

**CITY OF LONDON – LOCAL PLAN VIABILITY
RESIDENTIAL APPRAISAL OUTPUTS WITH ALTERNATIVE TENURES**

ED-IMP2

Value Point A (£13,000 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£16,026,120	£33,959,227	£31,284,635	£28,610,043	£25,935,452	£23,260,860	£20,586,269	£17,911,676	£15,237,085	£12,562,493	£9,887,901	£7,213,310
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£140,860,052	£130,077,883	£119,295,714	£108,513,545	£97,682,595	£86,830,651	£75,978,708	£65,126,765	£54,274,821	£43,422,877	£32,570,934
24	Residential - 6 Bream's Buildings	8	£2,555,418	£2,557,189	£1,080,216	£939,592	£798,967	£658,342	£517,718	£377,094	£236,469	£95,844	£-45,415	£-188,028

60% social rented, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£15,297,660	£33,959,227	£31,560,682	£29,162,138	£26,763,593	£24,365,050	£21,966,505	£19,567,961	£17,169,416	£14,770,872	£12,372,327	£9,973,783
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£140,860,052	£131,149,101	£121,438,148	£111,727,196	£102,016,244	£92,267,120	£82,502,469	£72,737,820	£62,973,170	£53,208,520	£43,443,871
24	Residential - 6 Bream's Buildings	8	£2,555,418	£2,557,189	£1,100,662	£980,484	£860,305	£740,126	£619,948	£499,770	£379,592	£259,413	£139,234	£19,056

Value Point B (£14,500 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£16,026,120	£42,446,483	£39,347,528	£36,248,574	£33,149,619	£30,050,665	£26,951,710	£23,852,756	£20,753,801	£17,654,847	£14,555,892	£11,456,938
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£174,660,833	£162,240,301	£149,775,834	£137,300,326	£124,824,817	£112,349,307	£99,873,799	£87,331,902	£74,771,871	£62,211,840	£49,651,808
24	Residential - 6 Bream's Buildings	8	£2,555,418	£3,208,091	£1,552,089	£1,386,630	£1,221,169	£1,055,709	£890,249	£724,789	£559,330	£393,869	£228,409	£62,949

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£16,026,120	£42,446,483	£39,623,575	£36,800,669	£33,977,762	£31,154,854	£28,331,947	£25,509,039	£22,686,133	£19,863,226	£17,040,318	£14,217,411
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£174,660,833	£163,297,551	£151,918,269	£140,513,977	£129,109,685	£117,705,393	£106,301,101	£94,896,809	£83,470,219	£71,997,482	£60,524,744
24	Residential - 6 Bream's Buildings	8	£2,555,418	£3,208,091	£1,572,536	£1,427,521	£1,282,508	£1,137,493	£992,479	£847,466	£702,451	£557,438	£412,423	£267,409

Value Point C (£16,000 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£16,754,580	£50,933,739	£47,410,422	£43,887,105	£40,363,788	£36,840,471	£33,317,153	£29,793,836	£26,270,518	£22,747,201	£19,223,883	£15,700,566
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£208,307,983	£194,205,095	£180,102,206	£165,999,317	£151,896,428	£137,749,408	£123,580,559	£109,411,709	£95,242,860	£81,000,801	£66,732,683
24	Residential - 6 Bream's Buildings	8	£2,555,418	£3,858,994	£2,023,962	£1,833,666	£1,643,371	£1,453,076	£1,262,780	£1,072,485	£882,189	£691,894	£501,599	£311,303

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£16,754,580	£50,933,739	£47,686,470	£44,439,200	£41,191,929	£37,944,660	£34,697,390	£31,450,119	£28,202,849	£24,955,580	£21,708,309	£18,461,039
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£208,307,983	£195,262,345	£182,216,707	£169,171,068	£156,125,429	£143,079,791	£130,007,861	£116,910,229	£103,812,597	£90,714,965	£77,605,619
24	Residential - 6 Bream's Buildings	8	£2,555,418	£3,858,994	£2,044,408	£1,874,559	£1,704,709	£1,534,860	£1,365,011	£1,195,161	£1,025,312	£855,462	£685,613	£515,763

