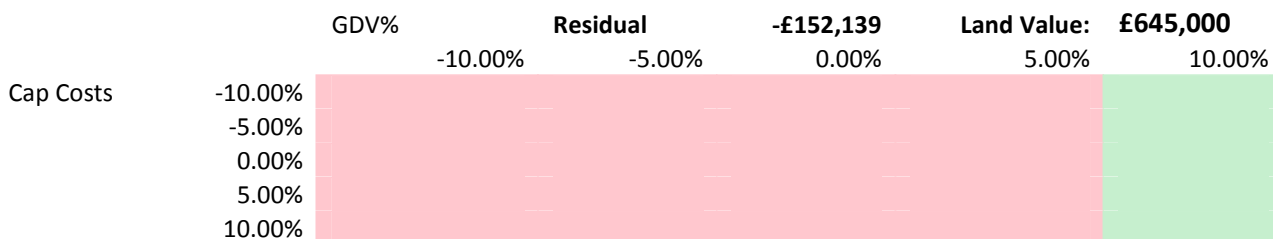
Table 3 - Cap Costs psf vs GDV%



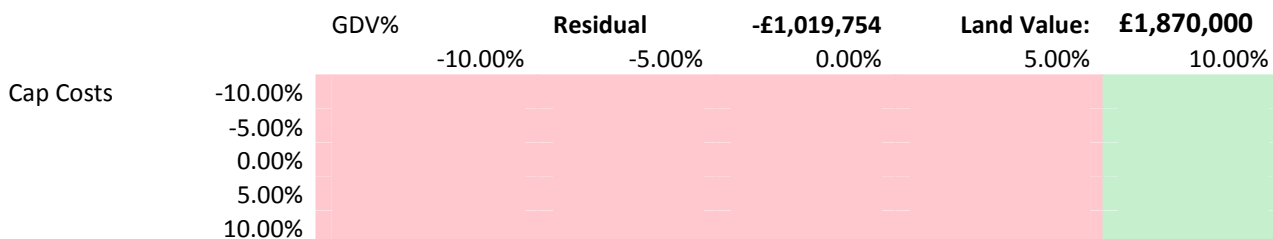
**Scheme 11. 50 unit Rest of Borough Medium**



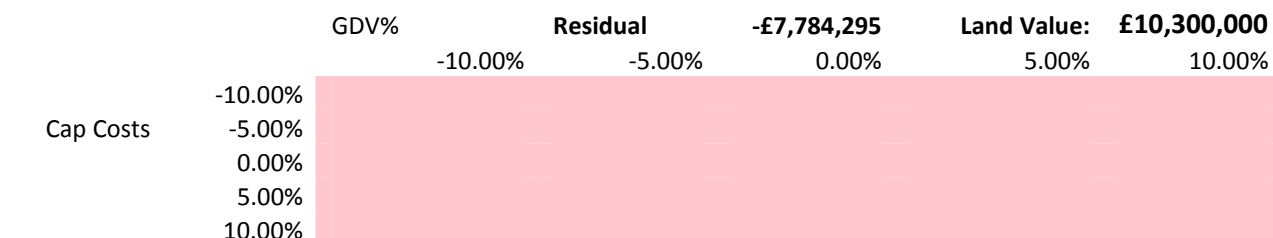
**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



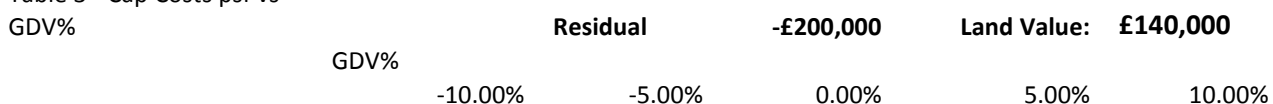
**Scheme 14. 1000 unit Rest of Borough Medium**

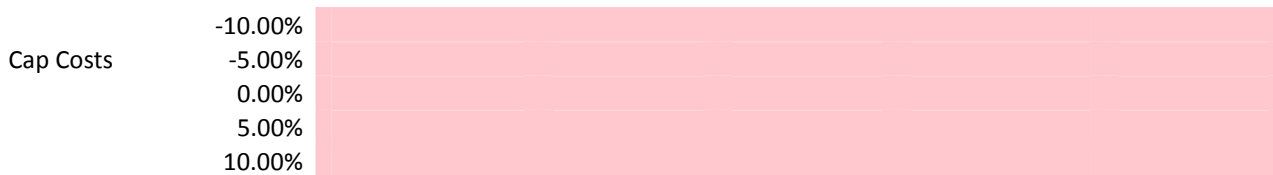


**35 % Affordable  
100% Social Rent  
With Grant**

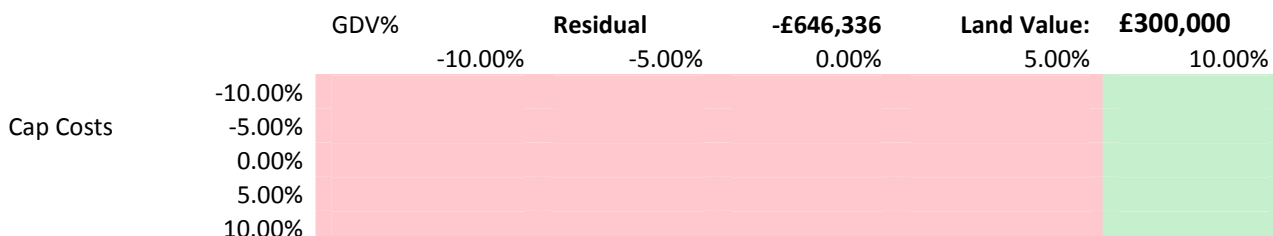
**Scheme 10. 20 unit Rest of Borough Medium**

Table 3 - Cap Costs psf vs GDV%

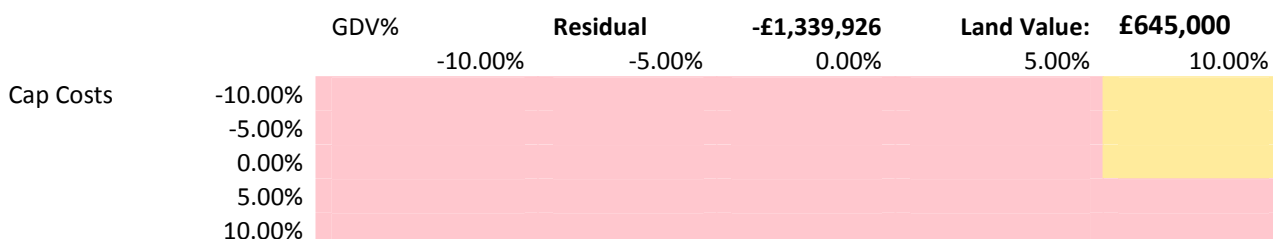




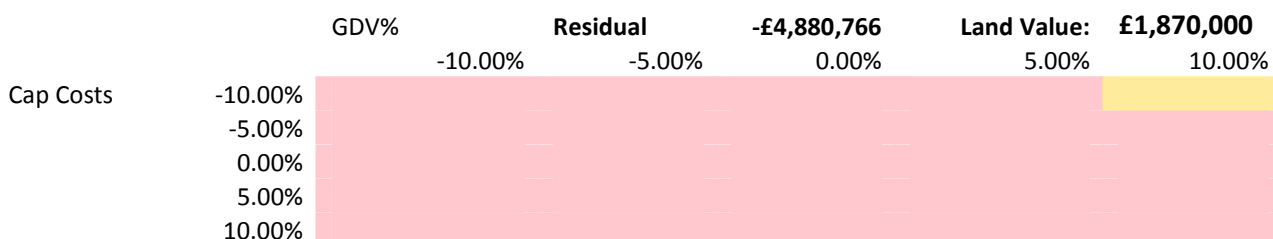
**Scheme 11. 50 unit Rest of Borough Medium**



**Scheme 12. 100 unit Rest of Borough Medium**



**Scheme 13. 250 unit Rest of Borough Medium**



**Scheme 14. 1000 unit Rest of Borough Medium**

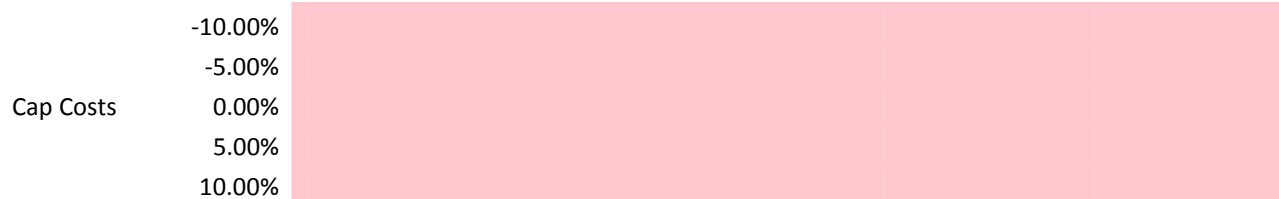
Rest of the Borough Low: 35% Affordable Housing

35 % Affordable  
 60%:40% Social Rent: Intermediate  
 With Grant

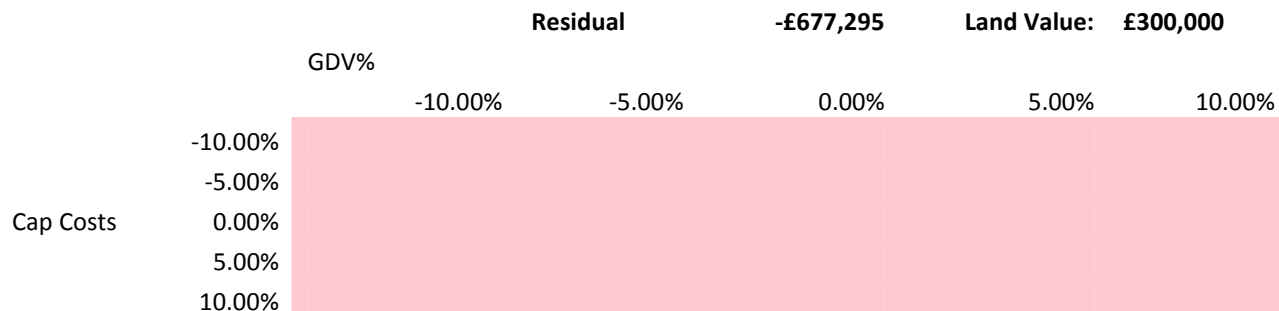
**Scheme 10. 20 unit Rest of Borough Low**

GDV%	Residual	-£482,634	Land Value: £140,000
-10.00%	-5.00%	0.00%	5.00%
5.00%	10.00%		

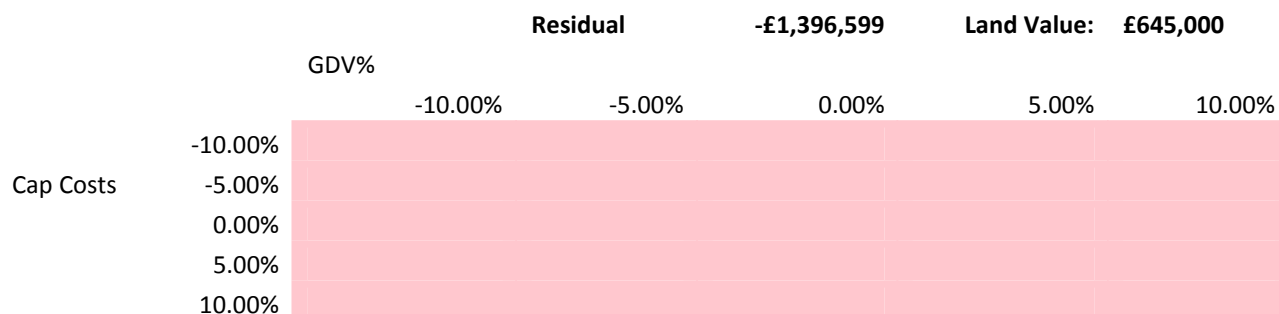




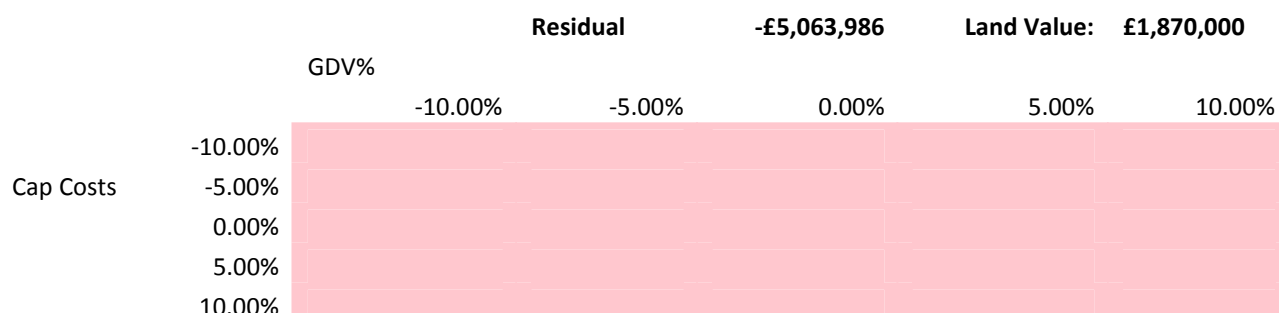
**Scheme 11. 50 unit Rest of Borough Low**