Value Point D (£17,500 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£17,483,040	£59,420,996	£55,473,316	£51,525,636	£47,577,955	£43,630,275	£39,682,595	£35,734,915	£31,787,235	£27,839,555	£23,891,874	£19,944,194
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£241,955,135	£226,169,888	£210,384,643	£194,599,396	£178,814,149	£163,028,902	£147,243,657	£131,425,130	£115,562,941	£99,700,751	£83,813,557
24	Residential - 6 Bream's Buildings	8	£2,555,418	£4,509,896	£2,495,834	£2,280,704	£2,065,573	£1,850,442	£1,635,311	£1,420,181	£1,205,050	£989,919	£774,788	£559,658

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£17,483,040	£59,420,996	£55,749,363	£52,077,730	£48,406,098	£44,734,465	£41,062,831	£37,391,199	£33,719,566	£30,047,934	£26,376,300	£22,704,667
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£241,955,135	£227,227,139	£212,499,143	£197,771,147	£183,043,150	£168,315,154	£153,587,158	£138,859,162	£124,131,166	£109,341,705	£94,550,734
24	Residential - 6 Bream's Buildings	8	£2,555,418	£4,509,896	£2,516,281	£2,321,596	£2,126,912	£1,932,226	£1,737,542	£1,542,857	£1,348,173	£1,153,487	£958,802	£764,118

Value Point E (£19,000 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£18,211,500	£67,908,253	£63,536,209	£59,164,166	£54,792,123	£50,420,081	£46,048,037	£41,675,994	£37,303,951	£32,931,909	£28,559,866	£24,187,822
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£275,552,896	£258,132,949	£240,667,078	£223,199,474	£205,731,870	£188,264,267	£170,796,662	£153,329,058	£135,861,454	£118,327,492	£100,771,963
24	Residential - 6 Bream's Buildings	8	£2,555,418	£5,160,798	£2,967,707	£2,727,741	£2,487,775	£2,247,809	£2,007,842	£1,767,876	£1,527,910	£1,287,944	£1,047,977	£808,011

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£18,211,500	£67,908,253	£63,812,257	£59,716,261	£55,620,265	£51,524,270	£47,428,274	£43,332,278	£39,236,283	£35,140,287	£31,044,291	£26,948,295
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£275,552,896	£259,178,312	£242,781,579	£226,371,226	£209,960,871	£193,550,517	£177,140,164	£160,729,810	£144,319,456	£127,909,103	£111,484,133
24	Residential - 6 Bream's Buildings	8	£2,555,418	£5,160,798	£2,988,153	£2,768,634	£2,549,113	£2,329,593	£2,110,073	£1,890,553	£1,671,032	£1,451,512	£1,231,992	£1,012,472

Value Point F (£20,500 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£18,939,960	£76,395,509	£71,599,103	£66,802,697	£62,006,291	£57,209,885	£52,413,480	£47,617,074	£42,820,668	£38,024,263	£33,227,857	£28,431,450
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£309,054,646	£289,959,611	£270,864,576	£251,769,541	£232,649,591	£213,499,630	£194,349,668	£175,199,707	£156,049,745	£136,899,783	£117,705,363
24	Residential - 6 Bream's Buildings	8	£2,555,418	£5,811,700	£3,439,581	£3,174,779	£2,909,977	£2,645,175	£2,380,374	£2,115,572	£1,850,770	£1,585,969	£1,321,167	£1,056,365

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£18,939,960	£76,395,509	£71,875,150	£67,354,792	£62,834,433	£58,314,075	£53,793,717	£49,273,358	£44,753,000	£40,232,641	£35,712,282	£31,191,923
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£309,054,646	£291,004,974	£272,955,303	£254,905,632	£236,855,961	£218,785,882	£200,693,170	£182,600,459	£164,507,747	£146,415,036	£128,322,325
24	Residential - 6 Bream's Buildings	8	£2,555,418	£5,811,700	£3,460,027	£3,215,670	£2,971,315	£2,726,959	£2,482,604	£2,238,248	£1,993,893	£1,749,537	£1,505,182	£1,260,825