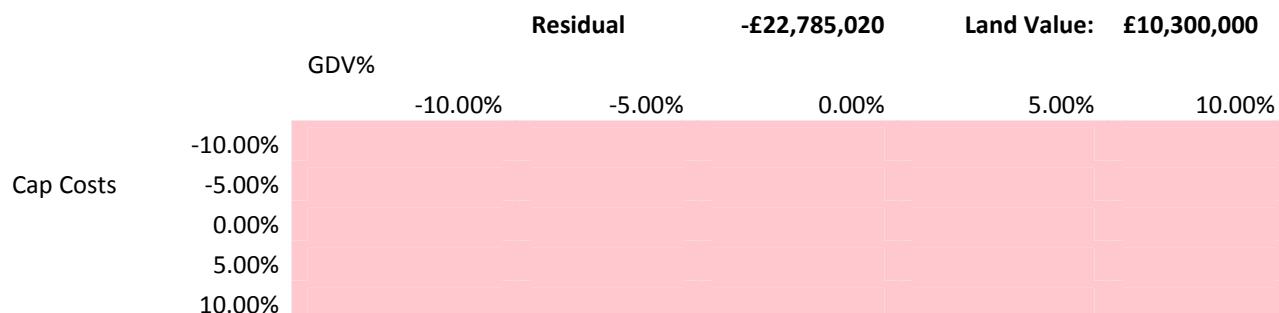
**Scheme 12. 100 unit Rest of Borough Low**



**Scheme 13. 250 unit Rest of Borough Low**



**Scheme 14. 1000 unit Rest of Borough Low**



**35 % Affordable**

**60%:40% Affordable Rent: Intermediate**

**With Grant**

**Scheme 10. 20 unit Rest of Borough Low**

		Residual	-£340,299	Land Value:	£140,000	
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
	Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%				
		0.00%				
		5.00%				
		10.00%				

**Scheme 11. 50 unit Rest of Borough Low**

		Residual	-£638,062	Land Value:	£300,000	
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
	Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%				
		0.00%				
		5.00%				
		10.00%				

**Scheme 12. 100 unit Rest of Borough Low**

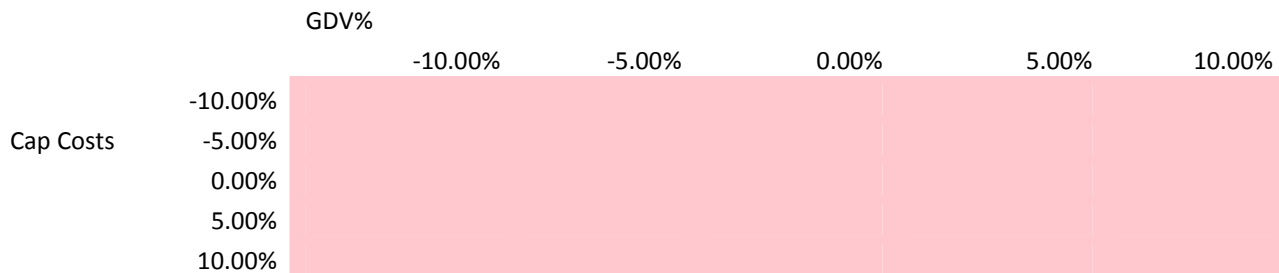
		Residual	-£1,324,897	Land Value:	£645,000	
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
	Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%				
		0.00%				
		5.00%				
		10.00%				

**Scheme 13. 250 unit Rest of Borough Low**

		Residual	-£4,831,049	Land Value:	£1,870,000	
Table 3 - Cap Costs psf vs GDV%	GDV%	-10.00%	-5.00%	0.00%	5.00%	10.00%
	Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
		-5.00%				
		0.00%				
		5.00%				
		10.00%				

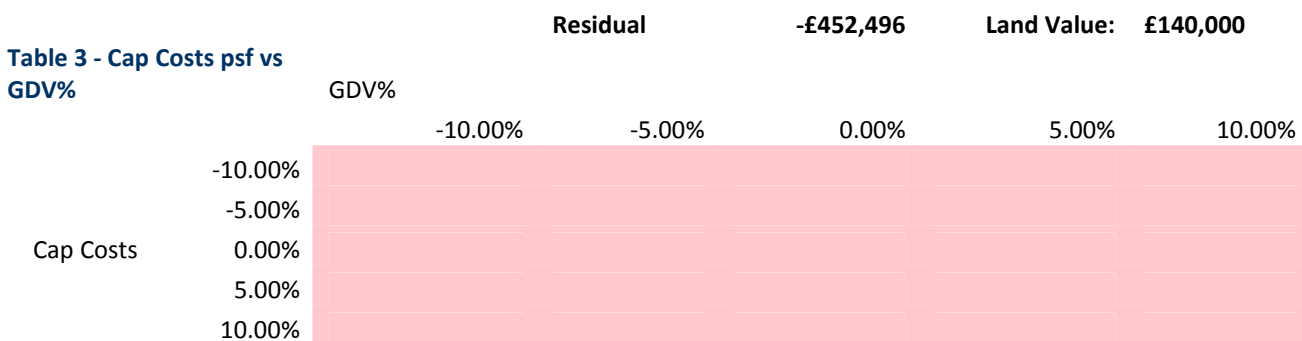
**Scheme 14. 1000 unit Rest of Borough Low**

		Residual	-£21,920,933	Land Value:	£10,300,000
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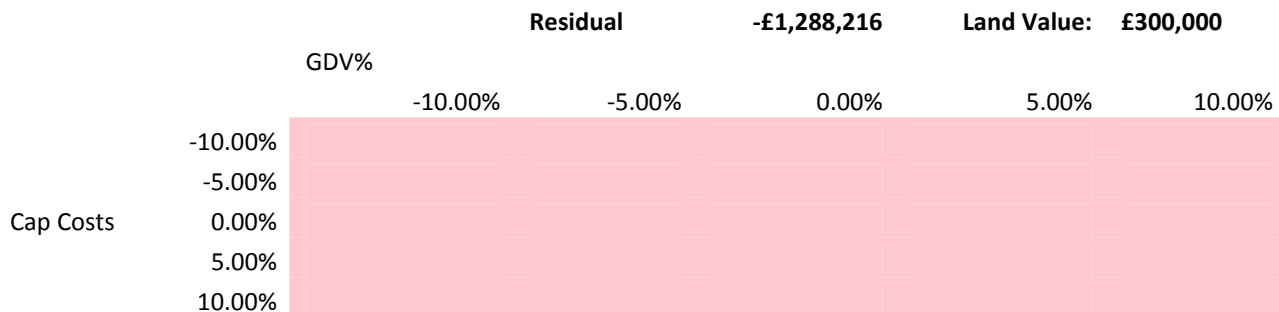


**35 % Affordable  
100% Social Rent  
With Grant**

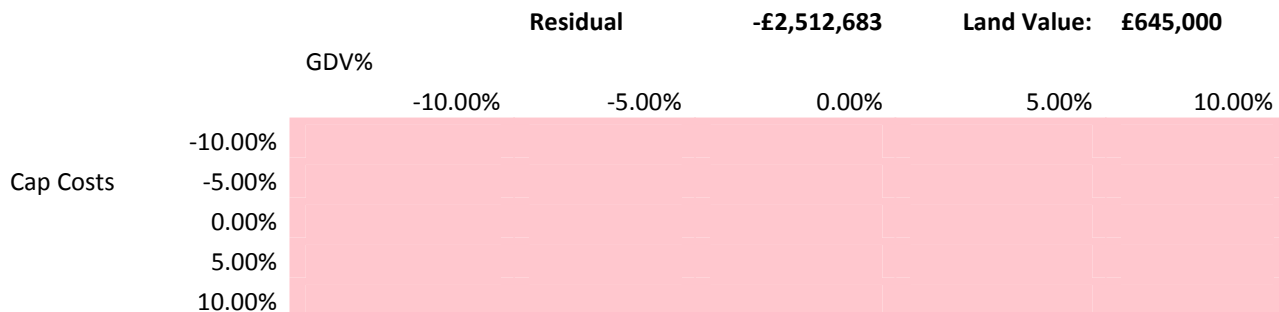
**Scheme 10. 20 unit Rest of Borough Low**



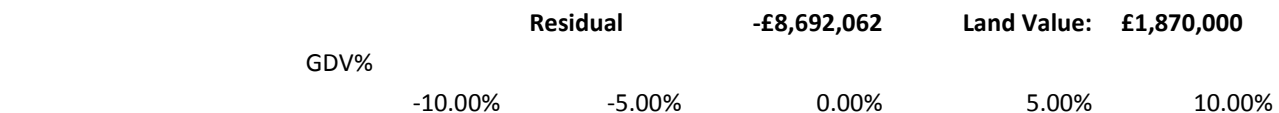
**Scheme 11. 50 unit Rest of Borough Low**

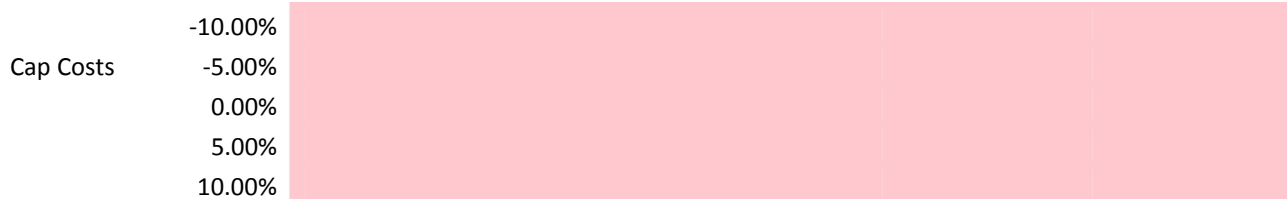


**Scheme 12. 100 unit Rest of Borough Low**

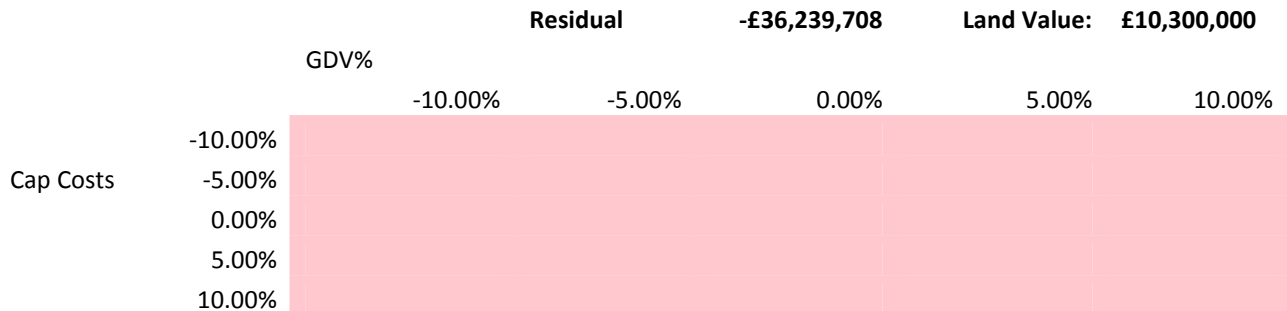


**Scheme 13. 250 unit Rest of Borough Low**





**Scheme 14. 1000 unit Rest of Borough Low**



# Commercial Viability Analysis Viability by Growth / Value Area

## OFFICE (2,400 Sq M.)

### Offices, 2,400 sq m, Barking Town Centre

	Residual	£0	Land Value: £370,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### Offices, 2,400 sq m, Rest of the Borough

	Residual	£0	Land Value: £295,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%	£0	£0	£0
-5.00%	£0	£0	£0
0.00%	£0	£0	£0
5.00%	£0	£0	£0
10.00%	£0	£0	£0

### Offices, 2,400 sq m, Rippleside SIL

	Residual	£0	Land Value: £370,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### Offices, 2,400 sq m, River Road

	Residual	£0	Land Value: £370,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%	£0	£0	£0
-5.00%	£0	£0	£0
0.00%	£0	£0	£0
5.00%	£0	£0	£0
10.00%	£0	£0	£0

## OFFICE (5,000 Sq M.)

### Offices, 5,000 sq m, Barking Town Centre

	Residual	£0	Land Value: £770,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### Offices, 5,000 sq m, Rest of the Borough

	Residual	£0	Land Value: £620,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### Offices, 5,000 sq m, Rippleside SIL