Value Point G (£22,000 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£19,668,420	£84,882,765	£79,661,996	£74,441,228	£69,220,459	£63,999,691	£58,778,922	£53,558,154	£48,337,385	£43,116,616	£37,895,848	£32,675,079
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£342,556,395	£321,786,273	£301,016,150	£280,246,027	£259,475,905	£238,705,782	£217,902,674	£197,070,355	£176,238,036	£155,405,716	£134,573,397
24	Residential - 6 Bream's Buildings	8	£2,555,418	£6,462,602	£3,911,453	£3,621,816	£3,332,179	£3,042,542	£2,752,904	£2,463,268	£2,173,631	£1,883,993	£1,594,357	£1,304,720

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£19,668,420	£84,882,765	£79,938,044	£74,993,322	£70,048,601	£65,103,880	£60,159,158	£55,214,437	£50,269,715	£45,324,994	£40,380,274	£35,435,552
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£342,556,395	£322,831,636	£303,106,878	£283,382,118	£263,657,360	£243,932,601	£224,207,843	£204,471,107	£184,696,038	£164,920,970	£145,145,901
24	Residential - 6 Bream's Buildings	8	£2,555,418	£6,462,602	£3,931,899	£3,662,708	£3,393,517	£3,124,326	£2,855,135	£2,585,944	£2,316,753	£2,047,562	£1,778,371	£1,509,180

Value Point H (£23,500 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£20,396,880	£92,554,148	£86,949,810	£81,345,473	£75,741,135	£70,136,797	£64,532,459	£58,928,121	£53,323,784	£47,719,446	£42,115,108	£36,510,770
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£372,977,239	£350,686,074	£328,394,909	£306,103,745	£283,812,580	£261,521,415	£239,230,250	£216,910,076	£194,551,624	£172,193,174	£149,834,722
24	Residential - 6 Bream's Buildings	8	£2,555,418	£7,050,933	£4,323,884	£4,012,540	£3,701,196	£3,389,852	£3,078,508	£2,767,164	£2,455,820	£2,144,476	£1,833,132	£1,521,788

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£20,396,880	£92,554,148	£87,225,858	£81,897,567	£76,569,276	£71,240,986	£65,912,696	£60,584,406	£55,256,115	£49,927,824	£44,599,534	£39,271,243
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£372,977,239	£351,731,438	£330,485,638	£309,239,837	£287,994,036	£266,748,234	£245,502,433	£224,256,632	£203,009,627	£181,708,426	£160,407,225
24	Residential - 6 Bream's Buildings	8	£2,555,418	£7,050,933	£4,344,330	£4,053,432	£3,762,533	£3,471,636	£3,180,738	£2,889,840	£2,598,943	£2,308,044	£2,017,146	£1,726,249

Value Point I (£25,000 per square metre)
100% social rented – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£21,125,340	£101,041,404	£95,012,704	£88,984,003	£82,955,302	£76,926,602	£70,897,902	£64,869,201	£58,840,500	£52,811,800	£46,783,099	£40,754,398
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£406,478,989	£382,512,736	£358,546,484	£334,580,232	£310,613,979	£286,647,727	£262,681,475	£238,715,223	£214,739,916	£190,699,106	£166,658,297
24	Residential - 6 Bream's Buildings	8	£2,555,418	£7,701,835	£4,795,756	£4,459,577	£4,123,397	£3,787,218	£3,451,039	£3,114,860	£2,778,681	£2,442,501	£2,106,322	£1,770,142

60% social rent, 40% London Living Rent – showing residual land values (£m)

Site No	Site name	No of units	BLV (£ m)	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
22	Residential - Bernard Morgan House, 43 Golden Lane	104	£21,125,340	£101,041,404	£95,288,751	£89,536,097	£83,783,445	£78,030,791	£72,278,138	£66,525,484	£60,772,832	£55,020,178	£49,267,525	£43,514,871
23	Residential - Guinness Court & Iveagh Court, Mansell Street Estate, Mansell Street	506	£31,015	£406,478,989	£383,558,100	£360,637,212	£337,716,323	£314,795,435	£291,874,546	£268,953,658	£246,032,769	£223,111,881	£200,190,992	£177,230,800
24	Residential - 6 Bream's Buildings	8	£2,555,418	£7,701,835	£4,816,202	£4,500,469	£4,184,736	£3,869,002	£3,553,270	£3,237,536	£2,921,802	£2,606,070	£2,290,336	£1,974,602