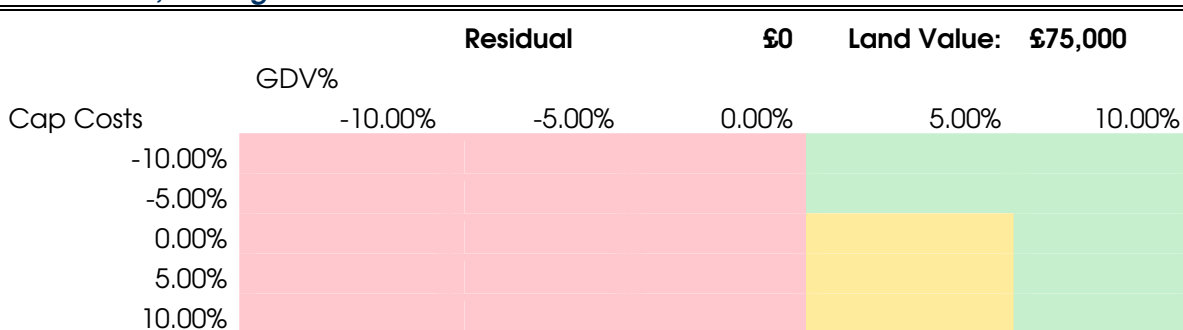
	Residual	£0	Land Value: £770,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### Offices, 5,000 sq m, River Road

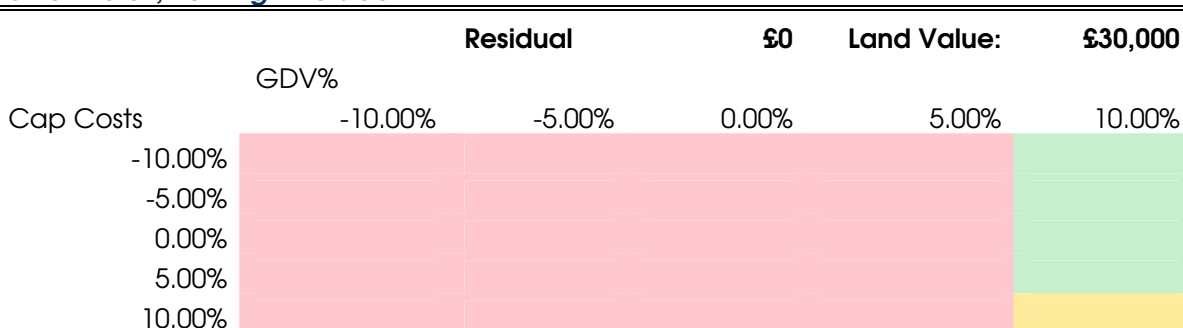
	Residual	£0	Land Value: £770,000
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### SMALL RETAIL (370 Sq M.)

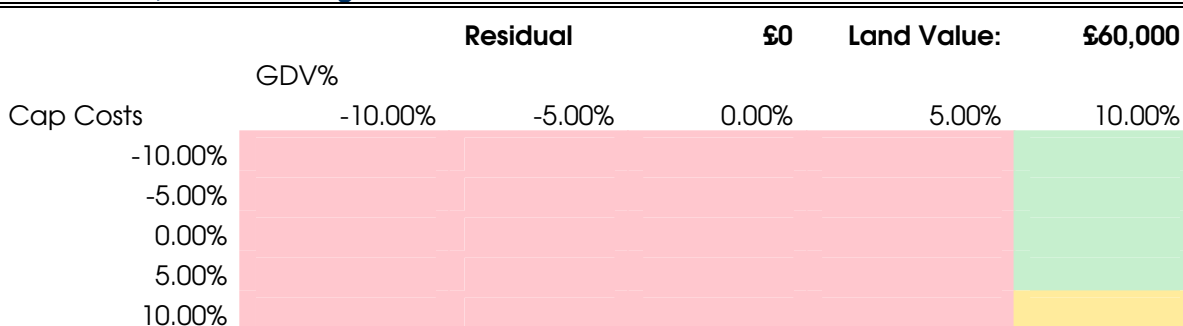
#### *Small Retail, Barking Town Centre*



#### *Small Retail, Barking Riverside*

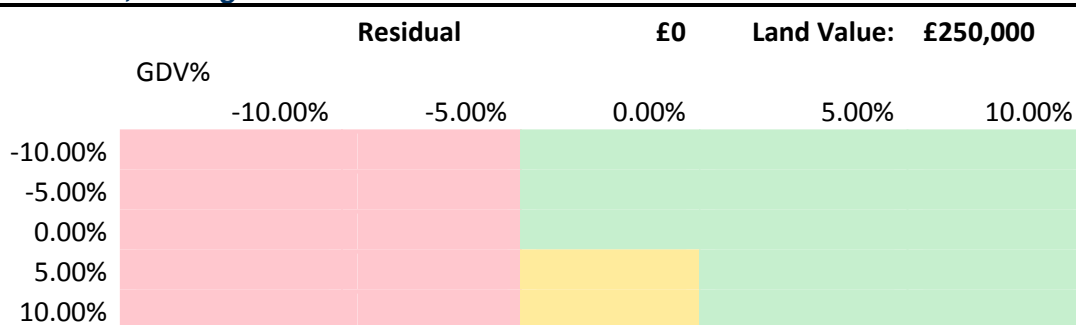


#### *Small Retail, Rest of Borough*



### RETAIL WAREHOUSE (1,500 Sq M.)

#### *Retail Warehouse, Barking Town Centre*



## SUPERMARKET (7,000 Sq M.)

### *Supermarket, Barking Town Centre*

		Residual	£15,500,000	Land Value:	£2,520,000
GDV%					
Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
-10.00%					
-5.00%					
0.00%					
5.00%					
10.00%					

### *Supermarket, Barking Riverside*

		Residual	£10,000,000	Land Value:	£610,000
GDV%					
Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
-10.00%					
-5.00%					
0.00%					
5.00%					
10.00%					

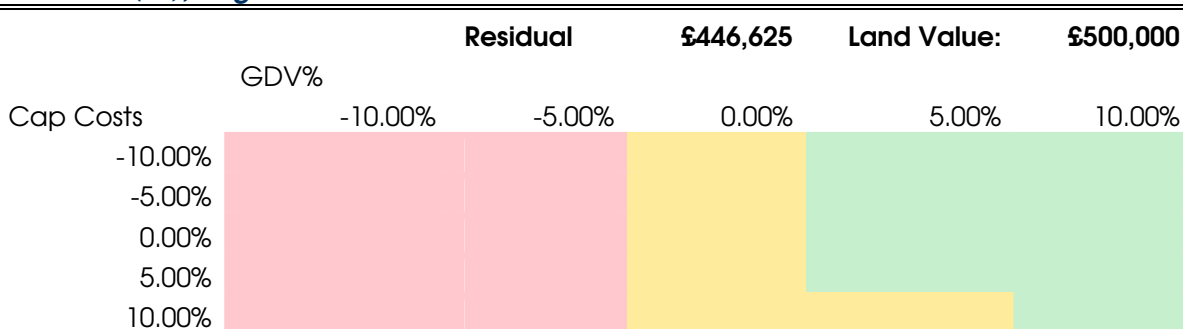
### *Supermarket, Rest of Borough*

		Residual	£14,000,000	Land Value:	£1,220,000
GDV%					
Cap Costs	-10.00%	-5.00%	0.00%	5.00%	10.00%
-10.00%					
-5.00%					
0.00%					
5.00%					
10.00%					

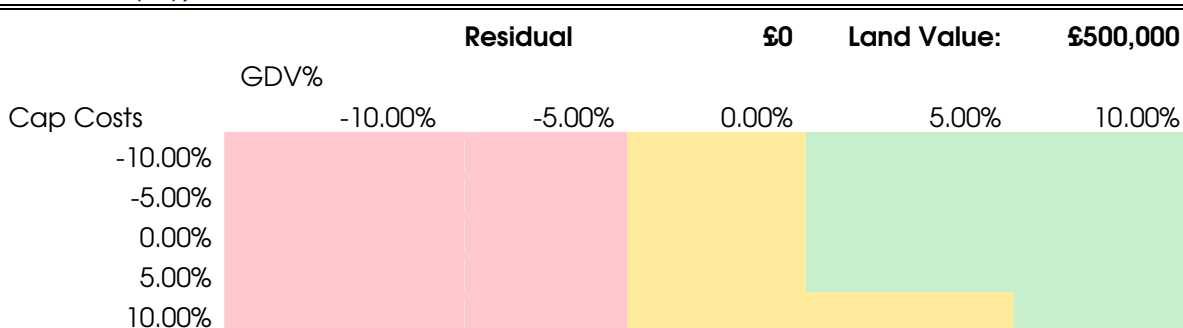


## INDUSTRIAL B1 (1,500 Sq M.)

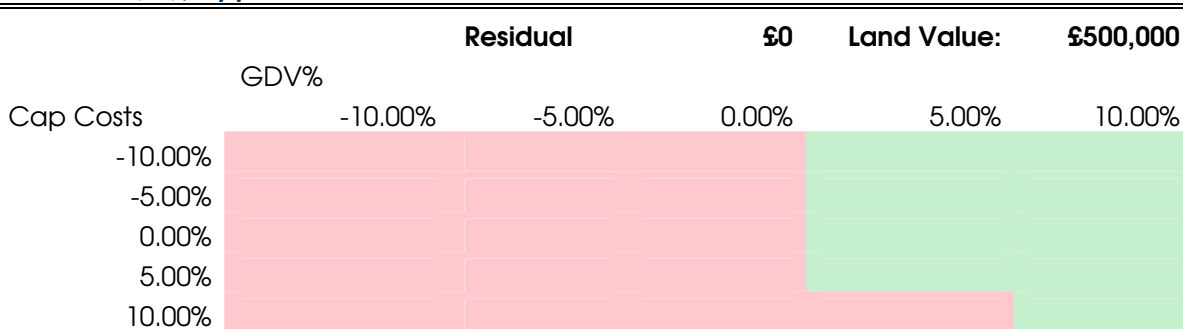
### *Industrial (B1), Dagenham Docks*



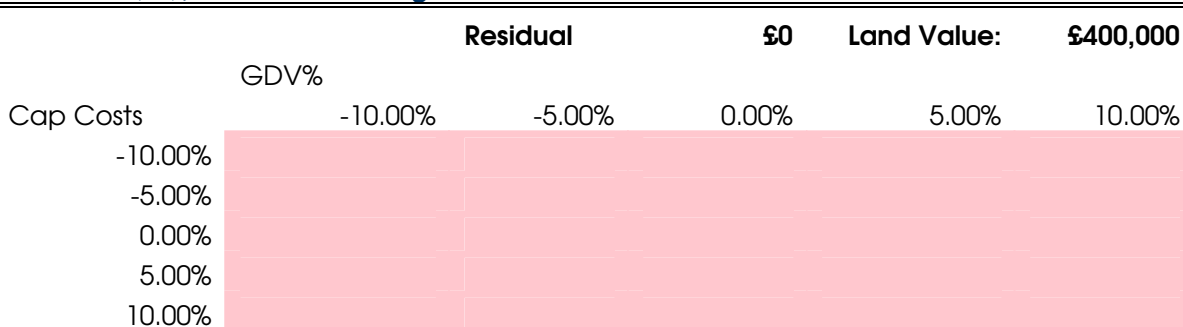
### *Industrial (B1), River Road*



### *Industrial (B1), Rippleside SIL*

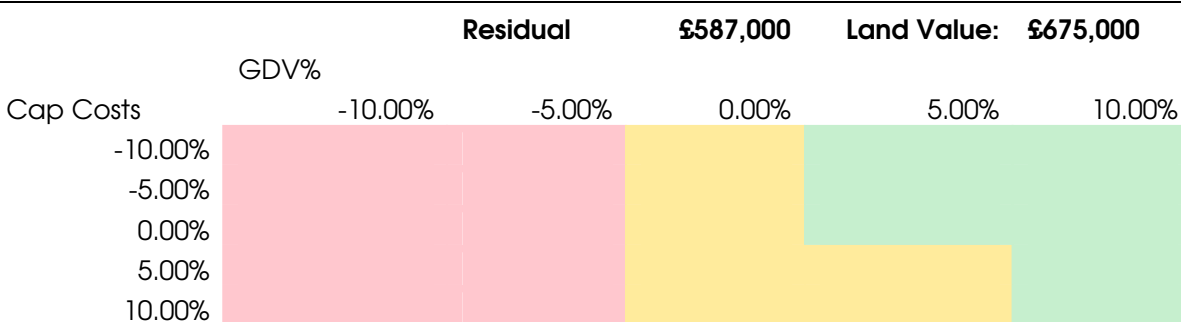


### *Industrial (B1), Rest of the Borough*

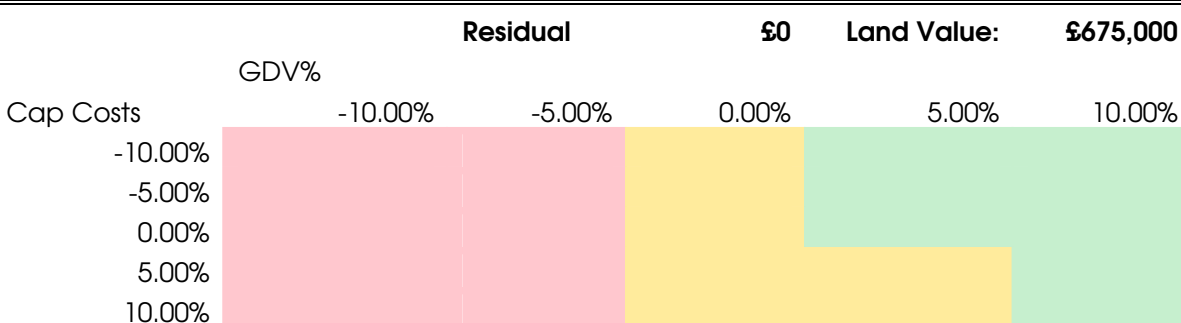


**INDUSTRIAL B2 (2,000 Sq M.)**

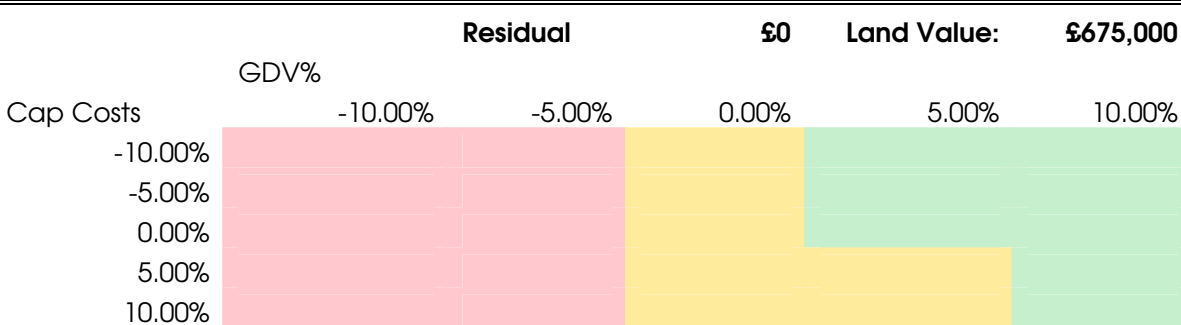
***Industrial (B2), Dagenham Docks***



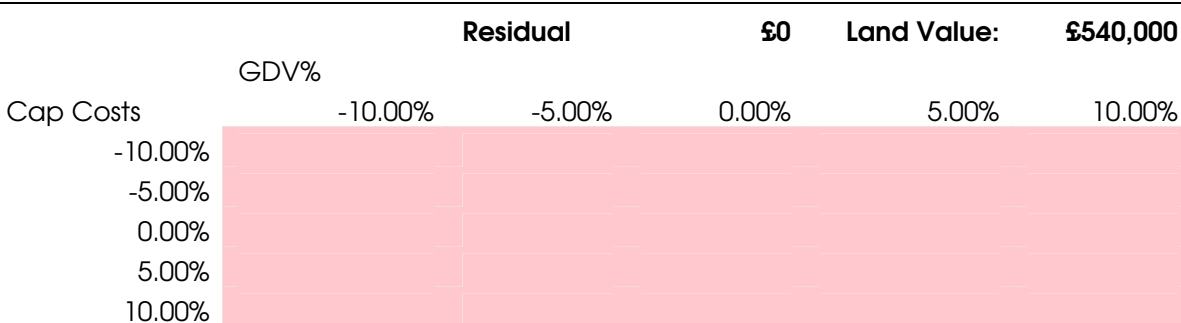
***Industrial (B2), River Road***



***Industrial (B2), Rippleside SIL***

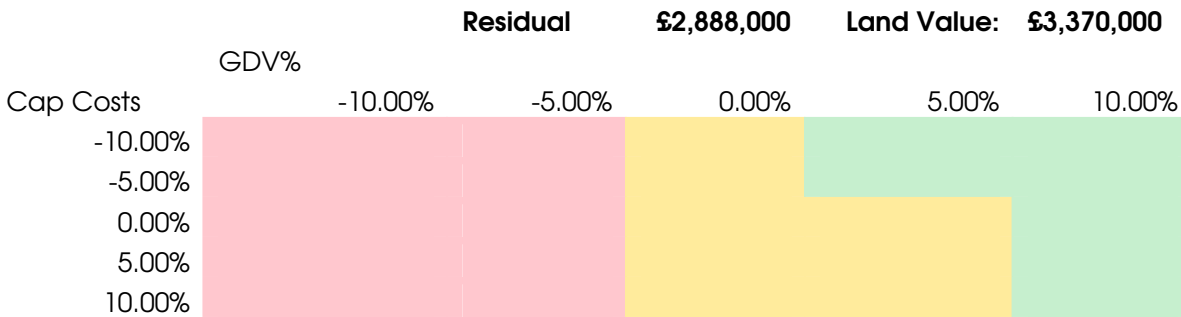


***Industrial (B2), Rest of the Borough***

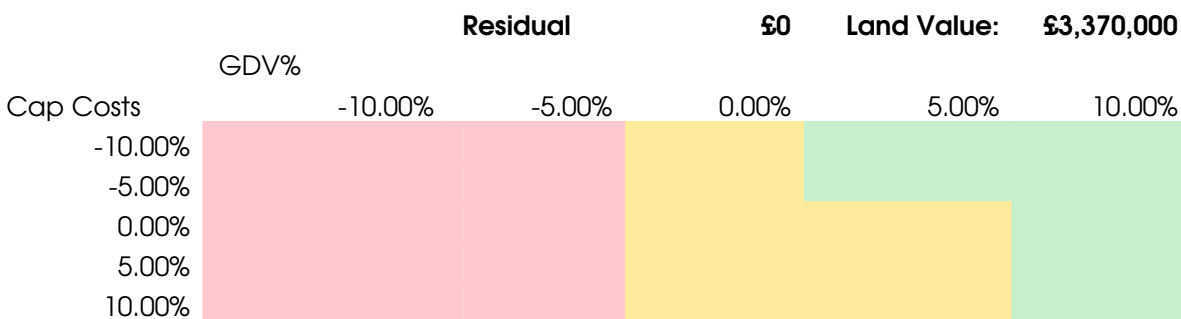


**INDUSTRIAL (STORAGE & DISTRIBUTION) B8 (10,000 Sq M.)**

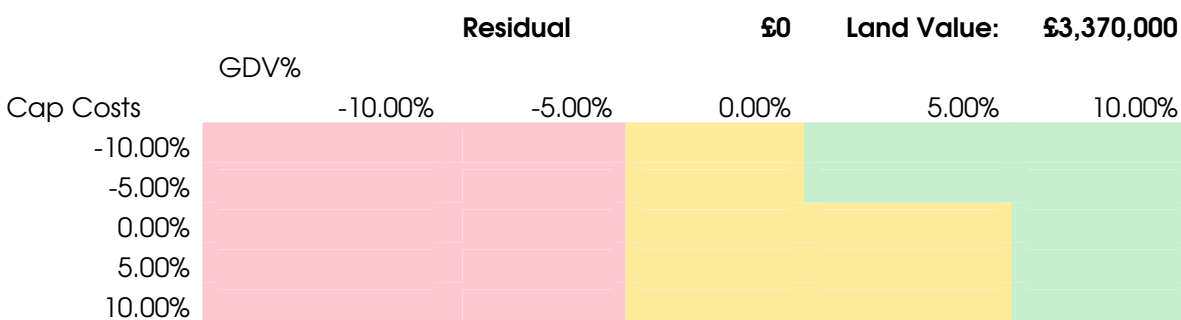
***Industrial (B8), Dagenham Docks***



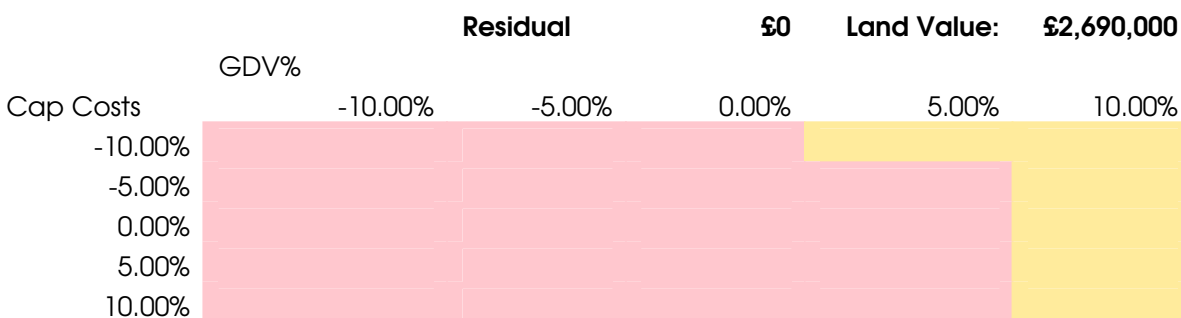
***Industrial (B8), River Road***



***Industrial (B8), Rippleside SIL***

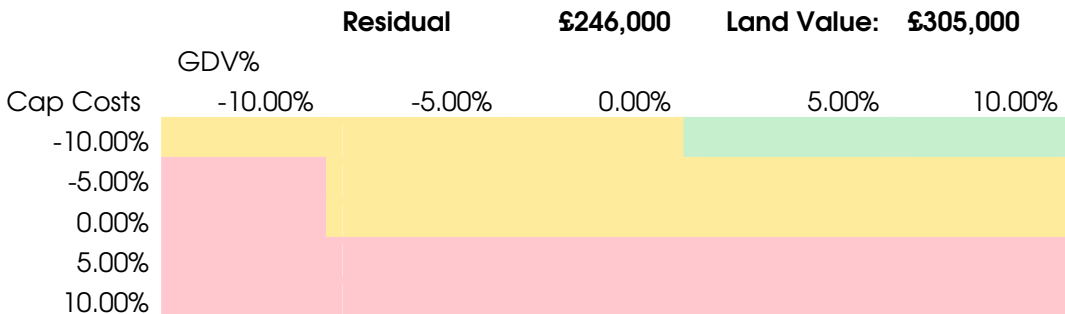


***Industrial (B8), Rest of the Borough***



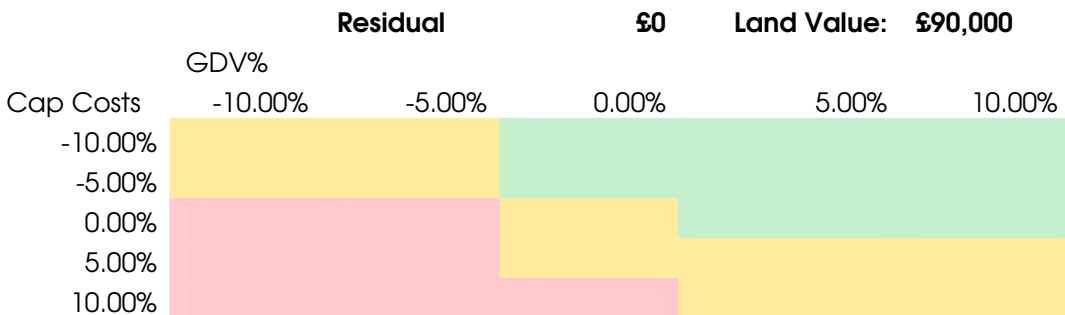
## 2-3\* HOTEL (100 BEDS)

### 2-3\* 100 Bed Hotel



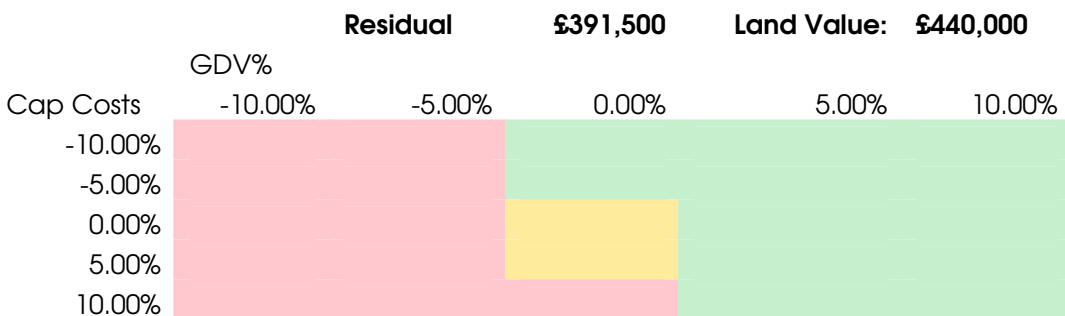
## PRIVATE CINEMA (900 Sq M.)

### 900 Sq M Cinema



## PRIVATE LEISURE CENTRE D2 (4,000 Sq M.)

### 4,000 Sq M Private Leisure Centre (D2)



## Publicly Funded Development Viability Analysis

### PUBLICLY FUNDED HEALTH CENTRE

#### Public Health Centre

	Residual	£85,000	Land Value: £0
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### PUBLICLY FUNDED EDUCATION

#### Public Education Use

	Residual	£85,000	Land Value: £0
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			

### LOCAL AUTHORITY LEISURE CENTRE D2 (4,000 Sq M.)

#### Public Leisure Centre

	Residual	£85,000	Land Value: £0
GDV%			
Cap Costs	-10.00%	-5.00%	0.00%
-10.00%			5.00%
-5.00%			10.00%
0.00%			
5.00%			
10.00%			